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Village Maps (Chapter 9)

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 Emyvale
 Glaslough
 Inniskeen
 Newbliss
 Rockcorry
 Scotshouse
 Scotstown

Smithborough
Threemilehouse

Town Maps

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MDP2	Monaghan Town Centre (Chapter 10)
MDP 3	Monaghan Area of Archaeological Importance (Chapter 10)
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CKDP2	Carrickmacross Town Centre (Chapter 11)
CYPD1	Castleblayney (Chapter 12)
CYPD2	Castleblayney (Chapter 12)
CDP1	Clones (Chapter 13)
CDP2	Clones Area of Archaeological Importance (Chapter 13)
BBDP1	Ballybay (Chapter 14)

Glossary of Policies /Objectives

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1. Introduction

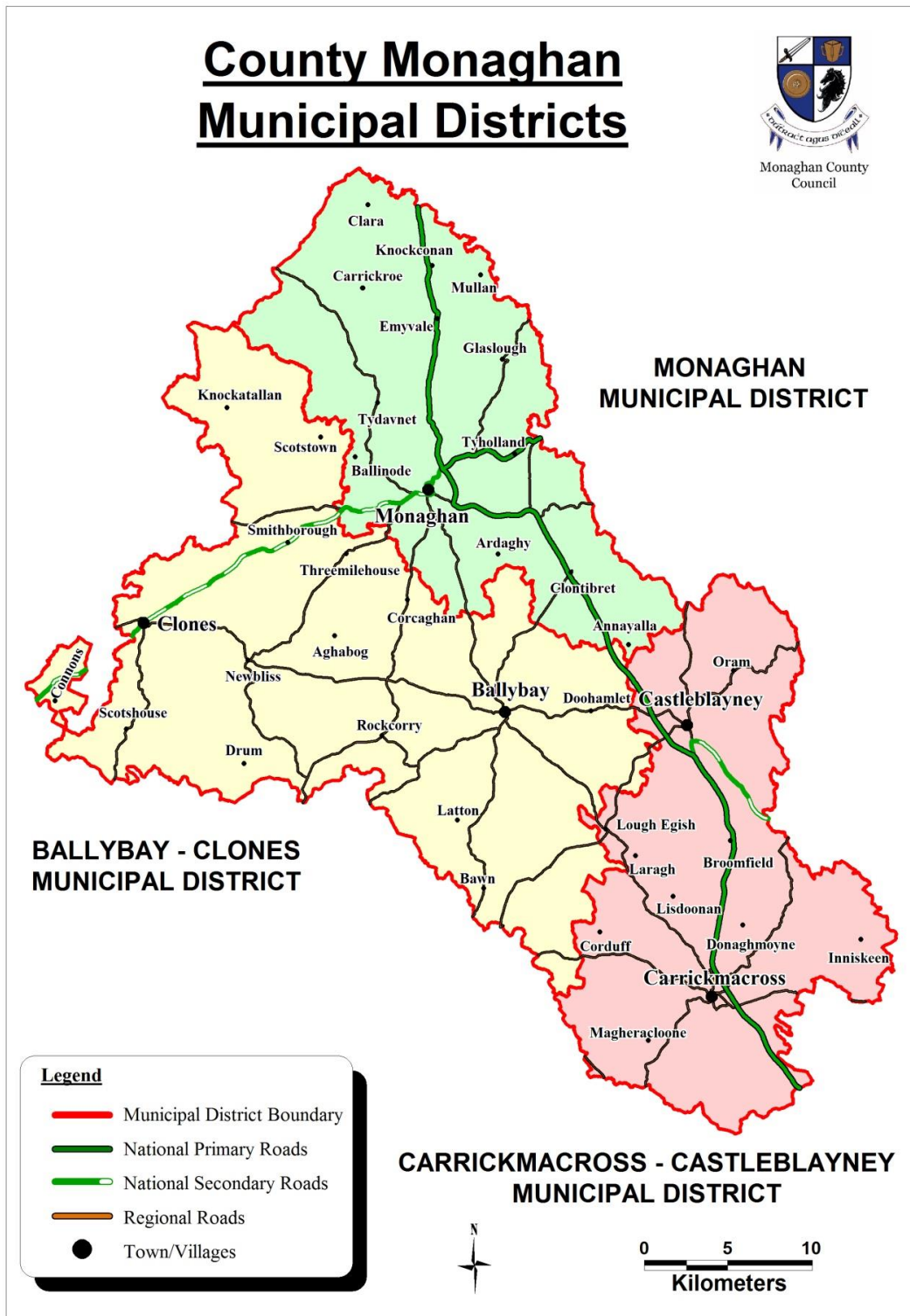
The Monaghan County Development Plan provides an overall strategy for the proper planning and sustainable development of County Monaghan over the timescale of the Plan. Spatial planning through the development plan policies endeavours to achieve balance between the common good and the interests of individuals. It is acknowledged that many of the major issues affecting the County's development are contingent on national policy and government funding. However, with the reform of local government in 2014 a new document has been produced which focuses on what can be achieved locally by working together to bring about a higher quality of life and more sustainable economic development in Monaghan. In January 2016, Monaghan County Council working alongside Monaghan Local Community Development Committee published the first Local Economic and Community Plan (LECP) for County Monaghan. This was produced following extensive research and consultation to identify the key challenges, opportunities and priorities from both a community and economic perspective. This will set a vision, goals and objectives as well as detailed actions to mobilise all stakeholders with an interest in a successful future for Monaghan. The LECP and the County Development Plan are complementary policy documents, which share the same vision to provide an overall strategy for the social, economic, cultural and physical development of the County.

Therefore, this Plan builds on the review of the Monaghan County Development Plan 2013-2019 but also takes account of more recent key development trends, national, regional and local policy documents as well as EU legislative requirements.

1.1 Plan Area

This development plan incorporates the areas formerly within the administrative areas of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay Town Councils. The Local Government Reform Act 2014 also established a Municipal District system. In County Monaghan the following Municipal Districts have been established; Monaghan Municipal District – Ballybay/Clones Municipal District – Carrickmacross/Castleblayney Municipal District. The Municipal Districts are designed to enhance democratic governance, subsidiarity and accountability while also improving operational efficiency and value for money. Elected Members arising from the recent local elections are elected in the first instance to the Municipal District (6 members), with the combined District membership constituting the membership of the plenary County Council (18 members). The Plan sets out detailed settlement plans and policies for each of these towns as well as the villages and cluster settlements within the County.

Figure 1.0 County Monaghan Municipal Districts



1.2 Plan Title

The Plan is titled Monaghan County Development Plan 2019-2025.

1.3 Legal Status

The Plan has been prepared in accordance with the requirements of the Planning and Development Act 2000 (as amended) and it will supersede the Monaghan County Development Plan 2013-2019. In accordance with Section 9(1) of The Act every planning authority is required to review its existing development plan and make a new development plan every six years.

The legislation requires that the Development Plan sets out an overall strategy for the proper planning and sustainable development of the County. It must be consistent with national plans, policies and strategies that relate to proper planning and sustainable development. The following mandatory objectives must be included:

- Zoning of land for residential, commercial, industrial, agricultural, recreational, open space or otherwise, or a mixture of those uses. It should be noted that there shall be no presumption in law that any land zoned in a development plan (including a development plan that has been varied) shall remain so zoned in any subsequent development plan (Section 10(8) Planning and Development Act (as amended)).
- The provision of infrastructure including transport, energy and communication facilities, water supplies, waste recovery and disposal facilities, waste water facilities and ancillary facilities.
- The conservation and protection of the environment, including the archaeological and natural heritage and protection of European sites and any other sites which may be prescribed.
- The encouragement, pursuant to Article 10 of the Habitats Directive, of the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species.
- The promotion of compliance with environmental standards and objectives established:
 - (i) for bodies of surface water, by the European Communities (Surface Waters) Regulations (2009)
 - (ii) for groundwater, by the European Communities (Groundwater) Regulations 2010; which standards and objectives are included in river basin management plans (within the meaning of Regulation 13 of the European Communities (Water Policy) Regulations, 2003).
- The integration of the planning and sustainable development of County Monaghan with the social, community and cultural requirements of the county and its population.

- The preservation of the character of the landscape, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest.
- The protection of structures, or part of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- The preservation of the character of architectural conservation areas.
- The development and renewal of areas that are in need of regeneration, having regard to the core strategy in order to prevent;
 - (i) adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land,
 - (ii) urban blight and decay,
 - (iii) anti-social behaviour, or
 - (iv) a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.
- The provision of accommodation for travellers, and the use of particular areas for that purpose.
- The preservation, improvement and extension of amenities and recreational amenities.
- The reduction of the risk of a major accident having regard to the Major Accidents Directive.
- The provision of traveller accommodation.
- The preservation, improvement and extension of amenities.
- The incorporation of the objectives of the Major Accidents Directive.
- The provision of services for the community including schools, crèches and other educational and childcare facilities.
- The promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to:
 - (i) reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources;
 - (ii) reduce anthropogenic greenhouse gas emissions;
 - (iii) address the necessity of adaptation to climate change, in particular, having regard to location, layout and design of new development.
- The preservation and identification on map and by list of public rights of way which give access to mountains, lakeshores, riverbanks or other places of natural beauty or recreational utility.
- The provision of a framework for the identification, assessment, protection, management and planning of landscapes, having regard to the European Landscape Convention.

In accordance with Section 15(1) of the Planning and Development Act 2000 (as amended), there is a duty on the planning authority to take such steps within its powers as may be necessary for securing the objectives of this Plan. The Council recognises the role and importance of infrastructure providers, semi-state bodies and landowners/stakeholders in Monaghan in realising the objectives of this Development Plan.

1.4 Challenges for County Monaghan

During the 2013-2019 plan period more growth took place in the rural area of County Monaghan than that experienced in the urban areas. Therefore, the key challenges facing Monaghan for this Plan period include the following:

- Promoting the main urban centres as the principal areas for population growth.
- Promoting sustainable economic and community development with the delivery of objectives set out in the Local Economic and Community Plan.
- Facilitating employment generating uses within the settlement centres and in the rural area where appropriate.
- Facilitating housing in accordance with the provisions of the Core Strategy.
- Delivering community facilities throughout the settlements at an appropriate scale to the level of population growth.
- Ensuring adequate investment in infrastructure that will maintain and facilitate economic development.
- Protecting the built heritage, drumlin landscape, natural heritage and biodiversity and provide for a sustainable resource for tourism activity.
- Providing for the regeneration of the town and village centres including tackling vacancy and dereliction.
- Integrating climate change considerations into strategic objectives.
- Implementing the Habitats Directive for Natura 2000 sites and to recognise that projects that may have an adverse impact on the designated sites will not be permitted unless for imperative reasons of overriding public interest.

This Plan sets out the planning policy response of the County Council to these challenges. The aim of this Plan is to ensure that the future development of County Monaghan is promoted and regulated in a manner that will improve living standards and facilitate social and cultural development for the population of County Monaghan without jeopardising the ability of future generations to do likewise.

1.5 Content and Format

The Monaghan County Development Plan 2019-2025 comprises a written statement with supporting maps and appendices. The written statement includes strategic objectives and policies for the development and use of land within County Monaghan. In the event of any conflict or ambiguity between what is contained within the written statement and the supporting maps, the written statement will take precedence.

1.6 Preparation of the Draft Plan

Section 11 of The Act outlines the statutory process for the preparation of a development plan. A notice was published in the local press, The Northern Standard on 9th March 2017. This notice outlined the intention of the Council to review the 2013-2019 County Development Plan and to prepare a new plan for 2019-2025. It also informed the public that the planning authority would carry out a Strategic Environmental Assessment (SEA) as part of the review process and prepare an environmental report on the likely significant effects on the environment resulting from the implementation of the Plan together with associated mitigation measures.

1.7 Pre-Draft Consultation

The pre-draft consultation commenced for an eight-week period on 9th March 2017. Widespread consultation was engaged in with the public, interested and relevant bodies, statutory providers, government departments and public agencies. A consultation paper was published and widely distributed as well as being made available online and through local press and media. The consultation paper outlined a summary of the key issues for the Development Plan review and provided details of the consultation workshops and how to make a submission. Press releases were issued to The Anglo Celt, the Dundalk Democrat and the Northern Standard newspapers, the Monaghan County Council website and social media pages as well as a radio advert on Northern Sound to promote public participation in the consultation process. Facilitated evening consultation workshops with council staff and elected members were organised in the five towns. These events included formal presentations, question and answer sessions and meetings with members of the public. A presentation and round table workshop were organised with the Public Participation Network (PPN) and meetings were held with Castleblayney Community Group, Agents Forum, Local Community Development Committee and Local Link.

1.8 Stakeholder Consultation

All prescribed bodies, stakeholders, schools and service providers were contacted, issued with a link to the Consultation Paper and invited to make submissions. Submissions received have been included in the Chief Executives Report. A list of all bodies notified is set out in Appendix 23 of the Plan.

1.9 Chief Executive’s Report

The Chief Executive’s Report was prepared on the submissions and observations received and, on all matters, arising from the consultation meetings. A list of everyone who made a submission, a summary of the issues raised, the opinion of the manager taking account of the proper planning and sustainable development of the area and the statutory obligations of the local authority and finally, recommendations on the policies to be contained in the draft Plan are all outlined in this report. The Chief Executive’s Report was circulated to the elected members on 28th June 2017, who had a ten-week period to consider it. On the 4th September 2017 the members issued directions to the Chief Executive to proceed with the preparation of the draft Plan.

1.10 Strategic Aim

To facilitate sustainable development and to build on the strengths of County Monaghan by supporting the provision of employment opportunities and residential developments within quality urban and rural environments that provides a high standard of physical and social infrastructure necessary for their respective communities.

1.11 Strategic Objectives

The realisation of this aim will be pursued by seeking to secure the following overall strategic objectives of the Plan;

Plan Strategic Objectives	
SO 1	To develop to its full potential each part of County Monaghan in economic, social and environmental terms.
SO 2	To sustain traditional settlement patterns while developing the role and function of each town, village and settlement throughout the County in accordance with the settlement strategy.

Plan Strategic Objectives	
SO 3	To realise the potential of County Monaghan in the context of its strategic location along the border, adjacent to the eastern economic corridor and to improve linkages and communications between Monaghan and its neighbouring counties.
SO 4	To support balanced economic development throughout the county by delivering improved infrastructure and services.
SO 5	To protect and nurture the County's rich natural resources, heritage, tourism assets and amenities along with the environmental quality of the natural and built environment in both the urban and rural areas.
SO 6	To plan for greater social inclusion and to improve the quality of life of all who live and work in County Monaghan.
SO 7	To provide a framework for the management and regulation of development and use of land that will guide day to day planning decisions.
SO 8	To maintain the strategic capacity and safety of the national roads network and to safeguard the investment in national roads.

1.12 Policy Context

The Planning and Development Acts require that the development plan shall, so far as is practicable, be consistent with national plans, policies and strategies.

The National Planning Framework which is the overarching planning policy for the state (Department submission as per Chief Executive Report) 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, 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.

Table 1.0 National Policies & Strategies	
National Planning Framework – Ireland 2040 (NPF)	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 NPF 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 ongoing employment development.

<p>Building on Recovery; Infrastructure & Capital Investment 2016-2021</p>	<p>The Government’s capital investment plan which sets out the framework for infrastructure investment in Ireland. Through this plan funding is allocated for specific infrastructural projects which are national priorities such as social housing provision, enterprise supports and smarter travel.</p>
<p>Our Sustainable Future: A Framework for Sustainable Development for Ireland 2012</p>	<p>A medium to long term framework for advancing sustainable development and the green economy in Ireland. It identifies spatial planning as a key challenge for sustainable development and sets a series of measures to address these challenges.</p>
<p>Smarter Travel: A Sustainable Transport Future 2009-2020</p>	<p>This national transport policy recognises the vital importance of continued investment in transport to ensure an efficient economy and continued social development. It sets out the necessary steps to ensure that people choose more sustainable transport modes such as walking, cycling and public transport.</p>
<p>National Cycle Policy Framework 2009-2020</p>	<p>Building on the Smarter Travel Policy, this document sets a target of 10% of journeys to be by bicycle by 2020. The role of local authorities in implementing the necessary interventions to the physical environment to encourage cycling is set out.</p>
<p>National Climate Change Adaptation Framework: Building Resilience to Climate Change 2012</p>	<p>This framework provides the context for a strategic national adaption response to climate change in Ireland. It requires local authorities to integrate climate change adaption into development planning, to have a clear process to have objectives that protect against climate change and to embrace both mitigation and adaption measures across the major elements of such plans.</p>
<p>Government’s White Paper ‘Ireland’s Transition to a Low Carbon Energy Future’ 2015-2030</p>	<p>This is an update of national energy policy and it sets out a framework to guide policy and the actions of Government up to 2030.</p>

<p>National Energy Efficiency Action Plan 2009-2020</p>	<p>This action plan outlines Government’s actions to achieve a target of 20% energy savings by 2020. It includes a strategy to reduce the Country’s dependency on imported fossil fuels, improve energy efficiency in a number of sectors and ensure a sustainable energy future.</p>
<p>National Renewable Energy Action Plan (2010)</p>	<p>This action plan sets out Ireland’s targets for the share of energy to come from renewable sources in 2020 in the areas of transport, electricity and heating.</p>
<p>Actions for Biodiversity – Ireland’s National Biodiversity Plan 2017-2021 (NBAP)</p>	<p>This action plan sets out the objectives, targets and actions for biodiversity that will be undertaken by a wide range of government, civil society and private sectors to achieve Ireland’s Vision for Biodiversity. This NBAP provides a framework to track and assess progress towards Ireland’s Vision for Biodiversity to 2021.</p>
<p>National Broadband Plan 2012</p>	<p>It is the aim of this plan to ensure all citizens and businesses have access to high speed broadband.</p>
<p>Water Services Strategic Plan; A Plan for the Future of Water Services 2015</p>	<p>This document provides the first opportunity to consider at a national level the way that water services are delivered in Ireland. It sets out strategic objectives for the delivery of water services up to 2040.</p>
<p>River Basin Management Plan 2018-2021</p>	<p>The RBMPs set out the status of waters in the River Basin Districts; the proposed environmental objectives and the draft programme of measures to achieve those objectives by 2021.</p>
<p>Tourism Policy Statement – ‘People, Place and Policy – Tourism to 2025’</p>	<p>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.</p>

Realising our Rural Potential – Action Plan for Rural Development	Through a framework of supports at national and local level, the Action Plan takes a coordinated 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.
Table 1.1 Regional Policies & Strategies	
Regional Economic & Spatial Strategy (RSES) (draft)	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.
Regional Planning Guidelines (2010-2022)	Sets out the planning framework for the proper planning and development of the Region.
Waste Management Plan 2015-2021	This plan sets out policy for future improvement and development of waste management as well as the means to implement and monitor progress.
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.
Table 1.2 County Monaghan Strategies	
Monaghan County Council Corporate Plan 2015-2019	Monaghan County Council’s Corporate Plan sets out the aims and principles that will inform and guide the activities of the Council. The core values of the Council are: - To provide strong governance, be open to scrutiny and transparent in our dealings with stakeholders.

	<ul style="list-style-type: none"> - To provide a public service that has a strong customer and citizen focus. - To be professional, competent and progressive in the design and delivery of our services. - To provide clear direction in economic social and community development.
Monaghan Local Economic and Community Plan 2015-2021	The LECP sets out the objectives and actions needed to promote and support the economic development as well as the local and community development of the County both by the Council and in partnership with other economic and community development stakeholders.
County Heritage Plan 2012-2017	This outlines an action plan for conservation, preservation and enhancement of Monaghan’s heritage.
County Biodiversity Plan	This provides a framework for conserving biodiversity and natural heritage at a local level. It includes actions which serve to raise awareness of and enhance the protection, conservation and management of our natural heritage.
County Monaghan Tourism Strategy 2015-2020	This strategy identifies tourism opportunities and proposals which may have the potential to be implemented over the 2015 - 2020 period.
Walking & Cycling Strategies	These strategies identify routes where walking and cycling should be promoted in an integrated manner within the larger settlements. Monaghan, Castleblayney and Carrickmacross each have Walking & Cycling Strategies. A County Walking & Cycling Strategy is currently being prepared and information on travelling around County Monaghan by sustainable transport is also available on www.gomonaghan.ie .
Monaghan Land Use & Transportation Study 2017	This study is a short to medium term plan that sets out a transport and land use strategy for Monaghan town.

Monaghan Retail Strategy 2016	The aim of this strategy is to promote a vibrant retail sector, protect the viability and vitality of existing town centres.
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There are also a number of Guidelines for Planning Authorities issued by Government Departments as per Section 28 of the Planning and Development Act 2000 (as amended). Planning Authorities are required to have regard to any guidelines issued and accordingly this Plan has considered the following guidelines:

- Architectural Heritage Protection – Guidelines for Planning Authorities (DAHG, 2011)
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (DEHLG, 2009)
- Childcare Facility Guidelines for Planning Authorities (DHPLG, 2001)
- Development Contribution Scheme Guidelines for Planning Authorities (DECLG, 2013)
- Development Management Guidelines for Planning Authorities (DEHLG, 2007)
- Development Plan Guidelines for Planning Authorities (DEHLG, 2007)
- Core Strategy Guidelines (DEHLG, 2010)
- Spatial Planning and National Roads, Guidelines for Planning Authorities (DECLG, 2012)
- Landscape and Landscape Assessment-draft (DELG 2000)
- The Planning System and Flood Risk Management (DELG, 2009)
- Provision of Schools and the Planning System (DEHLG, 2008)
- Quarries and Ancillary Activities (DEHLG,2004)
- Retail Planning Guidelines, Guidelines for Planning Authorities and Retail Design Manual (DECLG, 2012)
- Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment, Guidelines for Regional Authorities and Planning Authorities (DEHLG, 2004)
- Sustainable Rural Housing Guidelines (DEHLG,2005)
- Sustainable Residential Development in Urban Areas and Urban Design Manual Best Practice Guide (DEHLG, 2009)
- Sustainable Urban Housing – Design Standards for New Apartments (DHPLG2015)
- Telecommunications Antennae and Support Structures Guidelines (DELG, 1996)
- Tree Preservation Guidelines (DHPLG)
- Urban Design Manual, A Best Practice Guide (DEHLG, 2009)

- Wind Energy Development Guidelines 2006 & Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change, 2017 (DHPCLG)
- Smarter Travel, A Sustainable Transport Future, A New Transport Policy for Ireland 2009 – 2020 (Department of Transport).

This plan has also considered the following publications;

- Best Practice Guidance on Transboundary Consultation and Land Use Plans (DOENI Planning Service, 2010)
- Environmental Protection Agency; Code of Practice on Wastewater Treatment and Disposal Systems Serving Single Houses (EPA, 2010)
- Taking in Charge of Housing Estates / Management Companies (MCC, 2010)

1.13 Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is an environmental assessment of plans and is a statutory requirement of the EU SEA Directive (2001/42/EC) and the Planning and Development Regulations 2001 (as amended). It is a process of systematically evaluating and predicting the likely environmental effects of implementing the plan and it ensures that these effects are appropriately addressed at the earliest stage of decision making. The formal process of carrying out a SEA is an integral part of the preparation of this County Development Plan. The issues considered by the SEA are:

- Biodiversity
- Landscape/Geology
- Agriculture & Forestry
- Population
- Water Quality
- Air Quality
- Waste Management
- Climate

The SEA Environmental Report which accompanies this Plan provides an understanding of the likely environmental consequences of decisions regarding development in County Monaghan. It has guided the preparation of policies and development alternatives for this Plan. A SEA statement has also been prepared and this summarises how environmental considerations have been integrated into the Plan, how consultations were considered and the reasoning behind the decisions made in light of other reasonable alternatives.

1.14 Appropriate Assessment

The EU Habitats Directive (92/43/EEC) requires the Appropriate Assessment (AA) of plans and projects likely to affect Natura 2000 sites. This process involves an assessment of the indirect and cumulative impacts of the plan, considered with any current or proposed activities, developments or policies impacting on Natura 2000 sites. This process informs plans of the environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making.

The formal process of appropriate assessment has been carried out as part of the preparation of this Plan. Stage 1 involved the screening for appropriate assessment where it was concluded that the Plan could, in the absence of mitigation, result in adverse impacts on the Natura 2000 network. A stage 2 appropriate assessment was carried out. Any risk to the conservation objectives of the Natura 2000 network have been addressed by the inclusion of mitigation measures that will prioritise the avoidance of impacts in the first place and mitigate impacts where these cannot be avoided. With mitigation measures incorporated it is considered that the Plan will not have a significant adverse effect on the integrity of the Natura 2000 network. The Natura Impact Report is included in the appendix of the Plan, it should be read in parallel with this plan.

1.15 County Profile

Monaghan is a relatively small county of approximately 1295km². It is bound by Counties Cavan, Meath, Louth, Armagh, Tyrone and Fermanagh. It is strategically located on the Donegal/Derry – Dublin corridor, adjacent to the M1 corridor and has strong links to Northern Ireland. The County is a rural one with a quality drumlin landscape interspersed with wetlands and woodlands. Despite its peripheral border location, Monaghan has a long and proud tradition in the development of unique indigenous industry and as a hub for innovation in business and agriculture nationally.

Monaghan has a range of unique towns and villages, renowned angling destinations and impressive architectural heritage, coupled with a vibrant population. The roads infrastructure of County Monaghan which includes the N2 national route traversing the middle of the County provides for strong connections to the surrounding counties and the two principal cities of Dublin and Belfast.

The settlements within County Monaghan historically evolved along the Great Northern Railway route and the main transport routes. The focus of economic activity for the County exists within the five towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay.

1.16 Population & Demography

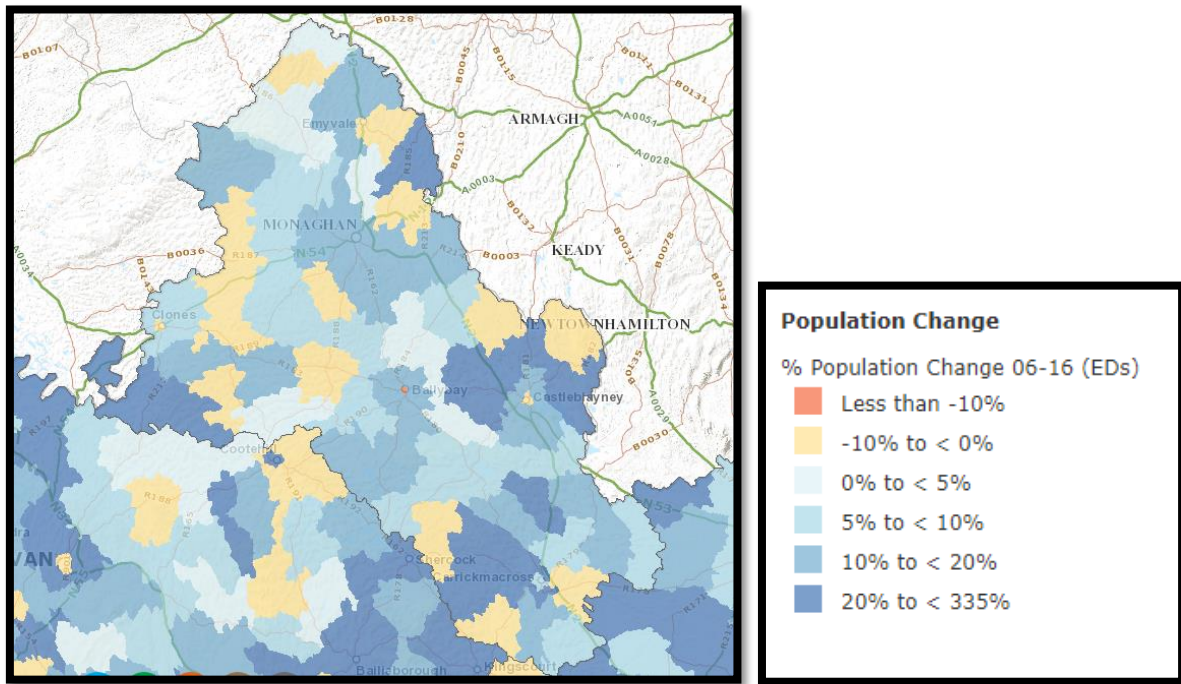
Census 2016 results show that County Monaghan's population has grown modestly since Census 2011, increasing by 891 persons to 61,386 persons. This represents an increase of 1.5% over the intercensal period, an annual increase of 0.3% against a state average of 0.74%. These figures follow continuous population growth rates for Monaghan since the 1996 Census.

Given the change in economic trends nationally over the last ten years, along with a strong focus on emigration, the population growth within County Monaghan is considered reasonable. However, within the border counties Monaghan's population growth is relatively low compared to other counties over the last ten years. Table 1.3 and Figure 1.1 indicate that only two of the main settlements of County Monaghan experienced growth between 2011 and 2016. Having regard to national economic conditions which impacted on population change over the 2011-2016 periods, trends considered over a longer-term period demonstrate more measured and sustainable growth patterns. Taking a longer-term view of County Monaghan over the period 1991 – 2016 (25 years), the population of the County has increased by almost 10,093 persons demonstrating positive growth patterns, notwithstanding cycles of economic and population decline within this period. In addition, positive population growth over the last ten years is also recorded at a rate of 1% per annum. Census figures indicate that there is a natural population increase and a decline in migration figures, and this is a trend which is likely to continue with anticipated continued economic growth.

1.17 County Monaghan - Population Change

Census 2016 results show that significant growth has occurred in the rural area, particularly to the north of Monaghan town and the rural area surrounding Carrickmacross in the south of the County. Monaghan remains a predominantly rural county, with only 37% of the County's population living within an urban area. The population is quite evenly spread throughout the Municipal Districts with Carrickmacross/Castleblayney MD having a slightly larger population than the other two Districts.

Figure 1.1 County Monaghan Population Change 2006-2016



(Ref: http://airomaps.nuim.ie/id/Census_2016)

Figure 1.1 and Table 1.3 below indicate that most designated settlements within County Monaghan have experienced varying levels of population growth between 2006 and 2016. This included a 14% increase in the population of Monaghan and Carrickmacross towns whilst Castleblayney has experienced a 15% growth over this ten-year period, despite a population decline occurring over the 2011-2016 intercensal period. A more pronounced population increase took place in Glaslough and Scotstown where growths of 56% and 44% were recorded respectively. Clones town has experienced a 5% decline in population since 2006, a worrying trend for a town that provides services to a substantial cross border rural catchment. Notwithstanding this, it is evident from the demographic analysis that the designated settlements function as key local service centres for their surrounding rural catchments, within which a substantial proportion of the county’s population reside.

Table 1.3 Population Change 2006 – 2016			
Town	2006	2011	2016
Monaghan	6720	7325	7678
Carrickmacross	4387	4894	5032
Castleblayney	3124	3634	3607
Clones	1767	1761	1680
Ballybay	1217	1461	1241
Ballinode	400	473	470
Emyvale	683	696	701
Glaslough	290	348	453
Inniskeen	292	265	273
Newbliss	317	331	327
Rockcorry	292	310	316
Scotshouse			220
Scotstown	250	370	361
Smithboro	309	363	395
Threemilehouse	167	159	156
Total	55,816	60,495	61386

1.18 Cross Border Context

A number of County Monaghan’s settlements are located in close proximity to the Northern Ireland border and the high level of cross border social and economic interactions that occur between County Monaghan and those counties in Northern Ireland is difficult to quantify. As highlighted in the National Planning Framework (NPF) Issues and Choices paper, commuter patterns highlight these hotspots which include the N12 cross border route between Monaghan and Armagh.

Figures 1.2 and 1.3 (sourced from NPF Issues and Choices Paper, February 2017) shows the spatial extent of commuting flows across the border and can be used as an evidence-based indicator of the influence of the border region in terms of daily economic activity. These are existing functional relationships between urban centres in two jurisdictions that require a specific policy framework to support co-ordinated growth in the border region. Through the Core Strategy it is important to identify the key strategic towns within County Monaghan that due to their proximity to the border have potential for land use opportunities.

Figure 1.2 ROI Car Trips Crossing Border to NI

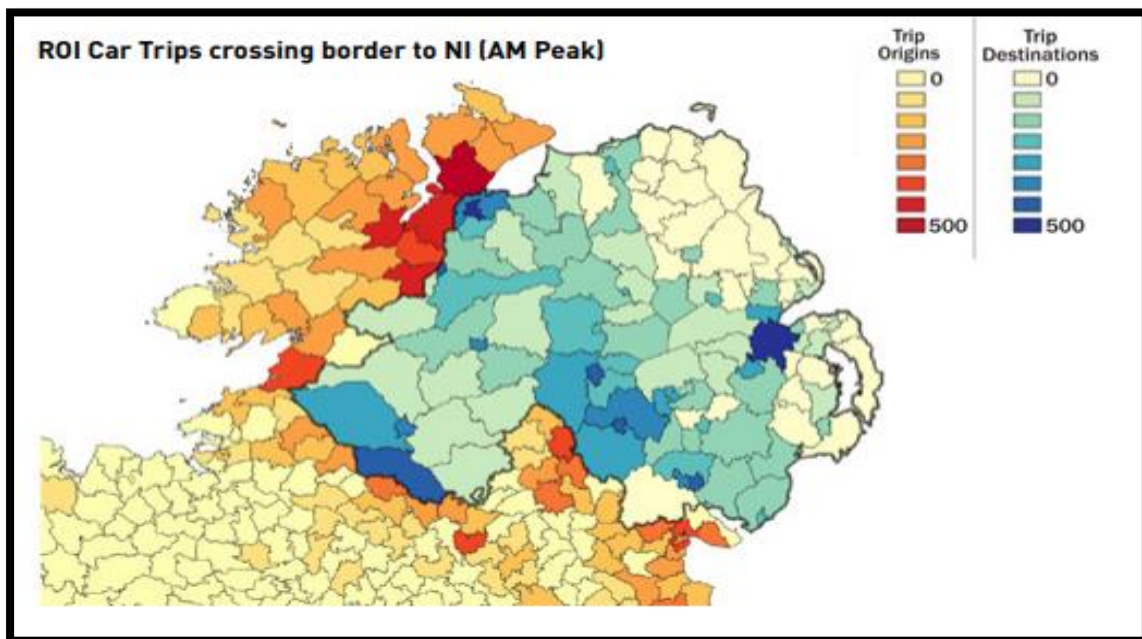
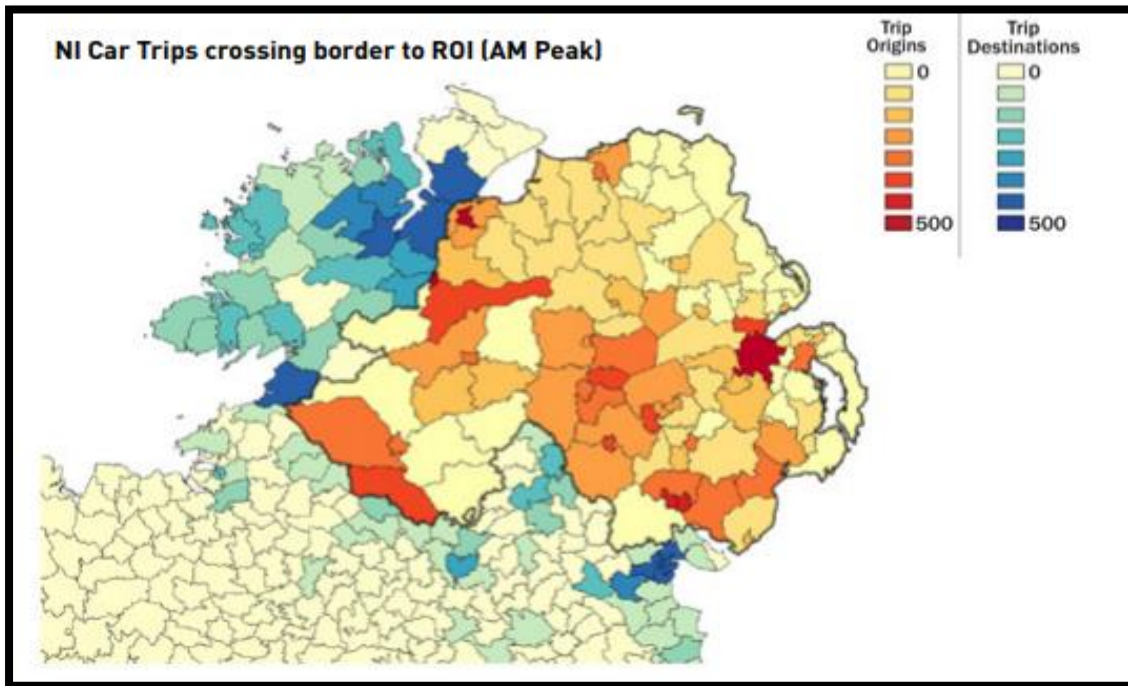


Figure 1.3 NI Car trips Crossing Border to NI



(Source; NPF Issues & Choices Paper, February 2017)

1.19 Economic Context

The Development Plan has an important role in highlighting a role for settlements in driving significant economic development within the County by emphasising the importance of renewal and regeneration of our towns and villages, especially where they have strengths, opportunities or assets that can be supported. It is also an aim of this Plan to strengthen rural communities by supporting agricultural-diversification, tourism and opportunities for rural economic growth where local employment opportunities can be provided.

There have been welcome advancements in the commercial and industrial environment of the County over the last plan period, including the development of the Combi Lift complex in Monaghan town. The continued success of this and other significant business operations in the County provide much needed local employment opportunities and the importance of building the established local indigenous industry on the small to medium scale cannot be overestimated. The development contribution scheme applicable to any development taking place within County Monaghan is the lowest rates nationally.

Levels of office floorspace have not grown significantly throughout the County over the previous plan period and the M-Tek and C-Tek complexes are assisting in establishing business hubs in the two largest towns of the County. The challenge for this Plan is to maintain an appropriate level of growth

that provides increased employment opportunities that helps to retain and grow the County’s population within an attractive living environment.

Figure 1.4 Employment Sectors (2011)

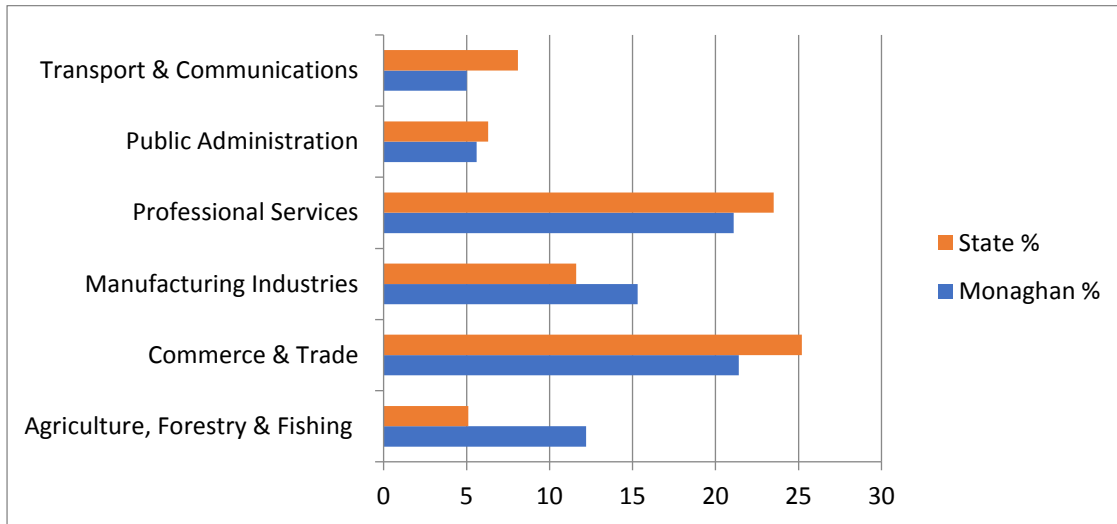


Figure 1.4 provides a comparison of the employment levels in the County by broad industrial sector with those of the state in 2011. The dependence on employment within the agriculture, forestry and fishing sectors is unsurprising when compared to the state figures. Notably Monaghan has less jobs in the professional, commerce and trade sectors than the national average, it will be important to promote additional employment these sectors as these would enhance long-term labour force prospects and economic stability.

2.Core Strategy

2.0 Introduction

Section 10 of the Planning and Development Act 2000 (as amended) requires that a development plan shall include *‘a core strategy which shows that development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Planning Framework and the (Draft) Regional Spatial and Economic Strategy.* The Core Strategy of the County Development Plan recognises the role of settlements in driving the development of the County but also identifies the scope of development possible for the County, while remaining consistent with National and Regional policy. It also identifies the quantum and location of development for the plan period, consistent with the population targets and settlement hierarchy that reflects the availability of existing services, planned investment, sequential development and environmental requirements.

Core Strategy Strategic Objective	
CSSO 1	To ensure that new development within the County will provide for sustainable development that enables economic growth, delivery of accessible and high-quality infrastructure and services and guides population growth in accordance with the settlement strategy.

The National Planning Framework (NPF) 2040 supersedes the National Spatial Strategy (NSS) with a focus on economic development and investment in housing, water services, transport, communications, energy, and health and education infrastructure. Its National Policy Objectives set out a framework for making cities, towns and villages more attractive and ‘liveable’. It also targets 30% of new housing to be within the existing urban footprint of our towns and villages. Within this context the NPF applies a *‘presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages’* and it targets the ‘reversal of rural decline in the core of small towns and villages through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes.

Having regard to the foregoing, the main aims of the Core Strategy are:

- To provide planning policy that will support strong and sustainable development over the lifetime of the Plan.

- To approach the overall development of the County in an inclusive, integrated way to make sure all aspects of development work together.
- To provide a plan that will make the best use of the County's resources to support the sustainable development of infrastructure, amenities and economic investment in the area.
- 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.
- To identify the scope of development needed to support future population growth.
- To promote and support the integration of land use and transport, public transport accessibility and to encourage a modal shift to greater use of sustainable modes of transport, including walking, cycling and public transport.
- To examine and assess existing housing and settlement patterns so to ensure all decisions are informed and evidence based.

Census 2016 indicates that the population of County Monaghan is 61,386, of which 7,678 persons lived in Monaghan Town. The 2010 Regional Planning Guidelines (RPG) population target for County Monaghan at 2016 was 66,324, a 1.3% annual growth or an 8% growth between 2010 and 2016. However, the population of County Monaghan has only increased by a total of 1.5% between 2011 and 2016. The aim of this Core Strategy is to provide for sustainable and measured growth in order to project population targets and housing requirements for County Monaghan over the next plan period.

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 have an 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 lower tiers of decision making and will help to facilitate improvement levels of sustainable drainage in the County.

2.1 Projected Population Growth – 2019-2025

The projected population growth is presented following analysis of the County's population growth patterns since 1986. National trends including trends in net migration which have increased significantly and unemployment levels which have now fallen to a nine-year low impact on population trends. The number of people migrating from County Monaghan is anticipated to reduce considerably. Having regard to these considerations along with recent demographic trends and increased economic

activity both nationally and locally, a rational assumption is being presented that an annual population growth rate of 1.04% should be applied to derive population projections up to 2025. This rate is double that experienced annually in County Monaghan over the last 10 years and this level will provide for a growth in the County over the plan period.

The aim for this strategy is to build strong urban centres and protect the rural hinterlands. There is currently 37% of the County’s population living in the designated urban settlements

Table 2.0 County Monaghan Population Targets 2019 - 2025

Current Position	2016 Population	61,386 persons
Plan Period Projected Growth 2019-2025	Total Population of County Monaghan by 2025 at rate of 1.04% per annum (compound)	67,253 persons

This Core Strategy sets out to increase that to at least 40% over the plan period in order to assist in the regeneration of the settlements and to ensure that the social and physical infrastructure of the County is being used as efficiently as is possible. This will be done through;

- Focusing on achieving more intense growth in the County town whilst establishing a hierarchy of settlements capable of providing a range of services and employment to their local populations.
- Only permitting development in the rural areas which is appropriate to the rural setting and consistent with agricultural diversification to support the strengthening of towns and villages and promote sustainable transport patterns.
- Providing for low density development of residential units on suitable sites within the designated settlements in order to provide an alternative house type choice to rural one-off housing.
- Recognise environmentally sensitive areas within the County which need to be protected but not be precluded from appropriate uses and/or development.

2.2 Economic Strategy

The Core Strategy must also consider the economic function of the designated settlements to ensure the focus of growth is commensurate to the size and function of the settlements within the County. It is considered that Monaghan Town is the primary economic growth town to be promoted for regional enterprise where critical mass is a core objective to justify strategic infrastructure provision. Carrickmacross and Castleblayney are identified as secondary economic centres whereby capacity exists to provide new employment opportunities in strategic locations that are very accessible across the County, but also from the wider surrounding region including the eastern economic Dublin - Belfast Corridor. Furthermore, these towns have the potential to provide employment opportunities that build on the existing assets of the towns, which will assist in reducing long distance commuting patterns and developing more sustainable communities. The towns of Clones and Ballybay will be encouraged to supply new local employment opportunities. The wider rural area will continue to provide for employment generating uses that are locational based including, but not limited to, agri-business, rural based tourism and renewable energy projects.

Table 2.1 Population Targets 2025

Tier	2016 Population	Targeted Share (%) of Pop by 2025	Pop. Target by 2025
Tier1 Principle Town Monaghan	7,678	14	9,415
Tier 2 Strategic Towns Carrickmacross Castleblayney	5032 3607	9 6.3	6,052 4,237
Tier 3 Service Towns Clones Ballybay	1680 1241	3 2.3	2,017 1,546
Tier 4 Village Network	3,672	6.7	4,527
Tier 5 & 6 Remaining Rural Area	38476	58.7	39,459
TOTAL County Monaghan	61,386	100%	67,253

2.3 Settlement Hierarchy

Local, regional and national policy encourages developments to locate in existing towns and villages where the basic social and infrastructural services are available and where such services may be provided or expanded on if required. At the outset the aim of the settlement hierarchy is to recognise existing urban centres and their functions to encourage enhanced commercial and employment opportunities, to provide an increased range of social and recreational facilities and to protect the agricultural industry and the rural areas.

The key aims of the Settlement Hierarchy are to:

- Support the strengthening of the town and village network throughout the County, with priority being accorded to Monaghan Town to fulfil its role as the principal town within the County, whilst targeting growth to supporting urban settlements and enabling the expansion of linkages within the region and nationally.
- To maintain and support the functional roles of the larger towns by the promotion of appropriate development in these areas.
- To create vibrant and thriving communities in the rural settlements by using the extensive village network to support rural communities through the provision of community services, convenience retail services, social functions and transport links.
- To create attractive town and village environments with unique identities and an appropriate mix of uses to attract and retain population within the County

The position of the settlement within the hierarchy provides an indication of the potential scale of population growth permissible over the Plan period. They play a key role in the appropriate delivery of the population targets in order to achieve balanced development at a local level through strengthening the designated urban structures while ensuring that resources of rural areas are developed in a sustainable manner to meet the needs of its people.

2.3.1 Tier 1 – Principal Town

Principal Town Objective	
SHO 1	To facilitate the development of Monaghan to maintain its position as the principal town in the County at the top of the settlement hierarchy and to ensure

	that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of its town centre.
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2.3.2 Monaghan

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.

Table 2.2 Settlement Hierarchy for County Monaghan

Hierarchy	Function	Settlement
Tier 1	Principal Town	Monaghan Town
Tier 2	Strategic Towns	Carrickmacross Castleblayney
Tier 3	Service Towns	Clones Ballybay
Tier 4	Villages	Ballinode Emyvale Glaslough Inniskeen Newbliss Rockcorry Scotshouse Scotsown Smithborough Threemilehouse

Hierarchy	Function	Settlement
Tier 5	Rural Community Settlements	Annyalla Carrickroe Clontibret Corcaghan Corduff Doohamlet Drum Knockatallon Knockconan Latton Lisdoonan Oram Tydavnet
Tier 6	Dispersed Rural Communities & Remaining Rural Area	

The designation of Monaghan town as the principal town in the settlement hierarchy is reflective of this vision. As the largest town, Monaghan provides a broad range of services across the sectors including employment, education, health, cultural services, community services and entertainment. The strengthening of Monaghan town as a major centre of population in the regional and cross border context is important to ensure it provides benefits across the County and the region in terms of attracting private sector investment in jobs and the economy, as well as securing investment in infrastructure that is critical to the county. Furthermore, the findings of the Monaghan Land Use and Transportation Study (MLUTS) will assist in underpinning the land use plan for the County town.

2.3.3 Tier 2 – Strategic Towns

The strategic towns are identified due to their existing population base and their infrastructural capacity to accommodate reasonable levels of new residential and commercial development. Both towns are sufficiently well serviced by educational and community facilities as well as public transport linkages in comparison to other areas of the County. The priority for these towns is for them to play a critical role in driving growth and economic development in the County.

Strategic Towns Objective	
SHO 2	To promote the Strategic Towns as prosperous and thriving local development and service towns where the principles of environmental, economic and social sustainability including protection of the town’s heritage and natural and built environment are enshrined.

2.3.4 Carrickmacross

Carrickmacross is a town that continues to thrive with continued population growth. It is a strategic growth centre given its proximity to the M1 motorway and the Greater Dublin Area. It also acts as a driver for local economies to the south of the County with well-established economic, administrative and social functions. The town performs important retail, residential, service and amenity functions for local rural hinterlands and supports the principle town of Monaghan. Strong emphasis will be placed on the growth of the local economy in Carrickmacross and developing and enhancing its links with the adjacent Eastern and Midland Regional Assembly area, in particular Dundalk.

2.3.5 Castleblayney

Castleblayney serves a wide hinterland and provides important local level residential, retailing, social and leisure functions for the town and surrounding rural community. The town is now by-passed by the N2 national route but remains a strategic town for the County that has significant potential for expansion and growth. The N53 route between Castleblayney and Dundalk provides an essential link to a larger economic centre and gives direct access to the M1 Dublin Belfast corridor. Emphasis will be placed on maintaining and supporting urban development by way of consolidation of the town centre and expansion of services to meet the needs of the locality commensurate with its position in the hierarchy. It is important that this growth occurs in a manner that protects and enhances the towns natural heritage assets including the promotion of Lough Muckno for appropriate and sustainable tourism development.

2.3.6 Tier 3 – Service Towns

The service towns are designated as the third tier in the settlement hierarchy due to their function as service settlements for their urban population but also a rural hinterland population. They have an important role in the provision of local retailing, service, social and leisure functions to the local population. However, both have suffered during the economic downturn by way of high vacancy and

dereliction. A specific focus for these settlements within this Plan is to promote regeneration and renewal for the town centres to enable them to fulfil their full potential.

Service Towns Objective	
SHO 3	To promote and develop the Service Towns to create self-sufficient sustainable and vibrant communities which will act as local development and service centres for their respective hinterlands.

2.3.7 Clones

Clones has an historic town centre and is an established service centre for an isolated rural area as well as a significant hinterland located within County Fermanagh. The town has experienced continued population decline over the last ten years and therefore priority will be placed on supporting its regeneration in a manner that respects its traditional character and built fabric. Within Clones town a number of local businesses, including the largest employer Allied Beef Products Ltd provides essential local employment. The town has sufficient infrastructural capacity available to act as a local growth settlement for the needs of its hinterland, as well as serving and supporting the surrounding rural economy where numerous agri-food industries are located.

2.3.8 Ballybay

Ballybay town is located in the centre of the County and is equidistant from the larger urban centres of County Monaghan. It is a market town which is dependent on the agricultural sector where a large mart is the focus of activity within the town centre on a weekly basis. The Kepak plant is located within the town boundary and the industrial dairy nucleus of Lough Egish is only 11kms from Ballybay, both of which provide important economic spin off benefits and employment to the town and hinterland of Ballybay. The town has experienced significant population decline and it is the priority of this Plan to assist and direct development in the town as well as assisting in the delivery of its tourism potential.

2.3.9 Tier 4 – Village Network

Village Network Objective	
SHO 4	To promote and facilitate development that is commensurate with the nature and extent of the existing villages and support their role as local service centres.

Including the village network as part of the settlement hierarchy is an acknowledgement of their importance to the rural areas of County Monaghan in sustaining the vitality of rural communities. Each village has the necessary infrastructural capacity available to ensure they can continue their function as local growth settlements and serve the needs of their hinterlands. These villages provide services to rural communities, including housing, neighbourhood level retail and social facilities which are critical to the on-going viability of these rural communities.

2.3.10 Tier 5 – Rural Community Settlements

Rural Community Settlement Objective	
SHO 5	To support and encourage the development of Tier 5 settlements to ensure that local services are sustained in the rural community settlements.

Within the rural area there are several smaller cluster settlements that have existing congregation areas and services such as schools, shops, post offices, public houses and residential houses. The function of these settlements is recognised as a critical component of the social, community and cultural identity of the County. It is recognised that the strengthening of rural communities is essential to ensure the survival of their unique character. Residential development in these areas is only suitable at a small scale, reflective of the character of the existing settlement and will be promoted to alleviate the pressures for one-off housing in the open countryside.

2.3.11 Tier 6 – Dispersed Rural Communities.

Dispersed Rural Communities Objective	
SHO 6	To support the viability of dispersed rural communities and seek to encourage the growth of Tier 6 settlements generally in the form of single dwellings.

Within the rural area there are dispersed rural communities which have small scale clustering around one or more focal point which may include a cross roads, a shop or a church. It is considered that there is scope for some additional dwellings which may consolidate existing focal points and utilise existing services in the area subject to normal planning considerations. It is anticipated that the majority of development taking place will be individual dwellings. Where a multi-unit residential development (more than 2 houses) is proposed in Tier 6 settlements the onus will be on the developer to justify the

demand for housing proposed. Any development shall be centred on the focal point of the settlement and shall be subject to the satisfactory provision of infrastructure and services.

2.4 Population Projections

The Planning and Development Act 2000 (as amended) requires that the population projections over the plan period are provided in respect of individual towns of a population of 1,500 or more and aggregate population projections for the remainder. As per the settlement hierarchy and for purposes of monitoring and clarity Table 2.3 also provides population projections in respect of the Tier 4 village network.

2.4.1 Regeneration of Existing Lands

It is considered appropriate to include for the regeneration and renewal of land through active land management over this Plan period, having regard to recent legislative requirements. The regeneration of land (as defined by the Urban Regeneration and Housing Act 2015) and buildings in need of development and renewal throughout the county is an objective of this Plan and Monaghan County Council will seek to develop and improve areas in need of development and renewal, particularly within designated settlements.

It is therefore important to acknowledge that a proportion of future urban development will occur on infill/brownfield/regeneration lands within the built envelope of existing settlements. In order to encourage this type of development within the urban centres a relaxation of the applicable development management standards will be considered where appropriate. 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.

Table 2.3 County Monaghan Population Projections to 2025

Tier	Location	2016 Population	Projected Additional Population	Projected Population 2025
Tier 1 Principal Town	Monaghan	7,678	1,737	9,415
Tier 2 Strategic Town	Carrickmacross	5,032	1,021	6,053
	Castleblayney	3,607	629	4,236
Tier 3 Service Town	Clones	1,680	338	2,018
	Ballybay	1,241	306	1,547
Tier 4 Village Network	Ballinode	470	96	566
	Emyvale	701	119	820
	Glaslough	453	95	548
	Inniskeen	273	77	350
	Newbliss	327	82	409
	Rockcorry	316	81	397
	Scotshouse	220	72	292
	Scotstown	361	85	446
	Smithborough	395	88	483
	Threemilehouse	156	65	221
Tier 5&6	Remaining Rural Area	38,476	976	39,452
	County Monaghan	61,386	5,867	67,253

2.4.2 Housing Need Demand Assessment 2019-2025.

The Monaghan CDP 2013-2019 zoned approximately 131ha for residential development. Due to the economic crisis only 43 new houses have been built in the settlements of County Monaghan since 2013. The areas zoned for residential development have not been developed and the majority of development which occurred throughout the County has been one off dwellings. A key focus during the 2013-2019 plan period has been the completion and resolution of unfinished housing developments located in various settlements throughout the County. As a result, the amount of greenfield land zoned for housing and suitable for multi-unit developments has remained virtually unchanged in the County area.

Given that most land zoned for housing has remained undeveloped, it is proposed to apply the following approach to promote growth in the designated settlements of County Monaghan.

- Encourage the development of infill and/or brownfield/regeneration lands within designated urban centres through a range of measures including, where appropriate, reduced development management standards.
- Adopt a flexible and supportive approach towards the refurbishment of derelict property and unfinished housing developments.
- Retain a large proportion of the zoning as allocated in the 2013-2019 CDP subject to its continued suitability for residential development.
- Provide for lower density housing on zoned land to expand the options for residential development and offer a wider choice of housing within the designated settlements as an alternative to rural one-off housing.

With the economy recovering, there are indications that house building activity will increase at a modest rate. It is considered appropriate to apply two densities to the Housing Needs Demand Assessment for the settlements to provide for low density residential development taking place on greenfield lands within the designated settlements.

The average household size in County Monaghan has fallen from 3.13 in 1996 to 2.75 in 2016, a decrease of 0.38 over a 20-year period or a decline of 0.02 persons per annum over this timeframe. Having regard to historical trends in the County and available household composition from the 2016 Census, including a growth in single parent households and a rise in cumulative birth rates, it is

assumed that the trend of falling household size will continue over the plan period to 2.6 persons by 2025.

Both the broader Regional Planning Guidelines and the 2013 County Development Plan applied an average housing density of 18 units per hectare in calculating the housing land requirement. However, it is now considered that a portion of zoned lands should be made available for lower density housing in order to provide an alternative to one-off rural houses and it is recognised that a cohort of the population wish to complete a self-build project. This type of market choice has consistently been unavailable within the designated settlements, thereby traditionally directing this cohort of people into the rural areas.

Density assumptions are an essential component in estimating land requirements arising from population projections. In reality, the practical application of multiplying a site area by a density assumption to produce an estimate of site capacity is more complicated, particularly in counties like Monaghan. Issues like topography play a huge role in determining the acceptability of a proposal for residential development. The policy document Sustainable Residential Development in Urban Areas (May 2009) sets out guidance in relation to calculating suitable densities for smaller towns in Ireland.

However, to ensure that urban settlements which are peripheral to the larger cities thrive, their development must strike a balance in meeting the needs of modern life in a way that is sensitive and responsive to the landscape in which it is located. In Monaghan Town for example, with a population of 7,678 in 2016, it is considered unnecessary and indeed undesirable to require high densities when at site specific level a density standard should be carefully related to the area accommodating the development.

For the purposes of ascertaining a suitable housing land requirement for Monaghan and having regard to the above, it is considered appropriate to apply a density of 20 units per hectare within the larger settlements and 15 units per hectare in the smaller settlements. It is considered that this is both practical and realistic for the urban settlements of County Monaghan whereby the sites most suitable for residential development are, in the main, greenfield sites located on the edge of the town centre, with extensive topographical challenges. In addition, a lower density assumption, (10 units per hectare), is being prescribed for as a direct consideration to the option of developing low density developments and/or serviced sites in suitable locations within the designated settlements.

Table 2.4 indicates the housing land requirement based on the population projection set out for County Monaghan up to 2025. This table provides for the quantum of residential zoned land required (HLR) to accommodate the target population.

Table 2.4 Core Strategy Table 1

Tier in Settlement Structure	Location	Projected Population 2025 (persons)	Population Increase (persons) 2019-2025	Brownfield/Infill Allocation (20% in each settlement)	Allocation that requires Housing Land	No of Units (2.6 persons per house)
Tier 1	Monaghan	9,415	1,737	347	1,390	535
Tier 2	Carrickmacross	6,053	1,021	204	817	314
	Castleblayney	4,236	629	126	504	194
Tier 3	Clones	2,018	338	68	270	104
	Ballybay	1,547	306	61	245	94
Tier 4	Villages	4,532	860	176	684	263
Tier 5&6	Rural Settlements Remaining Rural Area	39,452	980	-	1,231	473
Total	County Monaghan	67,253	5,867	978	5,141	1,977

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	19	17.3	14.1	3.1	25.9
	Castleblayney	18	10.7	8.7	1.9	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	16	7.6	5.5	2.1	11.4
	Ballybay	8	6.9	5	1.9	10.4
Tier 4	Villages	24.5	17.7	17.5	-	-
Total	County Monaghan	132	89.3	-	-	134

*HLR – Housing Land Requirement

2.5 Core Strategy Policy

Core Strategy Policies	
CSP 1	To maintain Monaghan Town’s position as the principal town of County Monaghan and to endeavour to ensure that it reaches its population target and fulfils its role as the designated County town.
CSP 2	To promote urban growth and the further development of the strategic towns to ensure their functions are supported by appropriate development that will direct development within the locality.
CSP 3	To facilitate the growth of the service towns as settlements that can provide associated community facilities, services and employment opportunities for the urban area and the surrounding hinterland.
CSP 4	To promote and facilitate limited development within the Tier 4 village network that is commensurate with the nature of the settlement and to support their role as local service centres.

Core Strategy Policies	
CSP 5	To preserve the character of Tier 5 and Tier 6 rural settlements by restricting the scale of development permitted within them and to ensure integration with the rural character of the area and the satisfactory provision of infrastructure services.
CSP 6	To consolidate the settlements, retain their visual identity distinct from the surrounding countryside and to reserve land for future planned expansion of settlements. This includes the provision of major infrastructure, as well as protecting the heritage, water quality and recreational amenity of the settlements and their surrounding rural hinterlands
CSP 7	Proposals for residential development in the designated settlements will be determined in accordance with the provisions of the core strategy with regard to population growth, the ability of the proposal to enhance the character of the settlement, the demand for the proposed quantum and type of residential development within the settlement and compliance with relevant development management criteria as set out in this development plan
CSP 8	To facilitate the development of low-density residential developments on designated zoned lands within existing settlements. This will assist in providing choice of house type within a structured but low-density environment, as an alternative to the development of one-off housing in the open countryside
CSP 9	To ensure that the amount of lands zoned for residential uses in the County is consistent with the requirements of the Core Strategy as set out in Table 2.4 and 2.5. Any land considered appropriate for zoning in excess of these requirements shall be included as Strategic Reserve for potential development beyond this plan period.

2.6 Rural Settlement Strategy

This Plan aims to maintain and support the rural population of County Monaghan. Lands located outside of the designated Tier 1-4 settlements set out in the Core Strategy are termed as ‘rural’ for the purposes of the plan. Urban areas refer to towns and villages which have a settlement boundary.

Rural Settlements Objective	
RSO 1	To support a balanced approach to the development of rural areas to retain vibrancy, to accommodate within the rural area people who are functionally or socially part of the rural community, and to direct urban generated housing demand into established rural settlements.

The Sustainable Rural Housing Guidelines were issued in April 2005, under Section 28 of the Planning and Development Act (and subsequent Circular PL 2/2017) and prescribe criteria for consideration of planning applications for houses in rural areas. These guidelines essentially provide that:

- People who are part of the rural community should be facilitated by the planning system in all rural areas, including those under strong urban pressures.
- Those wishing to build a dwelling in the rural area suffering persistent and substantial population decline will be accommodated.
- The development of rural environs of the major urban areas needs to be carefully managed in order to sustain and protect their orderly development and success in functioning into the future.

An analysis of the 2016 Census shows varying geographical trends throughout County Monaghan. The population of the north of the County and the south west of the County continues to grow at a faster rate than the mid-Monaghan area except in those townlands along the N2 national route. Areas close to Carrickmacross and Castleblayney have experienced a 5-10% population increase whereas the rural areas surrounding Monaghan Town experienced population decline.

Figure 2.0 provides a spatial mapping of the number of houses within each District Electoral Division in County Monaghan. Predictably, the urban areas of the five large towns contain the highest number of units but it is also apparent that a number of DEDs within the wider rural area, particularly those along the N2 national route have a significant number of dwellings within them.

However, it is apparent from the population analysis that there is no distinct growth pattern within County Monaghan and that large parts of the rural area have experienced modest growth over the last ten years. It is evident that the demand for one-off housing in County Monaghan stems from two backgrounds;

1. Rural Generated Housing Need - Those people who are part of the rural community, have lived in the rural area for a long period and/or work in the rural area.

2. Urban Generated Housing Need - Those people who have lived in urban areas working in urban areas and who have no established direct link to the rural area.

Having established where the demand for one-off rural housing emanates from, it is considered appropriate to set out what the Rural Settlement Strategy aims to achieve for County Monaghan;

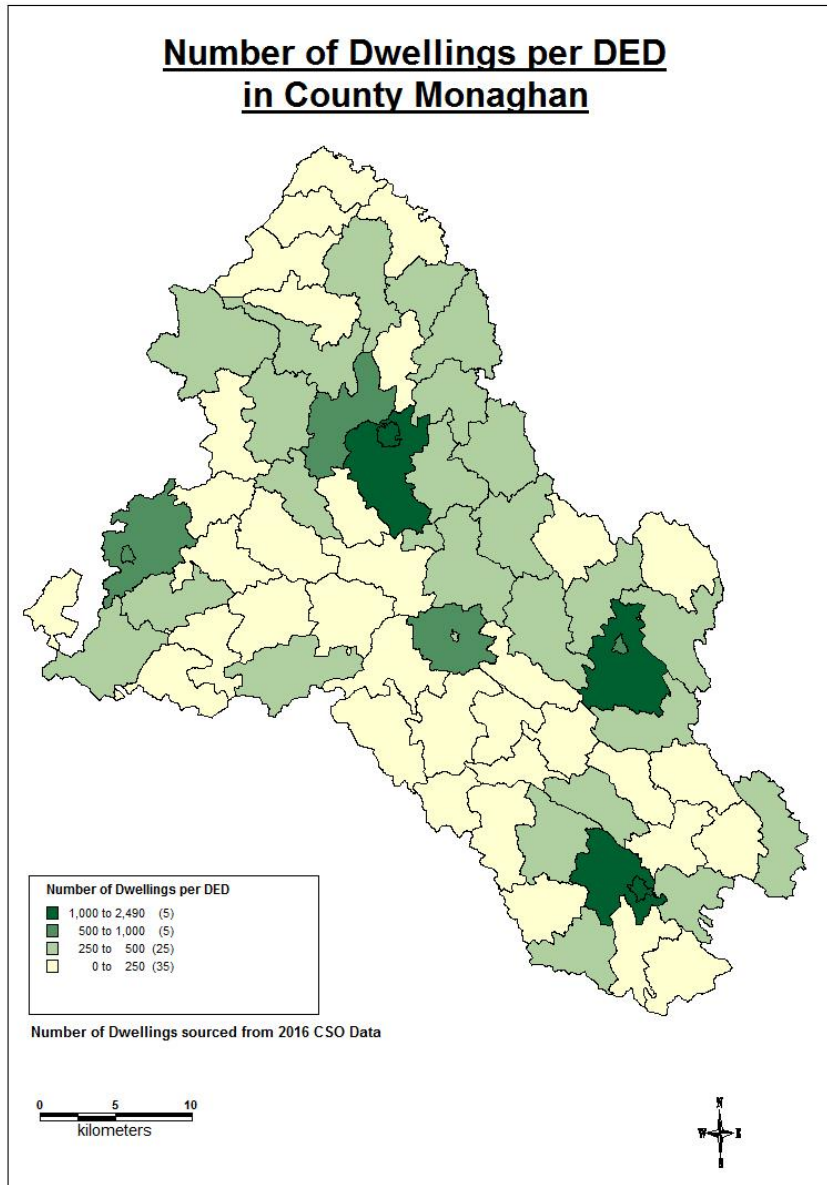
1. To sustain and renew established rural communities in rural settlements as well as the wider countryside.
2. To strengthen the established structure of the rural settlements, particularly the smaller villages, to support local economies and to accommodate additional population in a way that supports the viability of local infrastructure and services.
3. To ensure that key assets in rural areas such as water quality and the natural landscape are protected.

2.7 Housing in Rural Settlements

The Core Strategy of this Plan identifies a number of established settlements within Tier 5 and 6 of the settlement hierarchy in County Monaghan. These include Rural Community Settlements and dispersed cluster settlements that have existing congregation areas and services such as schools, shops, post offices, public houses and residential houses. It is recognised that these settlements have a role to assist in satisfying rural housing need within a structured low-density environment and provide a more sustainable pattern of development to the scattered one-off housing. There are limited local facilities and limited infrastructure within these settlements. Many of these settlements are not capable of being economically serviced with sewerage and public mains but they can provide for small scale residential development serviced by individual waste water treatment systems. In addition, they have the potential to offer individuals the opportunity to design and build their own home in a rural area subject to normal planning criteria and the development of one-off type housing within these smaller settlements should be encouraged.

The low-density residential development policy as set out in the Development Management Chapter is also open to consideration in those Tier 5 and 6 settlements which have public foul drainage systems. Otherwise, permitted development within these settlements will be on the basis of individual wastewater treatment systems, on minimum site areas of 0.2 hectares (0.5 acres). This is considered necessary to protect the environment and preserve a degree of consistency in design and scale.

Figure 2.0 Number of dwellings per DED in County Monaghan (2016)



2.7.1 Rural Settlement objectives and policies

Rural Settlements Objective	
RSO 2	To permit small scale residential development reflective of the character of the existing settlement in accordance with the relevant criteria set out section 2.7.1.

Applications for residential development within the Tier 5 and 6 settlements will be considered where the following has been demonstrated:

- The developer has provided evidence to the satisfaction of the planning authority that there is a 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.
- The proposal contributes to the sequential development of the settlement from the centre outwards and/or represents an infilling* of the existing settlement footprint.

* Infilling constitutes the development of a small gap within a substantially built up frontage or where the development of a gap within existing development would represent the sustainable development of the settlement.

Rural Settlement Policies – Tier 5 and 6 Settlements	
RSP 1	<p>a) To require applications for development within the rural settlements to submit an assessment of the development site relative to the location, visual impact and other normal planning considerations including the ability to consolidate the settlement, enhance the existing character and strengthen a sense of identity and distinctiveness for the settlement.</p> <p>b) To only permit residential development and local level services such as small convenience shops, schools, post offices which are appropriate in scale and nature to these settlements.</p> <p>c) To consider applications for serviced sites in accordance with Policy RDP 5 as outlined in Development Management Chapter in those Tier 5 and 6 settlements which have capacity within existing public foul drainage systems. In all other instances, the application site must be 0.2ha and be served by an</p>

Rural Settlement Policies – Tier 5 and 6 Settlements	
	<p>individual waste water treatment system which can be installed in accordance with EPA Code of Practice.</p> <p>d) Identified rural settlements within the rural areas under strong urban influence shall not be required to demonstrate a rural generated housing need.</p>

2.8 Rural Area Types

Figure 2.1 displays a visual and spatial indication of the number of planning applications received in each townland of County Monaghan between 2013 and 2018. The map shows that the townlands within and around Monaghan, Carrickmacross and Castleblayney are the areas that are under the most pressure with respect to planning permission being sought for dwellings. It is therefore considered appropriate to continue to protect the rural environs of these urban areas from excessive urban generated development. It is apparent that the environs of Clones have had less pressure, but notwithstanding this it remains an area which should be protected to consolidate the urban area and promote a more sustainable pattern of development surrounding the town.

The Sustainable Rural Housing Guidelines (2005) outline that it is necessary to identify distinct categories in rural areas. In supporting sustainable housing development patterns in rural areas, the Guidelines state that policies and practices of planning authorities should seek to:

- Ensure that the needs of rural communities are identified in the development plan process and that policies are put in place to ensure that the type and scale of residential and other development in rural areas, at appropriate locations necessary to sustain rural communities is accommodated.
- Manage pressure for overspill development from urban areas in the rural areas closest to the main cities and towns such as the gateways, hubs and other large towns.

The 2005 Guidelines state that it is expected that all planning authority areas which are predominantly rural will contain at least three of these rural area types. However, within County Monaghan the demographic and spatial analysis indicates that two distinct categories are appropriate to protect the rural areas on the edge of the large urban centres, whilst encouraging new development needed to sustain and renew the established rural community in the wider rural area. Subsequently based on analysis of population density, population change, and an examination of planning applications received over the last plan period, it is recommended that the following categories are designated;

2.8.1 Category 1 - Rural Areas Under Strong Urban Influence

These areas exist around Monaghan, Carrickmacross, Castleblayney and Clones towns. They have been designated to support the sustainable growth of the urban areas, to provide for the immediate local rural community who have a genuine housing requirement and to direct urban generated housing into the designated settlements. Planning applications for single dwellings in these areas must comply with the criteria outlined in Policy RSP 2 and should be accompanied by a completed Rural Housing Application Form (Appendix 15). An occupancy condition as set out in the Sustainable Rural Housing Guidelines shall be attached to any grant of planning permission in these areas. These are designated areas surrounding Monaghan, Carrickmacross, Castleblayney and Clones (Ref Maps 2.2 - 2.5).

Rural Settlement Objective	
RSO 3	To facilitate housing in rural areas under strong urban influence for those who have a rural generated housing need and to apply a presumption against urban generated rural housing development.

Rural Settlement Policies – Rural Areas Under Strong Urban Influence	
RSP 2	<p>Applications for single dwellings in these areas will only be permitted where the development complies with one of the following;</p> <ul style="list-style-type: none"> a) The applicant is a landowner¹, or where the dwelling is for a member of his / her immediate family². b) The dwelling is for an individual who has lived in the local³ rural area⁴ for a minimum period of 5 years prior to the date of submission of a planning application. c) The dwelling is required to meet the needs of a person working in an established rural based agricultural, commercial, industrial or other

¹ For the purpose of this section a landowner is defined as an individual with a minimum landholding in the local rural area of 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.

² Immediate family is considered to be a sibling, son or daughter, or adopted child of the landowner. Where the landowner’s child(ren) have resided outside the state or N. Ireland for a minimum continuous period of ten years or where the landowner has no children, a niece/nephew maybe considered a landowner’s family member.

³ For the purposes of this section, local area is defined as being within a radius of four kilometres.

⁴ For the purposes of this section, rural area is defined as outside the defined development limits of a settlement.

Rural Settlement Policies – Rural Areas Under Strong Urban Influence	
	<p>enterprise in the local area, where the person derives his/her main income from that activity, or by a member of his / her immediate family. Such circumstances may also include other persons whose work is intrinsically linked to the local rural area (such as teachers in rural schools).</p> <p>d) The dwelling is to facilitate a retiring farmer, where the applicant last worked principally as a farmer in the local area, or by a widow or widower of someone who last worked principally as a farmer in the local area.</p> <p>e) The dwelling is required to facilitate site- specific and compelling special domestic or personal circumstances, where genuine hardship would result if planning permission were refused. In these circumstances the onus will be placed on the applicant to justify why other alternative solutions, such as a house extension, granny flat or mobile home, cannot be considered.</p> <p>f) The dwelling is to replace an existing dwelling, where the dwelling to be replaced; was in use or last used as a dwelling; has not been changed to a dwelling from another use without planning permission; has not been vacant for a period in excess of 10 years prior to the date of submission of a planning application; exhibits all the essential characteristics of a habitable dwelling house and is reasonably intact.</p> <p>g) The sympathetic change of use of a protected structure or a non-protected vernacular building (where the building is an important element in the landscape or of local architectural or historic merit) into residential use, where this secures its upkeep and survival, and the character and architectural or historic interest of the building would be preserved or enhanced. Proposals for a change of use should incorporate details of all intended alterations to the building and its curtilage to demonstrate their effect on its appearance, character and setting. Improvements to protected structures will comply with policies as set out in Development Management Chapter 15 of the Monaghan County Development Plan 2019-2025.</p> <p>h) The dwelling is for an emigrant who is returning to the local area, where he/she had previously lived for a minimum period of five continuous years.</p>

2.8.2 Category 2 - Remaining Rural Areas

This area comprises all other rural areas outside of the settlements and the rural areas under strong urban influence. Within the remaining rural area, it is recognised that sustaining smaller community areas is important and as such it is considered appropriate to facilitate rural housing in accordance with the principles of proper planning and sustainable development. In these areas the challenge is to retain population and support the rural economy while seeking to consolidate the existing village network. This stability is supported by a traditionally strong agricultural economic base.

Rural Settlement Objective	
RSO 4	To maintain population levels in the remaining rural areas by accommodating appropriate rural development and to consolidate the existing town and village structure.

Rural Settlement Policies Remaining Rural Area	
RSP 3	To facilitate rural housing in the remaining rural areas subject to the relevant planning policies as set out in Development Management Chapter of the Monaghan County Development Plan 2019-2025.

2.9 Unfinished Housing in Rural Areas Under Strong Urban Influence.

The challenging economic circumstances in recent years have resulted in a number of unfinished housing units within the rural areas. Despite the upturn in economic circumstances a limited number of these developments remain unfinished and are unsightly in the landscape. Therefore, it is considered appropriate to provide for the completion of such developments notwithstanding the requirements of the rural housing policy regarding rural generated housing need. In these instances, any planning application for retention and completion of a previously permitted dwelling must demonstrate compliance with all other policies of the County Development Plan relevant to the development.

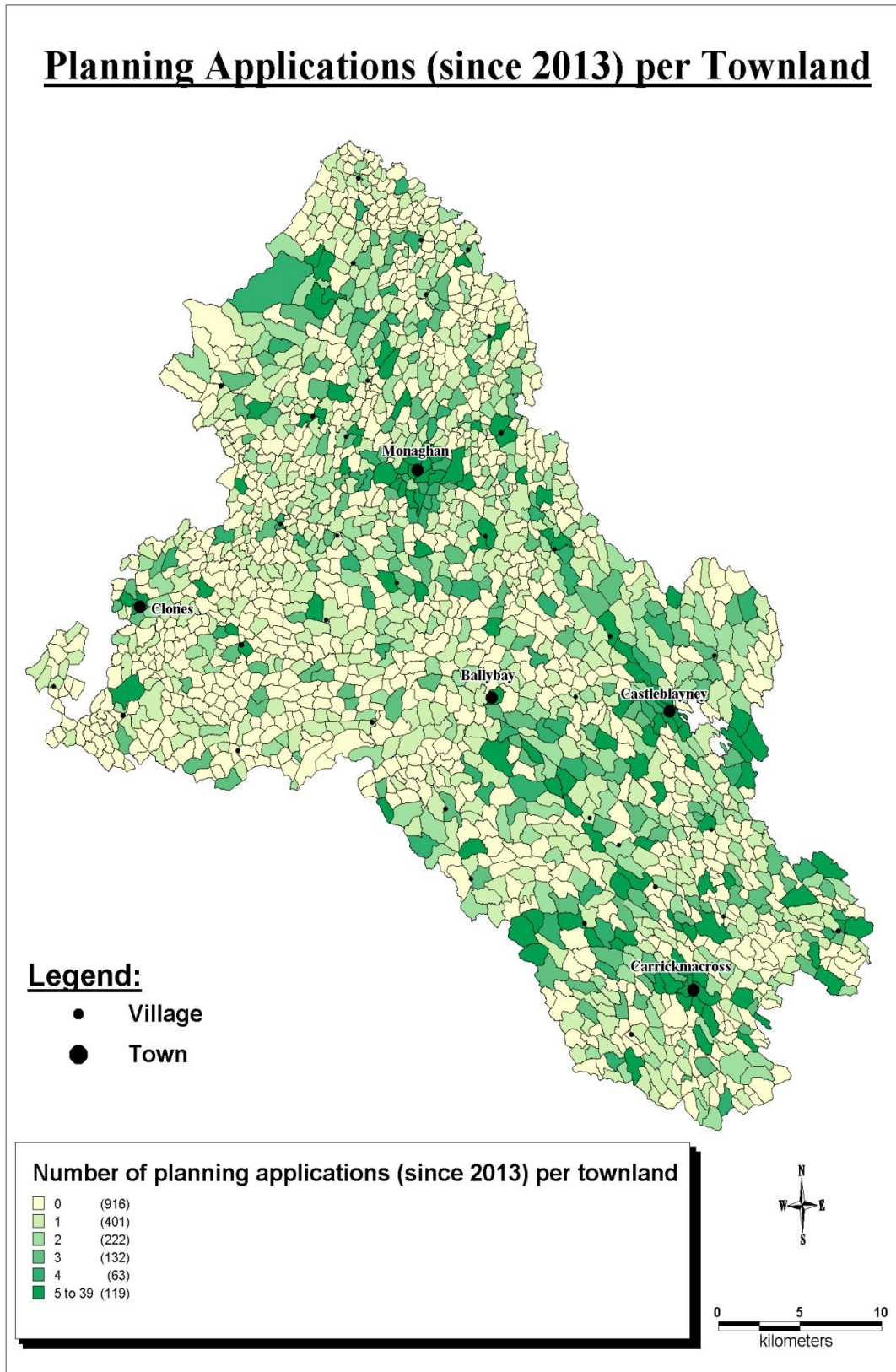
Rural Settlement Policies - Unfinished Housing in Rural Areas Under Strong Urban Influence.

RSP 4

Where planning permission has been granted for a dwelling prior to 2010, in an area that is currently designated as a Rural Area Under Strong Urban Influence, where substantial works have been carried out, but the development has not been completed, the planning authority may grant planning permission for the retention and completion of the development, without the necessity to comply with the provisions of Policy RSP2.

The applicant will be required to demonstrate that the development is in compliance with all other policies of the Monaghan County Development Plan 2019-2025. The planning authority in granting planning permission under this policy may consider it necessary to impose restrictions on future development of lands within the applicant's control having regard to the prevailing circumstances and/or an occupancy clause in accordance with the Sustainable Rural Housing Guidelines 2005.

Figure 2.1 Planning applications per townland (2013-2018)



3. HOUSING

Monaghan County Council aims to enable every household to avail of an affordable, quality dwelling suited to its needs, in a good environment and as far as possible at the tenure of its choice. The Council is both the Housing Authority and the Planning Authority for County Monaghan and in these roles, has the capacity to influence the supply and location of new housing within the County. The key challenge in this regard is the creation and maintenance of sustainable communities where people want to live and work now and into the future.

Housing Objective	
HSO 1	To plan positively for future housing in the County within existing defined settlements to realise the economics of providing infrastructure and services in towns and villages, enabling their plan led expansion whilst facilitating sustainable rural housing where it supports and promotes the prosperity of existing rural communities

3.1 Housing Strategy

The primary purpose of the Housing Strategy is to ensure that the overall supply of housing is sufficient to meet the needs of the existing and future population of Monaghan.

3.1.1 Identified Trends:

- There has been a significant reduction in the number of multi-unit residential schemes completed over the 2013-2019 plan period. During the lifetime of the 2013-2019 County Development Plan most houses were built in rural locations on unserviced land and, in more recent times, by social housing bodies.
- The 2016 Census recorded that a total of 25,311 housing units exist in County Monaghan, of which 2,884 were vacant. This represents a 4% reduction from the number of vacant properties registered in 2011.
- Less than 40% of the population live in an urban community which is considerably lower than the national figure of 62%.

3.1.2 Social Housing Requirements:

- The 2017 Housing Need Assessment for Monaghan indicated that there were 921 households on the social housing waiting list.
- Through Part V provision where developers provide up to 10% social housing in developments in excess of 9 units and the priority will be to secure social housing units on site.

3.1.3 Housing Land Provision

The Core Strategy estimates that the County Development Plan will have to provide for 5,979 persons between 2019 and 2025, and that 1,935 housing units will be required to accommodate this estimated population increase.

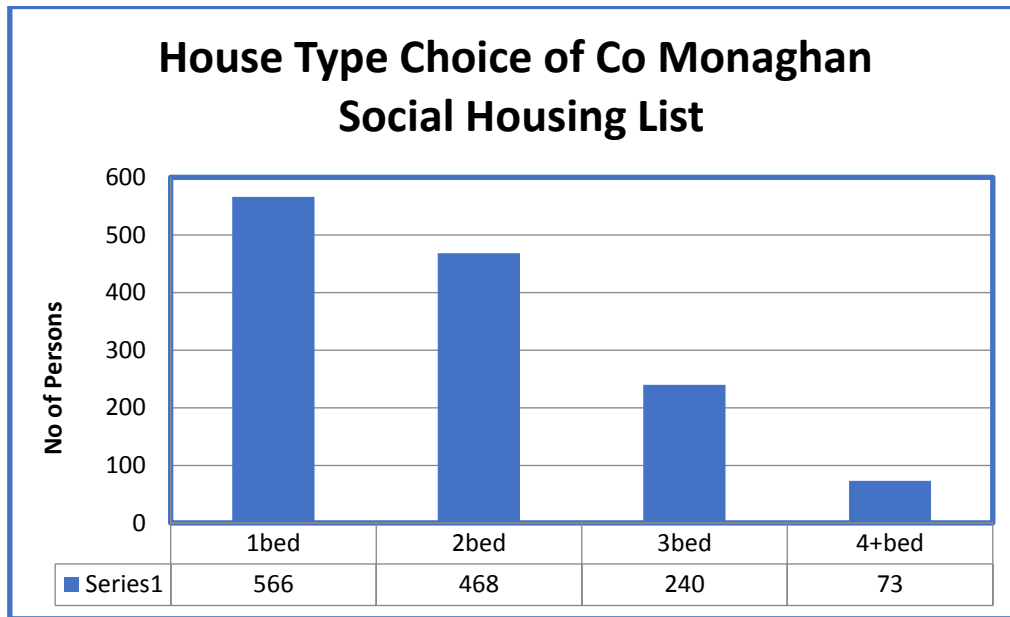
The Core Strategy sets out the Council's policy with regard to meeting this housing demand and in particular how this housing land provision will be provided for within the designated settlements as well as the wider rural area.

3.1.4 Social Housing

There are currently 921 households on the social housing waiting list along with a further 94 on the transfer list. A total of ninety social housing units have been provided since 2013, eleven of which were provided via Part V.

The type of accommodation required to meet the demand has changed in more recent years. Previously, the demand was predominantly for 3 bed family accommodation. However, the current profile of demand on the housing list indicates that 1 and 2 bed accommodation would meet 78% of the overall need

Figure 3.0 House Type of Choice – County Monaghan Social Housing List



The Government’s strategy ‘Rebuilding Ireland, an Action Plan for Housing and Homelessness’ published in July 2016 comprises five pillars of concerted actions right across Government. These five pillars consist of the following:

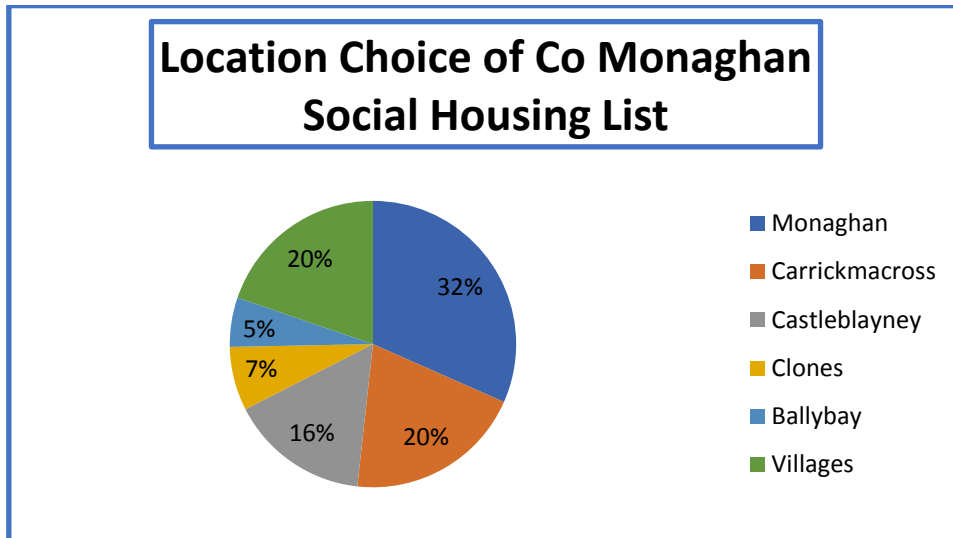
- Pillar 1 – Address Homelessness
- Pillar 2 – Accelerate Social Housing
- Pillar 3 – Build More Homes
- Pillar 4 – Improve the Rental Sector
- Pillar 5 – Utilise Existing Housing

The response to meeting the housing need will involve a range of measures utilising the various rental and leasing initiatives including Housing Assistance Payment (HAP) and Rental Accommodation Scheme (RAS), the provision of assistance in the form of loan schemes and the Traveller Accommodation Programme. Voluntary and cooperative housing provision is increasingly becoming a strong feature in the delivery of accommodation nationally. These associations seek to achieve a balance in social housing provision by widening the range of housing options to meet different and changing needs.

For County Monaghan the approach to meeting the housing demands of the population should be more specific to the needs of the County. Whilst there is still a requirement for new build units, there is also a key need to refocus an element of supply by bringing privately owned vacant and derelict

units back into productive use. This will be a key element in Monaghan as part of a broader policy context of regenerating towns and villages throughout the county.

Figure 3.1 Location Choice of County Monaghan Social Housing list



In recent years housing demand has been met via the private rental sector through initiatives such as RAS and HAP as well as leasing initiatives for extended periods. It is anticipated that this approach will continue over the plan period. The Council will also construct new units where deemed appropriate and having regard to demand in particular towns and villages. However, it is not anticipated that a significant programme of land acquisition for housing will occur due to a targeted approach in towns and villages where demand requires.

Having regard to recent market trends within the main towns of County Monaghan, it is not anticipated that Part V of the Planning Act 2000n (as amended) will be an important feature in meeting the social housing need. Notwithstanding this, as the economy improves and if the construction industry revives, Part V will continue to be implemented in terms of 10% reservation for social housing.

3.2 Housing Policy

Housing Policies	
HSP 1	To provide social housing through partnership working with voluntary and co-operative housing bodies as well as through agreements with private developers and the local authority's own house building programme.
HSP 2	To require that 10% of all private residential developments on land zoned for residential or mixed uses (where residential is included) be provided for social

	housing under the provisions of Part V of the Planning & Development Act 2000 (as amended).
HSP 3	To counteract undue social segregation by ensuring an appropriate balance between social, specialist and private (both rented, and owner occupied) housing is provided within communities. Decisions on leasing take up, RAS and on Part V on specific sites shall be based on existing housing profile and needs of the area

3.2.1 Urban Housing

The Core Strategy sets out the total housing requirement that is needed throughout the county in order to satisfy the population growth that is provided for during the lifetime of this Plan of almost 5,979 people. This strategy which sets out to guide the location of new urban housing provides for the county’s future supply of multiple residential developments in Monaghan town and the Tier 2, 3 and 4 settlements. These locations have suitable capacity in physical and social infrastructure to accommodate anticipated population growth. Therefore, circa 134 hectares of land is zoned for residential purposes within the designated settlements, which will be plan led and delivered through the provision of settlement plans for each of the towns.

Urban housing in smaller settlements has the potential to be a significant contributor to renewal and regeneration of those settlements which is a targeted priority of this plan. However, it is imperative that any housing proposal is of a suitable scale having regard to the core strategy and the character of the settlement. In particular, the development of low-density housing in the towns represents an opportunity to provide an attractive alternative to a one-off rural dwelling. In addition, innovation is to be sought in revitalising town centres through initiatives to reduce vacancy and dereliction and thereby transformation of such units into habitable homes.

The promotion of quality design will result in more attractive places to live, provide for greater connectivity and integration of new housing with the existing urban fabric, provide positive spaces and assist in developing community spirit. This approach is supported by the following guidelines:

- Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes, Sustaining Communities, DEHLG 2007.
- Sustainable Urban Housing: Design Standards for New Apartments, DEHLG 2007.
- Guidelines on Sustainable Residential Development in Urban Areas, DEHLG, 2009.

- Urban Design Manual, A Best Practice Guide, A Companion Document to the Planning Guidelines on Sustainable Residential Development in Urban Areas, DEHLG 2009.
- Design Manual for Urban Roads and Streets, DECLG & DTTS 2013.
- Quality Housing for Sustainable Communities 2007

Table 3.0 Average Household Size - 1996-2016

County Monaghan Average Household Size 1996 - 2016					
Census Year	1996	2002	2006	2011	2016
State	3.14	2.95	2.81	2.7	2.7
Monaghan	3.13*	3.09	2.96	2.8	2.75

www.cso.ie *Monaghan town figure

The average household size in County Monaghan has fallen from 3.13 in 1996 to 2.75 in 2016, a decrease of 0.38 over a 20-year period or a decline of 0.02 persons per annum since 2011. Having regard to historical trends in the County and available household composition from the 2016 Census, including a growth in single parent households and a rise in cumulative birth rates, it is assumed that the trend of falling household size will continue over the plan period to 2.6 persons by 2025. This will have implications for housing demand, with a growing need for smaller dwellings and a greater mix of house types and sizes.

3.2.2 Residential Density

National policy seeks to encourage more sustainable development through the avoidance of excessive suburbanisation and the promotion of higher densities. The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DOHELG 2009, encourages densities of 30 – 40 units per hectare within existing settlement centres, whilst densities of 20-35 units per hectare is expected outside centres. However, in County Monaghan topography can be a significant issue in the suitable yield of sites. In some cases, a low density may be appropriate whereas in certain instances (courtyard development/infill sites in centres) a higher density is more suitable. Therefore, a pragmatic approach is recommended whereby the Planning Authority may determine the appropriate density in any location by considering the following:

- Local pattern of development and densities of adjoining residential developments,
- Existing landscape and other features on the site.

- Design quality, whereby higher densities can be accepted where it exhibits high quality design.
- Levels of privacy and amenity.
- Proximity to main transport routes.
- The capacity of the infrastructure to serve the demands of the proposed development.
- The availability of serviced sites in Urban Areas.

The Core Strategy provides for the development of lower density houses within the urban settlements. This will be permitted through schemes that provide suitable housing to meet the needs of people who might otherwise seek to build a one-off dwelling in the rural area. Such schemes will only be permitted on suitable lands located within the designated settlement boundaries where it is demonstrated that there is a demand for the development within the settlement and where it contributes to the sequential development of land from the centre of the settlement outwards or represents a consolidation of the settlement footprint.

The development of low-density residential development within the designated settlements is provided to assist in providing choice of house type within a structured but low-density environment as an alternative to the development of one-off housing in the countryside. Within the five towns this type of development is permissible on lands zoned as 'Proposed Residential B' and within those Tier 4, 5 and 6 settlements which have public foul drainage systems. Otherwise, permitted development within these settlements will be on the basis of individual wastewater treatment systems, on minimum site areas of 0.2 hectares (0.5 acres).

3.2.3 Vacant & Unfinished Housing

The 2016 CSO data indicates that 13% of Monaghan's housing stock is vacant (3314 units) which was a 2.6% drop in vacancy rates from 2011 census. The numerous vacant houses in the towns, villages and unfinished housing developments detract from the amenity of the settlements and can lead to increased anti-social behaviour. The Council will strive through available enforcement procedures to ensure that housing developments and associated services or facilities are completed in accordance with the terms of the relevant planning permissions. The Council will continue to work proactively with residents, developers and all relevant stakeholders to secure the satisfactory completion of any remaining unfinished housing developments.

Where vacant properties exist, a flexible and supportive approach will be adopted towards alternative uses for these properties and a wide range of uses including community, commercial, enterprise, arts etc will be considered in all cases. The key consideration will be that any such prospective development must be of an appropriate scale and must be compatible with existing and proposed

surrounding uses. Any redevelopment of such properties should also be appropriately designed and demonstrate compliance with all other relevant development management standards.

3.2.4 Specialist Housing

The need to accommodate the housing requirements of those with special needs and those in particular circumstances is recognised by Monaghan County Council. The type and location of accommodation for persons with special needs will be assessed in line with current best practice and guidance.

3.2.5 Older People

The aging of the population poses significant challenges for society in general particularly for the development of responsive health and social policies. As a key social policy area, housing is a function that must adapt in order to meet the needs of a growing number of older people. The Council will work with relevant agencies and the private sector to facilitate suitable proposals for the accommodation of older people.

The demand for nursing homes and comparable services is anticipated to grow and it is considered that such services should generally be located within the Tier 1, 2 and 3 settlements where public utilities are available and where opportunities for greater social inclusion and integration into the community are available. There will be a presumption against such services being permitted in the open countryside unless in exceptional circumstances whereby the re-use of an existing building is being considered with potential for strong accessibility to shops, places of worship, medical services and social inclusion exists.

3.2.6 Accommodation for Those with Disabilities

The National Housing Strategy for People with Disability 2011-2016 sets out the government's approach to addressing the housing needs of people with disabilities. The Strategy uses the term 'disability' in reference to four categories i.e. sensory disability, mental health disability, physical disability and intellectual disability. In 2011 7,174 persons were registered as having a disability in county Monaghan, representing 12% of the overall population which is higher than the national figure of 10%.

Monaghan County Council's Housing Needs Assessment identified 12 households on the housing list which required disability adapted accommodation. These needs can be met through direct provision of accommodation by the Council or in conjunction with the HSE or the voluntary sector. In accordance with national policy the Council administers grant schemes that provide financial assistance in carrying

out works to render dwellings more suitable for occupants with special needs. Subject to funding, the Council will continue to administer these schemes.

3.2.7 Traveller Accommodation

Monaghan County Council's Traveller Accommodation Programme 2014-2018 sets out the Councils' targets for meeting the housing needs of the Travelling Community in Monaghan through the provision of accommodation. Monaghan County Council carried out an assessment of need for the current programme and identified that there are forty-seven families in need of long-term housing. The 2014-2018 Programme will seek to meet these through direct provision of Local Authority housing, RAS leasing private rented accommodation, HAP, and voluntary housing. In addition, Travellers who seek accommodation in Traveller specific accommodation will be considered subject to availability at Gortakeegan Park.

3.2.8 Accommodating homeless persons

The 2011 Census was the first time a comprehensive approach was adopted for measuring homelessness; however, the nature and extent of homelessness has changed dramatically since the last census. Within County Monaghan the number of adults presenting as homeless has increased from 54 in 2013 to 80 in 2016 whilst the numbers of children presenting as homeless has increased from 46 to 72 over the same period. The North East Homelessness Action Plan 2014-2017 was prepared for the housing authorities of Monaghan, Cavan and Louth in conjunction with the HSE.

The six strategic aims of the Plan are:

- To reduce the number of households who become homeless through further development and enhancement of preventative measures.
- To eliminate the need for people to sleep rough.
- To eliminate long-term homelessness and to reduce the length of time people spend homeless.
- To meet the long-term housing needs through an increase in housing options.
- To ensure effective services for homeless people.
- To ensure better co-ordinated funding arrangements and re-orientate spending on homeless services away from emergency responses to the provision of long-term housing and support services.

The Council will continue to support the implementation of the Homelessness Action Plan and work with various agencies responsible for the provision of accommodation suitable to their needs.

3.3. Refugees, Asylum Seekers & Migrants

Persons who have been granted refugee status have the right to apply for local authority housing. Consideration should be given in this regard to household size, structure and the need for access to social supports in terms of language, education and employment. St Patricks Accommodation Centre in Monaghan operates as a direct provision centre for persons seeking asylum. This centre has the capacity for 200 people.

3.4 Lifetime Housing

The number of people in County Monaghan with special conditions and who require accessible housing but who do not qualify for social housing has increased. It is considered that there is a demand for accessible private housing for older people and/or people with disabilities and a measure is required to encourage the provision of accessible housing within the private market.

Housing should be designed to be flexible to accommodate the changing needs of the groups, families and individuals who occupy them over the lifetime of a house. The needs of occupants will vary as individual circumstances change and lifetime housing should be fully physically accessible and easily adaptable at minimum cost and minimum disruption. The principles of universal, inclusive, barrier free design should be demonstratively applied where possible.

Monaghan County Council will support the development of flexible housing design, allowing for extensions to be built at a later stage. The characteristics and requirements of the households to be accommodated (families, young single people, the elderly, etc) will affect the types of residential units and the internal layout of dwellings. Dwellings should be designed to be adaptable and accessible to cater for the changing needs of a typical household which may include family members with mobility problems. Larger housing units designed to be split into separate residential units or workspaces may also be acceptable if such an option is designed into the building at the outset. Appropriate provision of car parking and concerns regarding residential amenity would also need to be considered and addressed.

3.5 Urban Housing Policy

Urban Housing Policies	
HSP 4	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

Urban Housing Policies	
	growth projected within that specific settlement, except where there is otherwise demonstrable need.
HSP 5	To guide urban residential development in a sequential manner outward from the core area of settlements to maximise the utility of existing and future infrastructure provision, to promote sustainability, to make more efficient use of underutilised lands, and to avoid the extension of services and utilities to more remote areas.
HSP 6	To ensure the provision of a suitable range of house types and sizes to facilitate the changing demographic and in particular the increasing trend towards smaller household sizes. In private housing schemes a minimum of 10% of housing units shall be 2-bedroom units
HSP 7	To require that development proposals for new residential developments in settlements demonstrate a high-quality design process including layout, specification and external finishes and to have regard to the guidelines set out in key government publications listed in Section 3.2.1.
HSP 8	To require residential development to demonstrate that a housing density appropriate to its context is achieved, providing for a sustainable pattern of development whilst ensuring a high-quality living environment.
HSP 9	To adopt a flexible and supportive approach towards alternative uses of vacant unit's subject to appropriate scale, design and compatibility with existing and proposed surrounding areas
HSP 10	To consider proposals for urban residential development that seek to resolve existing unfinished residential development on fully serviced lands including through appropriate reconfiguration of developments. Such proposals shall be considered outside the population targets set by the Core Strategy.
HSP 11	To provide accommodation for all sectors of society, including the needs of the Travelling Community in accordance with the current, and any future, traveller accommodation plan, and ethnic minorities, as far as is reasonable and practicable using the full range of housing options available.
HSP 12	To support independent living for older people and the provision of specific, purpose-built accommodation and to require that nursing homes/analogous services are

Urban Housing Policies	
	located within the Tier 1, 2 and 3 settlements except in exceptional circumstances where the suitable reuse of existing buildings can be considered
HSP 13	To require that a high degree of building flexibility is incorporated into the design of new dwellings including adaptability to lifetime housing needs and provision of accessibility for the elderly and those with impaired mobility
HSP 14	To facilitate the provision of suitable accommodation, where a need is identified, for those with special needs, for the homeless and for those in need of emergency accommodation

3.6 Rural Housing

Rural housing plays an important role in sustaining rural communities and the Core Strategy acknowledges the rural nature of County Monaghan as well as the long tradition of people living in rural areas. It is important therefore that the rural housing policy focuses on ensuring that every appropriate and sustainable option is available to rural people to continue to live in their own area and to contribute to community life. However, delivering this whilst also promoting sustainable living within designated urban centres and protecting the countryside from being dominated by rural housing remains a challenge. Notwithstanding the prevailing economic climate of recent years, approximately 551 houses have been granted planning permission in rural areas of Monaghan over the last plan period. Furthermore 59 permissions have been ‘extended’ thereby allowing additional permissible development of one-off housing in rural areas. It is therefore apparent that the assessment of rural housing is an important function of the development plan in so far as delivering sustainable communities and protecting the unique rural landscapes of County Monaghan.

In this regard, the suitability of a site or an area in terms of its sensitivity, its ability to accommodate development in a sustainable manner and compliance with the relevant technical criteria requires careful assessment. Therefore, to ensure development in the countryside takes place in a sustainable manner that does not compromise the vitality of designated settlements, specific areas of the county have been classified ‘Rural Areas Urban Strong Urban Influence’ in an attempt to preserve a clear distinction between the built-up areas of settlements and the surrounding countryside.

3.6.1 Siting & Design of Rural Housing

The drumlin landscape of Monaghan creates a unique rural landscape that requires special attention when locating and designing rural housing. The countryside is a recreational resource and a considerable tourist asset whilst also providing a sense of identity for the county’s population. Therefore, it is vital that new rural dwellings integrate into the rural setting and essentially nestle into the existing traditional pattern of development without intruding on the unspoilt landscapes. In practice, experience and skill in site assessment and detailed design is required. All sites should be examined in the context of their natural and built surroundings and be analysed as to the capability to absorb the development without becoming unduly dominant on the surrounding landscape. An assessment is required on the extent to which the development of the proposed site including necessary site works will blend with the immediate and wider surroundings. All new dwellings should be sited to take advantage of existing mature planting, hills, slopes or natural features that will enable the development to integrate. Developments that break a skyline or those that are elevated on a drumlin or otherwise considered as a prominent feature in the landscape will not be accepted. Similarly, new developments that require significant earth works such as cutting or filling to create a platform for the development or mounding to achieve integration will not be considered favourably.

3.6.2 Rural Housing Policy

Rural Housing Policies	
HSP 15	To require all applications for rural housing to comply with the guidance set out in Development Management Chapter.
HSP 16	To ensure that rural housing applications employ site specific design solutions to provide proposals that integrate into the landscape and that respect their location in terms of siting, design, materials, finishes and landscaping.
HSP 17	To require that new houses in the rural areas ensure the protection of water quality in the arrangements for on-site waste water disposal, ensure provision of a safe means of access in relation to road and public safety and ensure the conservation of sensitive areas such as natural habitats, the environs of protected structures and other aspects of heritage
HSP 18	Apply a presumption against extensive urban generated rural development, ribbon development, unsustainable, speculative driven residential units in order to safeguard the potential for incremental growth of the towns and their potential

Rural Housing Policies	
	beyond the plan period, to utilise existing physical and social infrastructure and to avoid demand for the uneconomic provision of new infrastructure

4.0 Economic Development

4.0 Introduction

Monaghan County Council’s authority in the areas of land-use planning, infrastructure provision and local community development, make it a key stakeholder in the facilitation and generation of economic activity in the county. The central challenge for the Council is to help create more jobs so that more people who live in Monaghan can work in Monaghan, and that the county is not only seen as a place to visit and live in, but a place to invest and work in.

Accordingly, the County Development Plan is a key medium through which future economic development can be encouraged and it is critical that the objectives and policies outlined in this chapter strike a balance between ambition and realism in order to facilitate healthy levels of economic activity and employment growth that will retain and sustain the county’s population.

Economic Development Strategic Objective	
EDSO 1	To promote Monaghan as a local and regional centre of trade, business and tourism and to build on its strong spirit of enterprise to create a dynamic local economy with job creation at its heart.

4.1 Business and Employment in Monaghan

Renowned for its strong work ethic and entrepreneurial drive, Monaghan is dotted with a mix of established indigenous and international companies. The agricultural base is well supported by a strong agri-food sector (together comprising 60% of the county’s total employment), with major companies operating in the County such as Monaghan Mushrooms, Lacpatrick, Greenfield Foods Ltd, Silverhill Foods, Allied Beef Processors and Kerry Group. A statistic of note is that 14 of the country’s top 100 food producing companies are based in the county. With over 90% of the food being sold abroad, the sector’s strong export emphasis relies on the strategic location and transport distribution network between the islands two largest cities. The ports of Belfast, Larne and Dublin are all within an hour and forty-five minutes’ drive. Monaghan is also home to Ireland’s largest independent temperature control and logistics firm, Castlecool and Combilift a recognised global leader in long load handling market. There is a strong entrepreneurial spirit which has seen the successful development of a significant number of Small and Medium Enterprises (SMEs) in key sectors including Engineering, ICT, tourism, culture and business support services. Therefore, within the five towns and an array of villages, the county offers a variety of locations to work and live.

Nationally, there were 199,281 more people at work in April 2016 than five years previously. The Computer and Related Activities sector grew by over 50% and now accounts for 63,855 workers. Construction, which saw a dramatic fall of 124,827 between 2006 and 2011, increased by 15,092 between 2011 and 2016. In Monaghan, the rate of unemployment in the county dropped to 13% from 21% in 2011; Ireland's second largest change over the period.

Whilst all this is positive, and the trend of positivity will hopefully persist, the county must strive to broaden its solid but relatively narrow economic base, not least in the face of the uncertainty presented by Brexit and the possible obstacles and opportunities that will be presented to the Border Region in areas such as trade, retail and tourism. A high priority must be given to the creation of higher skilled jobs so as to stem the flow of young educated people out of the County. It is considered that increased co-operation with the Education and Training Boards could ensure that apprenticeships are available to students of County Monaghan.

4.2 Context

The Organisation for Economic Co-operation and Development (OECD), as of June 2017, projected that after strong expansion during 2015 and 2016, the Irish economy will grow at a more sustainable pace in 2017 and 2018, with businesses expanding tentatively due to already high labour costs and high external uncertainty, including the outcome of the Brexit negotiations. The OECD has also noted that given elevated uncertainties, emerging economic policies should focus on underpinning stability and resiliency.

Although Irish export growth may be hampered in the immediate future by the insecurity of Brexit, along with the potential weakening of sterling, it should however be noted that, regionally, there may be opportunities for Monaghan regarding inward investment from businesses wishing to have/continue to have an EU presence in a predominantly English-speaking country; particularly businesses that are currently based north of the border. Our border proximity, the similarities vis-a-vis doing business, the existing and potential enterprise space available in the county and the salary costs in comparison to places like Dublin, can position Monaghan as an opportune location for firms wishing to relocate.

Although Brexit presents issues that are obviously beyond the County Development Plan's remit, there are issues that plainly relate to land-use planning and infrastructure provision. This chapter provides a positive vision and spatial land use planning framework to support the significant sectors such as

industry, retail and tourism and provides an appropriate readiness to respond to challenges and opportunities that may be presented.

4.3 Regional Planning Guidelines

The Border Regional Authority's Regional Planning Guidelines (RPGs) 2010-2022 identify the factors of competitiveness for the region such as skills and education, economic infrastructure, innovation and quality of life. The RPGs also outline the most critical components to improve the competitiveness of the region; access and connectivity, both in terms of physical and virtual infrastructure, and development of the transmission network.

More specifically, the RPGs advocate a shift towards potential areas for future growth and development, which include the agri-food sector, knowledge-based services, clean technology and tourism. Also identified are other significant areas that could prove important in the development of the region such as the natural resources, creative culture and retail sectors (in key centres).

The RPGs advocate that Development Plans within the region should have regard to their sectoral analysis and make provision for economic and employment developments that are appropriate to each sector. The RPG's also state that the large-scale land and infrastructure needs of major investment should be considered and provided for, with the provision of sufficient serviced zoned industrial and commercial lands being evidence based and following the sequential approach.

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.

4.4 Retailing

The County Monaghan Retail Development Strategy 2016-2022, prepared in accordance with the provisions set out in the Retail Planning Guidelines for Planning Authorities 2012, was adopted in March 2016. The overriding aim of the strategy is to create the appropriate conditions necessary to foster a healthy and vibrant retailing environment over the period of the strategy. It does so through policy recommendations which are framed in the context of national and regional plans, strategies and guidelines. The strategy provides important information on the quantum, scale and types of retail development required over the period to 2022.

4.4.1 Methodology and Requirements

The strategy was prepared following an economic downturn and in the midst of a stage of modest economic improvement. As such, a need for flexibility with regard to the quantum floorspace was identified. The current retail climate is uncertain and has undergone extensive change in terms of how people make purchases. Traditional shopping areas have high vacancy rates and difficulties with access to credit. The key requirements of the retail strategy are to:

- Confirm the retail hierarchy.
- Undertake health check appraisals of the main retail centres of Monaghan Town, Carrickmacross, Castleblayney, Clones and Ballybay, to inform the need for interventions.
- Identify the broad requirement for additional retail floorspace over the plan period.
- Identify policies to support the continued development of the retail sector.

4.4.2 Retail Hierarchy

Monaghan County Council supports a balanced development model, promoting the treatment of urban and rural settlements, together with the surrounding countryside, as functional areas. The Retail Hierarchy has, as such, been dictated by the county settlement hierarchy. The Tier 4 and Tier 5 settlements have been included along with the dispersed rural communities, and the provision of suitable retail development, such as local shops, within these areas will be considered appropriate, subject to normal planning considerations.

Tier 1 - County Retail Centre; Monaghan Town.

With a population of just under 7500, Monaghan Town is the key employment, retail and service centre with the highest proportion of convenience and comparison floorspace.

Tier 2 - Sub-County Retail Centres; Carrickmacross and Castleblayney.

These towns provide an extensive range of local comparison and convenience retail floorspace as well as being significant employment centres.

Tier 3 - Local Retail Centres; Clones and Ballybay.

Towns with a limited local comparison and convenience retail offering, serving a localised catchment.

Tier 4 - Rural Villages/Shops; Ballinode, Emyvale, Glaslough, Inniskeen, Newbliss, Rockcorry, Scotshouse, Scotstown, Smithborough, Threemilehouse.

Villages providing local convenience retail, usually consisting of a post office, 1 or 2 pubs and limited comparison retailing.

Tier 5 - Small Rural Villages/Shops; Annyalla, Carrickroe, Clontibret, Corcaghan, Corduff, Doohamlet, Drum, Knockatallon, Knockconan, Latton, Lisdoonan, Oram and Tydavnet.

Small villages and dispersed rural communities providing daily convenience goods and possibly a pub and/or community centre.

4.4.3 Core Retail Areas and Future Needs

A key objective of the Retail Planning Guidelines is the promotion of greater vitality in town centres through the implementation of a sequential approach to ensure the retention of activity within the main retail centres or core areas at the expense of more peripheral edge of centre or out of centre locations. Core areas are the most suitable locations for high-order and comparison goods as they are generally the most accessible for the catchment population and can also provide a compact and sustainable critical mass of commercial activity and public amenities, thereby reducing the need to travel.

For the purposes of the Retail Strategy, the town centres as defined under the Monaghan County Development Plan 2013-2019 were assumed as the core retail areas for the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay and this rationale pertains under this Plan. The town centres are deemed to be the focus and preferred location for retail development.

In accordance with the Retail Hierarchy, it is expected that the majority of new future retail developments in the County will be in the Tier 1 and 2 towns of Monaghan, Carrickmacross and Castleblayney.

As the County Town, as well as its strategic location and increasing population projections, it is anticipated that Monaghan Town should attract substantially more future retail applications than other settlements in the County. Carrickmacross, given its proximity to major population centres, larger hinterland, established market and lower vacancy levels, may be better positioned to draw further new retail floorspace.

Appropriately located large-scale retail developments will be directed towards Tier 1 and Tier 2 town centres where a need has been identified having regard to the sequential test. Retail developments in

the Tier 3 towns will be limited and any retail developments should enhance the existing retail environment to serve and benefit local communities. Expected types of retail developments would include general grocery shops, post offices, pharmacies, salons and cafes.

Analysis of recent trends and forecasts would suggest a gradual upturn in the retail sector and along with anticipated population increases, would envisage a more positive outlook for retailing in the county over the lifetime of the Retail Strategy. Going forward, regard must be had to the legacy of vacant retail floorspace left after the economic recession and consideration must be given to incorporating this in future developments in the towns.

Retail and retail-related Policies	
RTP 1	To ensure the orderly development of future retail development in County Monaghan and to keep the County Retail Strategy under review having regard to changes in the retail sector
RTP 2	Support the vitality and viability of existing town and village centres and facilitate a competitive and healthy retail environment by ensuring that future growth in retail floorspace responds to the identified retail hierarchy
RTP 3	Assess all retail planning applications against the criteria set down in the County Monaghan Retail Development Strategy 2016-2022 and the Retail Planning Guidelines for Planning Authorities 2012 (and the accompanying Retail Design Manual).
RTP 4	To direct retail development to serviced areas to reinforce the role and function of the core retail areas.
RTP 5	The preferred location for large scale retail developments is in town centres, with an explicit presumption against large out of town retail centres, in, those located adjacent or close to existing, new or planned national roads. Alternative locations will only be considered in accordance with the Sequential Test, as required under the Retail Planning Guidelines for Planning Authorities 2012.
RTP 6	To promote and encourage the enhancement of retail floorspaces and town centre functions in order to reduce retail expenditure leakage out of the County and to sustain competitiveness of retail centres in the County.

Retail and retail-related Policies	
RTP 7	To encourage reuse of derelict sites and vacant town centre commercial premises for alternative uses and adapt a flexible approach to reoccupation, particularly where this can complement the existing service base.
RTP 8	To reduce retail expenditure leakage out of the County to competing town centres by working collaboratively with local groups to develop the retail offering in the county within key retail sectors where this leakage occurs
RTP 9	To encourage and facilitate innovation and diversification of the County's retail offer, including tourism, Agri-tourism and craft related ventures and markets where appropriate.
RTP 10	To improve the public realm of urban centres through the encouragement of high quality design.
RTP 11	To ensure that all new retail and commercial development proposals respect the character and scale of the existing streetscape
RTP 12	To improve the accessibility of town centres by encouraging a pedestrian and cyclist friendly environment.
RTP 13	To promote complementary non-retail uses in town centres, particularly where this can encourage cross-visitation.
RTP 14	To promote activities that will bring enhanced footfall, such as festivals, events and farmers' markets in town centres.

4.5 Industry

Tying-in with the high-level goals identified within the Monaghan Local Economic and Community Plan 2015-2021, a priority of this Plan is to promote the County as a location for industry that is attractive and competitive in terms of inward investment. The overarching challenge for the Council is to assist in creating more jobs so that more people who live in Monaghan can work in Monaghan. With respect of the role the development plan has to assist this, there are a number of key aims:

- To ensure that sufficient and suitable land is reserved for new enterprise development at fitting locations throughout the county, whilst also facilitating the reuse of disused industrial buildings for appropriate, alternative uses.
- To promote new industrial development in suitably serviced areas (or at locations where such required infrastructure can be reasonably provided) so as to encourage the generation of employment and increased economic activity in a sustainable and spatially balanced manner.
- To cooperate with relevant national and local bodies to foster a partnership approach to the location of industry and enterprise; ensuring that the provision of necessary infrastructure and service supports are developed in awareness of the conservation of the natural, recreational and cultural amenities of the County.
- To promote the County's thriving agri-food sector with a view to using indigenous resources to create new enterprise and employment opportunities and explore opportunities to further develop competitive advantage in such areas.
- To ensure a high-quality environment and standard of design is provided and maintained in relation to new and existing industrial development, in order to attract inward investment thus increasing employment opportunities, while at the same time enhancing the attractiveness of the area for the labour force to locate and remain within the County.
- To support the training, development and retention of a highly skilled and educated workforce in order to consolidate an enhanced economic environment within the County.
- To work in partnership with various national bodies to promote and facilitate the location of industry and enterprise, whilst ensuring the provision of necessary infrastructure is mindfully developed that considers the conservation and protection of the natural, recreational and cultural amenities of the County.
- To promote (i) the renewable energy sector in the County and (ii) clean technology usage in existing and proposed industrial developments, including the use of alternative and renewable energy sources.
- To build-on and promote the development of Lough Egish as a centre for industrial development and create new enterprises in this area.
- To support and liaise with the Local Enterprise Office (LEO) in order to optimise the County's economic development potential and provide a strong framework for sustainable job creation and economic growth.
- To continue to support and facilitate cross-border cooperation and trade between County Monaghan and Northern Ireland, notwithstanding the uncertainty presented by Brexit and the possible obstacles and opportunities that may arise.

- To provide serviced industrial sites within County Monaghan.

Industrial Policies	
INDP 1	The Planning Authority will encourage industrial development at appropriate scales and locations in line with the County's settlement strategy. Generally, where the proposed development is considered to be a significant employer and/or intensive in nature, such developments shall preferably locate within the settlement envelope for Monaghan Town or the Core Strategy's Tier 2 or 3 towns. In exceptional circumstances industries that are tied to a fixed resource and/or require extensive sites or specific settings, to permit their location in rural areas subject to normal planning criteria and environmental legislation requirements.
INDP 2	To assist anyone who wishes to establish or expand industrial, commercial or other such endeavours that will provide increased employment opportunities in the county, subject to normal development management requirements and technical criteria.
INDP 3	To promote the use of appropriate lands within Lough Egish for the development of employment generating, industrial and other such uses in order to enhance and contribute to its growth as a centre for industrial development
INDP 4	To zone sufficient and appropriate land for the facilitation of industrial and commercial activities that will stimulate the economic viability and vibrancy of the County, without compromising environmental and residential amenity levels.
INDP 5	To acquire and develop suitable sites and actively encourage industry to locate at such selected centres through the provision of serviced land banks for the development of industrial/business parks.
INDP 6	To consider other uses for agricultural land outside of settlement boundaries subject to assessment on a case-by-case basis against relevant development management standards and technical criteria, including any relevant policies and objectives contained elsewhere within this Plan.
INDP7	Proposals for specialised high-tech industry/business with significant employment potential will be favourably considered subject to appropriate access arrangements

Industrial Policies	
	and servicing, alongside compliance with development management and technical standards and other relevant policies of this Plan.
INDP 8	To encourage the establishment of suitable small-scale industrial/commercial/tourism developments on family owned land relating to and promoting rural diversification, subject to the satisfaction of normal planning and technical criteria.
INDP 9	To require proposals for industrial and commercial purposes to be designed to a high standard in accordance with the specific provisions set out in the Development Management Chapter to provide quality environments with adequate allowance where necessary for landscaping, machinery parking and circulation, and the appropriate disposal of foul and surface water
INDP 10	To ensure the protection of the environment by promoting the application of the Best Available Technology (BAT) principle with regard to pollution mitigation and the installation of new developments.
INDP 11	To encourage and assist any undertakings to educate, train and upskill the County's workforce in respect of attracting and retaining employment opportunities.
INDP 12	To encourage the reuse of sites and/or existing building stock, where possible.

4.6 Agriculture & Forestry

Monaghan has always had a very strong agricultural base, and whilst the agricultural industry continues to adjust at a fast pace nationally, it still has an important role to play in the County's economy. The Council also recognises the increasing importance of small indigenous businesses in providing employment in local rural areas and in helping to stimulate economic activity among local communities. Consequently, the Council's position with regard to agricultural development within the county must aim to;

- Facilitate the modernisation of the agricultural industry in the County in accordance with statutory responsibilities and national guidance
- Encourage best practice in the design and construction of agricultural installations to protect visual amenity and prevent pollution, particularly in sensitive areas

- Encourage and promote appropriate initiatives that will secure the development and viability of existing rural communities.

Where an area of land is outside a development limit and is not otherwise zoned as part of this Plan, the use of such land shall be deemed to be primarily agricultural. Primarily agricultural zoning provides for the agricultural use of the land and any ancillary uses, including residential. Other uses may be permitted, subject to assessment on a case-by-case basis and compliance with the relevant development management standards and other policies and objectives contained within this Plan. The establishment of suitable small-scale indigenous business in rural areas on family owned land and development which would promote rural diversification, subject to relevant planning criteria, will also be encouraged.

4.6.1 Forestry

The importance of forestry development is recognised and whilst forestry can have both a positive and negative environmental effect, it can greatly impact on the landscape, wildlife and bio-diversity. Furthermore, the various larger woods 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.

Agricultural and Forestry Policies	
AGRP 1	To promote the agricultural industry, appropriate rural development and diversification. In this regard, proposed development should consider potential environmental, heritage and landscape impacts and where required identify mitigating measures to alleviate negative impacts.
AGRP 2	To consider proposals for farm diversification schemes (forestry potential, tourism-based activities, educational facilities, etc) where the new development is to be run in

Agricultural and Forestry Policies	
	<p>harmony with the established agricultural operations on-site and have regard to the following:</p> <ul style="list-style-type: none"> (i) Where applicable and as far as possible, the proposed development should reuse or adapt existing/redundant farm buildings. (ii) Any new proposed building must be of a scale, form and design appropriate to the rural area. (iii) The developer must demonstrate that the new development can be adequately serviced and complies with all other relevant policies of the Development Plan.
AGRP 3	To control, through the development management process and the relevant environmental legislation, effluent spreading on land in order to protect ground and surface water sources in the County. This may limit spreading to certain times of the year and/or prohibit spreading in certain areas.
AGRP 4	To require sufficient provision for the collection, storage and disposal of effluent produced from agricultural developments. Developers are required to comply with relevant Department of Agriculture Guidelines and the Nitrates Regulations in this regard
AGRP 5	Agricultural developments shall be designed to a high standard in accordance with the specific provisions set out in Development Management Chapter to provide quality environments with adequate allowance where necessary for landscaping, machinery parking and circulation and the appropriate disposal of foul and surface water.
ARGP 6	To realise the positive potential of forestry on rural economies through the promotion of appropriate policies in relation industries and tourism
ARGP 7	To protect natural waters, wildlife habitats, conservation areas, heritage areas, prominent landscape features, archaeological sites, nature designations and scenic routes within forest sites and from pollution or injury.
ARGP8	To protect access to forestry and other amenity facilities in cooperation with Coillte and private owners/operators for walking routes, nature trails for the benefit of local communities and tourists.

4.7 Tourism

The County's tourism sector has enormous potential for future growth. 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 and being alongside 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 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.

To this end, Monaghan has a wide range of historical, cultural and landscape interests that, if sensitively managed, have the potential to raise the County's profile as a significant tourist destination that will strengthen the County's offering under the Ireland's Ancient East destination brand. The Council is committed to working with other relevant statutory bodies, businesses, community groups and individuals to develop a clear and sustainable approach necessary to successfully showcase the County on the widest stage possible. As identified in the Monaghan Local Economic & Community Plan 2015-2021 and the Council's Tourism Statement of Strategy and Work Programme 2017-2022, this Development Plan must assist in enhancing and maximising the contribution of tourism, particularly to the rural economy, through the development and protection of the County's natural, cultural and heritage resource potential.

4.7.1 Product and Appeal

In order to ensure tourism development is relevant, it is important that likely visitors are targeted. Failte Ireland have identified three distinct market segments (see below) that are most likely to actually visit Ireland, and it is taken that these findings can also be applied to the Irish 'staycation' market.

- (i) Social Energisers - Young couples and adult groups looking for excitement, new experiences, and a fun holiday somewhere different.
- (ii) Culturally Curious - Fortysomething couples or individuals, who plan carefully and are looking for somewhere new to explore landscapes, history and culture.

- (iii) Great Escapers - Thirty something couples (some with young children) in need of time out, in nature, from their busy lives and careers.

The NPF recognizes tourism as having important potential to contribute to cross border cooperation. It advocates capturing greater international interest by promotion strategic attractions of scale and signature visitor attractions. Opportunities exist to maximize exposure through co-operation and themed branding bundles such as Irelands Ancient East. Development of blueways and greenways, such as the Ulster Canal, also offers potential for an enhanced tourism offering throughout the border area.

Monaghan has a wide range of activities to offer visitors from all three segments; golfing, angling, cycling, walking, rally-driving, quad-biking, equestrian activities, water skiing, canoeing, kayaking, mountain biking, wildlife trails, hill walking, etc. In addition, there are many unique attractions such as the birthplace of Patrick Kavanagh and the Brehon Brewhouse in Inniskeen; the internationally renowned Carrickmacross Lace Gallery; Clones Lace; The Tin Chapel; St Dympnas Well, Tydavnet; the restored Lady Ann Dawson Temple in Dartrey Forest; Lough Muckno Leisure Park in Castleblayney; and the historic houses at Castle Leslie and Hilton Park. There is also a wide range of festivals and events in the County and a number of these have national or indeed international recognition and attract significant visitor attendances, such as Monaghan Town's summer Country Music Festival and Carrickmacross Arts Festival. Furthermore, opportunities exist for sustainable tourism development through various projects to extend and design new walking and cycling routes, particularly in Inniskeen and Sliabh Beagh. The Draft Sliabh Beagh Masterplan has been jointly commissioned by Monaghan County Council and Fermanagh & Omagh District Council with the aim of setting out a strategic vision for this important rural area.

Accordingly, proposals to facilitate the development of attractions should cater for the relevant markets and acknowledge any changing trends over the period of the Plan. The Council, through the Tourism Unit and the Tourist Office, must continue to aggressively promote the County's attractions to the target markets, particularly via social media. This Plan should support, so far as it can, the delivery of the Monaghan Local Economic & Community Plan 2015-2021. Cross-border collaboration is also hugely important for the County, as is on-going cooperation and collaboration with Fáilte Ireland and Tourism Ireland in promoting the county both domestically and internationally.

4.7.2 Tourism Policies

Tourism Policies	
TMP 1	To promote the development and strengthening of Monaghan as a destination, by mirroring the quality of the natural environment with improving the appeal of the built environment of settlements.
TMP 2	Applications for tourism development will be considered in line with usual planning criteria and will be subject to high standards of design and materials, particularly when sensitively located.
TMP 3	To promote and facilitate the sustainable use of the County's existing historical, cultural and landscape assets for tourism purposes.
TMP 4	To support the development of angling tourism initiatives throughout the County and particularly at Lough Muckno, building on the amenity and recreational potential of the angling sector. In this regard the Council shall facilitate the development and upgrading of angler access, stands, car parks and their associated facilities, in accordance and in consultation with relevant management strategies, key stakeholders and bodies including Inland Fisheries Ireland.
TMP 5	To support the continued development of the Ulster Canal project and the expansion of the Greenway along the route of the Canal through County Monaghan.
TMP 6	To support the reopening of the Ulster Canal given its tourism and economic potential for County Monaghan and the wider region.
TMP 7	To facilitate, where appropriate, the provision of high quality tourism products and services within the County in order to increase the level of activity and the sustainability of the tourism market. In particular the provision of quality hotels and visitor accommodation facilities, and the development of tourism projects, facilities, activities, and attractions shall be a priority.
TMP 8	To promote events, festivals and the development of linked tourist trails that showcase the wealth of natural, historical and cultural heritage of the County and contribute towards its unique identity and quality of life.

Tourism Policies	
TMP 9	To promote appropriate innovation and entrepreneurship in the tourism sector, subject to other policies of this Plan, including those relating to settlement, amenities, environment, heritage, landscapes and technical design standards. In particular, the Council shall support the development and enhancement of the 'Borderlands' concept.
TMP 10	To promote the local food, drinks and crafts industries by (i) encouraging the development of premises, (ii) promoting festivals/events and (iii) managing an attractive public realm.
TMP 11	To promote growth in the events and festivals sector to facilitate the development of Monaghan as an events destination.
TMP 12	To support appropriate agri-tourism initiatives in the form of on-farm visitor accommodation and associated and spin-off activities such as health farms, heritage and nature trails, pony trekking and water-based activities.
TMP 13	To encourage and support increased coordination, cohesion and linkages between the Council's own departments and relevant outside agencies such as Fáilte Ireland and Waterways Ireland, in the promotion and assessment of tourism related developments.
TMP 14	To work in conjunction with adjoining local authorities to extend and design new walking and cycling routes that will promote sustainable tourism development.
TMP 15	To seek to manage any increase in visitor numbers in order to avoid significant effects including loss of habitat and disturbance, including ensuring that any new projects, such as greenways, are a suitable distance from ecological sensitivities, such as riparian zones.
TMP 16	To support the implementation of the objectives set out in the Draft Sliabh Beagh Masterplan and any subsequent versions.
TMP 17	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.

4.8 Extractive Industry

Mineral reserves including stone, sand, gravel and peat are processed at many locations across Monaghan. There is also potential for the extraction of precious and base minerals in the County. These significant natural resources make an important contribution to the economy and it is important that they are safeguarded for future use whilst also ensuring that impacts on the environment and communities are acceptable.

Mineral extraction, such as working with stone, sand and gravel, can generate environmental capacity problems for the surrounding areas. As such, applications for mineral extraction must account for issues relating to noise, dust, vibration, visual intrusion, water pollution, traffic generation, etc. An environmental impact statement (EIS) will be required as part of a planning application where certain thresholds are exceeded and in other cases where extraction is likely to have significant effects on the environment as determined by the Planning Authority. The cumulative effects of work in a given area will also be considered when assessing a planning application.

Mineral Extraction Policies	
ERP 1	To safeguard for future extraction all identified locations of major mineral deposits in the County.
ERP2	To promote development involving the extraction of mineral reserves and their associated processes, where the Planning Authority is satisfied that any such development will be carried out in a sustainable manner that does not adversely impact on the environment or on other land uses. Consideration in this regard shall be given to the impact of the development on the local economy.

4.9 Small Scale Businesses in Rural Areas

Monaghan is in no small part defined by its rural environment and traditional settlement pattern. Given the significant and important contribution of rural areas to the county and the county's population, it is critical that the economic development of rural areas is promoted. This includes promoting the regeneration of rural areas and the retention and promotion of rural services and enterprises.

Policies for Small Scale Rural Business	
BRP 1	Consideration shall be given to the establishment, or suitable expansion, of small-scale businesses in rural areas where (i) it is demonstrated that the proposal could serve as a valuable addition to the local economy and (ii) normal development management and technical requirements are complied with.
BRP 2	To require proposals for the development, or suitable expansion, of small-scale businesses in rural areas to demonstrate that the proposed location is suitable and that the proposal would not be viable at an alternative location.
BRP 3	<p>In assessing an application for the establishment, or suitable expansion, of a small-scale business in a rural area, the following information shall be taken into consideration and, where necessary, such required information shall be submitted as part of any application:</p> <ol style="list-style-type: none"> 1. Positive contribution that the proposed development will make to the rural economy. 2. Nature and scale of the proposal. 3. Is the business more suitably accommodated at the proposed location than an urban setting. 4. Potential impact on public health, environment and amenity. 5. Potential traffic impact on the road network in the area.

4.10 Home-Based Business

With changing work practices and the advancement of technology, opportunities have developed for those who can and wish to work from home. As such, in certain circumstances, it may be appropriate to facilitate small-scale, home-based economic activity in rural areas. Such business would only be acceptable where it is very confined; expansion proposals would be unlikely to receive favourable consideration.

The development of e-working and home-based business is also important as it may contribute to improving the quality of lives and help people achieve an improved work life balance. In addition, it also benefits the environment in terms of energy conservation, reduced commuting emissions, and reduced traffic congestion.

Policy for Home-Based Businesses	
HBP 1	<p>Consideration shall be given to proposals for establishing small-scale, home-based businesses in rural areas where</p> <ul style="list-style-type: none">(i) the business use is subordinate to the main use of the dwelling as residential accommodation,(ii) the business activity is of a limited scale (1 or 2 workers) and(iii) normal development management and technical requirements are complied with.

6. Heritage, Conservation & Landscape

6.0 Introduction

Heritage is a broad concept, as set out in the Heritage Act, 1995; it includes monuments, archaeological & heritage objects, architectural heritage, flora, fauna, habitats, landscapes, seascapes, wrecks, geology, heritage gardens, parks and inland waterways. Heritage incorporates both natural and built resources; in addition to these tangible physical expressions of heritage there is an intangible cultural heritage which includes music, language and folklore.

Heritage is an asset inherited from our ancestors which we must preserve, protect and enhance for future generations to enjoy. The natural, built and cultural heritage all around us contributes to our sense of place and biodiversity and can be used as an asset for community engagement, economic development and as a resource for tourism and an improved quality of life.

The Planning and Development Act 2000 (as amended) requires that planning authorities make provision in their development plans for the protection of landscape character including the preservation of views and prospects and the amenities of places and features of natural beauty and interest. In addition, planning authorities are also required to protect structures which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

The protection and management of the County's natural and built heritage is a shared responsibility. Monaghan County Council is committed to working with relevant agencies, communities and individuals to ensure the conservation, protection and enhancement of our natural and built heritage can be realised.

The National Heritage Plan and the National Biodiversity Plan set out strategies and actions for the conservation and management of our heritage. A key feature of both plans is an enhanced role for local authorities in heritage management and awareness. The catalyst for this is through the preparation and implementation of County Heritage Plans and Biodiversity Action Plans.

Biodiversity is an abbreviation of the term biological diversity and refers to the variety of life that can be found on earth. Biodiversity is a key facet of sustainable development and its protection and preservation is a principle objective of International conventions, European and National Legislation.

The over-arching aim of the development plan is to protect and enhance our natural and built heritage in an appropriate sustainable manner for the benefit of future generations.

Heritage, Conservation and Landscape Objective	
HCLSO 1	To promote and encourage the conservation and preservation of the County’s natural environment, cultural heritage and amenities in accordance with legislation, plans and policies developed to specifically address these areas and to ensure a rich cultural landscape, healthy environment and the full provision of ecosystems services in the county.

6.1 Heritage Plans & Biodiversity Plan

Heritage Plans set out objectives and actions to help understand, promote and conserve the heritage of the county for the future. The Heritage Plan comprises a five-year work plan which involves a local partnership with a range of individuals and organisations in order to be realised. The Heritage Council are a key national partner in this relationship, as they provide technical and financial support to develop and deliver the heritage plans.

Previous heritage plans have played an important role in facilitating research, education, awareness and training in relation to our built and natural heritage. The collection and dissemination of data in relation to species, habitats, buildings and places provides for evidence-based decision making and the setting out of priorities and objectives for the future. The Heritage Plans have been effective in improving our knowledge on aspects of our natural heritage such as wetlands, fen species, hedgerows, dragonflies, butterflies amongst others and promoting best conservation policy and practice.

In relation to built heritage, survey work and recording has been carried out in relation to our industrial architecture of mills, railways and canals; early medieval sites with church ruins, historic graveyards and more recent church architecture.

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 to the canal’s significance in the inland waterway network and of its heritage and will enable the stories of the canals to be told in the community.

The Monaghan Biodiversity Action Plan aims to provide a targeted and coordinated approach to biodiversity conservation in the County. It turns the aims and agreements of the 1992 Earth Summit

to action at a local level. The Action Plan is a continuing process that sets out the biodiversity priorities of the county, works to achieve them, monitors success and reassesses the need for action.

6.2 Protection of Biodiversity including Natura 2000 Network

This Plan sets out to contribute towards the protection of designated ecological sites including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs); Salmonid Waters; Shellfish Areas; Freshwater Pearl Mussel catchments; Flora Protection Order sites; Wildlife Sites (including Nature Reserves); Certain entries to the Water Framework Directive Register of Protected Areas; Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs); and Wildfowl Sanctuaries (see S.I. 192 of 1979). Furthermore, it sets out to contribute towards compliance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines, including the following and any updated/superseding documents:

- EU Directives, including the Habitats Directive (92/43/EEC, as amended)¹, the Birds Directive (2009/147/EC)², the Environmental Liability Directive (2004/35/EC)³, the Environmental Impact Assessment Directive (2011/92/EU, as amended by 2014/52/EC), the Water Framework Directive (2000/60/EC) and the Strategic Environmental Assessment Directive (2001/42/EC).
- National legislation, including the Wildlife Act 1976⁴, the Planning and Development Act 2000 (as amended) and associated Regulations, Environmental Impact Assessment Regulations, the Wildlife (Amendment) Act 2000, the European Union (Water Policy) Regulations 2003 (as amended), the European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011) and the European Communities (Environmental Liability) Regulations 2008⁵.
- National policy guidelines (including any clarifying Circulars or superseding versions of same), including the Landscape and Landscape Assessment Draft Guidelines 2000, the Environmental Impact Assessment Sub-Threshold Development Guidelines 2003, Strategic Environmental Assessment Guidelines 2004 and the Appropriate Assessment Guidance 2010.
- Catchment and water resource management Plans, including the relevant River Basin Management Plan and Flood Risk Management Plan.
- Biodiversity Plans and guidelines, including the 3rd National Biodiversity Plan 2017-2023.

¹ Including Annex I habitats, Annex II species and their habitats and Annex IV species and their breeding sites and resting places (wherever they occur).

² Including Annex I species and other regularly occurring migratory species, and their habitats (wherever they occur).

³ Including protected species and natural habitats.

⁴ Including species of flora and fauna and their key habitats.

⁵ Including protected species and natural habitats.

- National Pollinator Plan.
- Freshwater Pearl Mussel Regulations (S.I. 296 of 2009) (including any associated designated areas or management plans).
- Ireland’s Environment 2016 - An Assessment (EPA, 2016, including any superseding versions of same), and to make provision where appropriate to address the report’s goals and challenges.

Heritage Conservation and Landscape Policies	
HLP 1	To implement in partnership with all relevant stakeholders the objectives and actions detailed within the County Monaghan Heritage Plan 2017-2022 and any subsequent versions.
HLP 2	To adopt and implement in partnership with all relevant stakeholders the objectives and actions detailed in the Biodiversity Action Plan and any relevant action plan.
HLP 3	To contribute as appropriate towards the protection of designated sites in compliance with relevant EU Directives and applicable National Legislation.
HLP 4	No projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this plan (either individually or in combination with other plans or projects ⁶).
HLP 5	To recognise that nature conservation is not just confined to designated sites and acknowledge the need to protect non-designated habitats and landscapes and to conserve their biological diversity and provide ecosystem services.

⁶ Except as provided for in Section 6(4) of the Habitats Directive, viz. There must be:

- a) no alternative solution available,
- b) imperative reasons of overriding public interest for the project to proceed; and
- c) Adequate compensatory measures in place.

Heritage Conservation and Landscape Policies	
HLP 6	To support the implementation of any relevant recommendations contained in the National Biodiversity Plan, the National Pollination Plan and the National Peatlands Strategy.

6.3 Landscape

Article 1 (a) of the European Landscape Convention provides a definition of landscape as follows;

“Landscape means an area, as perceived by people whose character is the result of the action and interaction of natural and/or human factors”.

Monaghan’s unique drumlin landscape is encapsulated in its Irish name Mhuineachain which means “little hills or shrubbery”. The landscape is varied to include the uplands of Sliabh Beagh and Mullyash to the north and east of the county respectively. In the central part of the County a series of low-lying lakes and wetlands extend from west to east. To the north and south of this belt of lakes the landscape character consists of high drumlin farmland.

The landscape in Monaghan is different to the more open landscapes encountered elsewhere in the country due to the deposition of drumlins at the end of the last glaciations. The landscape vegetation has evolved over centuries due to changes in agricultural practices, settlement patterns and infrastructural development.

The Monaghan County Development Plan has an essential role ensuring the protection and enhancement of the landscape whilst facilitating economic development.

6.4 Landscape Character Assessment

The European Landscape Convention was ratified in Ireland in 2002; this required EU member states to adopt national measures to promote landscape, planning, protection and management.

In recognition of this Monaghan County Council commissioned the preparation of a Landscape Character Assessment of the County in 2008. This study was carried out in accordance with the Department of the Environment, Community and Local Government Guidelines. The purpose of Landscape Character Assessment is to provide the foundation for policy formation and decision making for landscape management. The Landscape Character Assessment identified nine landscape

character areas in County Monaghan. They represent geographical areas with a particular landscape type or types.

The Landscape Character Assessment identified the main forces for landscape change in the present age as; changing agricultural practices, forestry, rural housing, infrastructural developments, power lines, telecommunications masts, wind farms, quarrying and tourism/recreation.

6.4.1 Kavanagh Country – Landscape Assessment

The work of Patrick Kavanagh frequently references the distinctive landscape features of his homeland. A literary landscape character assessment and management plan was prepared in 2012 which includes a site inventory which represents the sites referred to in his work and ones that present the most intact physical evidence of the places that appear in the literature. The aim of the Kavanagh Country Management Plan is to guide the development and protection of access to Kavanagh Country. It is considered that regard, as appropriate, to any relevant recommendations contained within this Management Plan should be had with any proposals for development within the Kavanagh Country.

Heritage, Conservation and Landscape Policies	
HLP 7	To promote the development of Kavanagh Country as a cultural destination

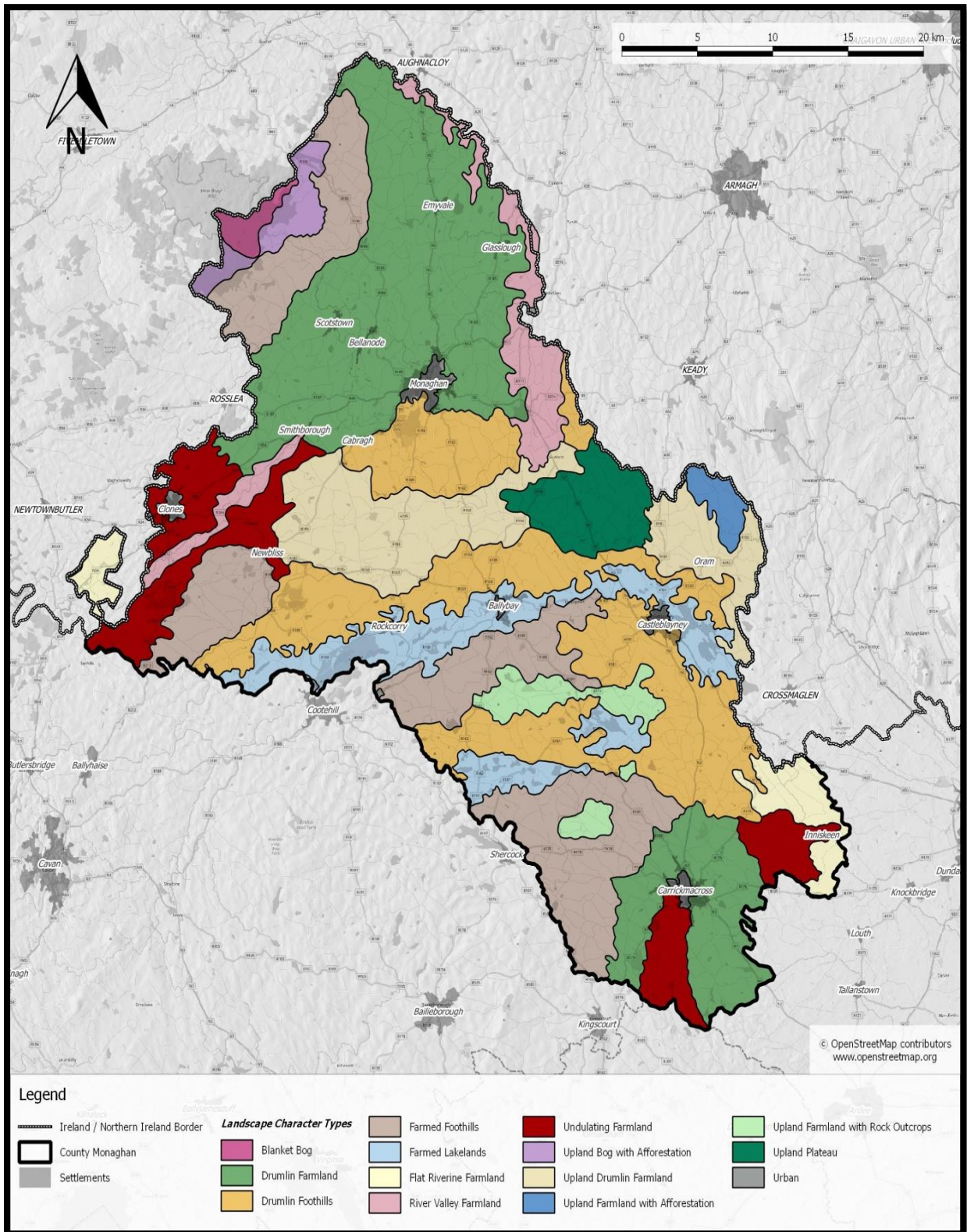
6.5 National Landscape Strategy 2015-2025

The National Landscape Strategy provides a strategic policy framework for ensuring compliance with the European Landscape Convention and to establish principles for protecting, enhancing and managing the landscape in the context of change. To achieve this a range of supporting actions are set out in the strategy. The National Landscape Strategy will be implemented and co-ordinated by the Department of Arts, Heritage and the Gaeltacht in partnership with all key stakeholders.

One of the actions identified is the preparation of a National Landscape Character Assessment. It is envisaged that this will inform the publication of Guidelines on Local Landscape Character Assessment. It is likely following the publication of these guidelines that the existing Landscape Character Assessment for Monaghan will require review to take account of the recommendations contained in these guidelines.

Heritage, Conservation and Landscape Policies	
HLP 8	To ensure the preservation of the County’s landscapes, by having regard to the character, value and sensitivity of the landscape as identified in the County Monaghan Landscape Character Assessment (2008) or any subsequent versions when considering planning applications.
HLP 9	To protect the landscapes and natural environments of the County by ensuring that any new developments in designated sensitive rural landscapes do not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area. Any development which could unduly impact upon such landscapes shall be resisted.
HLP 10	To co-operate with adjoining local authorities north and south of the border, to ensure that the natural environment is maintained in a sustainable manner and to encourage a collaborative and consistent policy approach with adjoining areas on matters of environmental and landscape protection and to identify threats to the integrity of such sites through a transboundary approach.
HLP 11	To contribute towards the protection of County and local level landscape designations from incompatible developments. Proposals for development that have the potential to significantly adversely impact upon these designations shall be accompanied by an assessment of the potential landscape and visual impacts of the proposed development. This shall demonstrate that landscape impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape and the nature of the designation.
HLP 12	Support, as appropriate, any relevant recommendations contained in the National Landscape Strategy for Ireland.

Figure: 6.1 Landscape Character Types



6.6 Habitat Designation and Protection.

6.6.1 European Sites

There are a range of European and National designations which exist to protect our most important and ecologically valuable habitats. At the European level these include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). SACs are prime wildlife conservation areas which require designation and protection for habitats in accordance with the EU Habitats Directive 1992. SPAs refer to the designation and protection of endangered species of wild birds in accordance with the EU Birds Directive 1979. Legislation requires that appropriate steps are taken to avoid the deterioration of these unique habitats.

Table 6.1 European Designated Sites (SACs and SPAs)

Designation Type	Location	Qualifying Interest
Special Area of Conservation (SAC)	Kilroosky Lough Cluster, (Kilroosky Lough, Dummy’s Lough, Burduatian Lough, Summerhill Lough, Ramages Lough	White Clawed Crayfish
Special Protection Area (SPA)	Sliabh Beagh, Bragan Mountain	Hen Harrier

6.6.2 National Designations

At national level designated sites are called Natural Heritage Areas (NHAs) and proposed NHAs (pNHAs). To date there is one designated National Heritage Area in County Monaghan - Eshbrack Bog on Sliabh Beagh, which is an important area of blanket bog. This area also has SPA status as it is a breeding area for the hen harrier which is a protected species under the EU Birds Directive. Sliabh Beagh and the associated bog habitat is an overwintering area for Greenland White Fronted Geese. There are other important species which inhabit the bog including the critically endangered Curlew, Snipe and Golden Plover. The conservation of this natural habitat for a range of flora and fauna is

vitality important. Two important conservation initiatives are happening on Sliabh Beagh. It is part of the National Parks and Wildlife Service (NPWS) Curlew Conservation Programme, which involves locally based teams of advisors, champions and nest protection officers, working closely with landowners and other local interests, to protect Curlew nesting attempts and to improve habitat quality. In addition, Monaghan County Council is a partner in an INTERREG V project called Collaborative Action for Natura Network, which is working to conserve the blanket bog on Sliabh Beagh and the Hen Harrier. The Kilroosky Lough Cluster is also part of this project.

It is important to note that normal exempt development provisions do not apply in Natural Heritage Areas.

Table 6.2 National designated sites - Natural Heritage Areas

Designation Type	Location	Feature of Interest
Eshbrack Bog NHA	Sliabh Beagh/Bragan	Blanket Bog

The National Parks and Wildlife Service (NPWS) has proposed 40 additional Natural Heritage Areas (NHAs) in County Monaghan. NHAs are sites that contain elements of our natural heritage which are unique or are of significant importance at a national level. The process of designation of NHAs is ongoing, with new sites being added or existing sites being upgraded as more information becomes available. A full list of NHAs in County Monaghan is set out in Table 6.3. These sites are protected under the County Development Plan.

Table 6.3 Proposed National Heritage Areas (pNHA's)

Site Code	Site Name	Description
000001	Dromore Lakes	A group of ten main inter-drumlin lakes plus several smaller areas of water stretching along the River Dromore between Cootehill and Ballybay. Nice areas of wet woodland and reed swamp. Important wintering wildfowl population, including Whooper swans, great crested grebe and lapwings.
000558	Emy Lough	This mesotrophic lake lies in an inter-drumlin hollow in the Blackwater catchment area, only 1 km east of Emyvale. The lough is one of the largest lakes in the area with surrounding sections of Alder and Willow species. It is an important over-wintering sites for birds.
000559	Glaslough Lake	The main value of the site lies in the lake and adjacent wetland habitats. It is reportedly rich in Calcium with Stoneworts (<i>Chara</i> spp.) and White Water-lily (<i>Nymphaea alba</i>) which is likely to have been introduced. Most of the shore is fringed by a narrow zone of Common Reed (<i>Phragmites australis</i>) mainly backed by the mixed estate

Site Code	Site Name	Description
		woodland. Botanically the most interesting section seems to be the southern end of Glaslough lake which now forms a separate basin entirely within woodland. Here wooded islands also provide a Heronry site.
000560	Lough Fea Demesne	Small fields of calcareous grassland which are extremely rich in varieties and numbers of orchids. Bordering the grassland is a large mixed woodland yielding several interesting species. A number of interesting turloughs are also found within the demesne.
000561	Lough Naglack	This is a calcareous lough and together with adjoining limestone grassland, calcareous marsh and mixed woodland this area supports a very rich flora.
000562	Monmurray Grassland	Over wintering site for Greenland White Fronted Geese
000563	Muckno Lake	Largest lake in County Monaghan and water supply for Dundalk. Some nice areas of wet woodland and good site for waterfowl.
001268	Cordoo Lough	Calcium rich lake surrounded by reed swamp and wet grassland with some interesting species including shining pondweed.
001495	Lough Ross	Lough Ross is a large, slightly alkaline lake, 90ha in size situated on the border between Co. Monaghan and Co. Armagh, only 13ha lie in Co. Monaghan. Most of the lake circumference is colonised by species-poor reedswamp vegetation. There are also areas of stony lake edge with abundant water plantain (<i>Littorella uniflora</i>). The lake also supports a very large number of Pondweed (<i>Potamogeton</i>) species. An extensive floating marsh lies to the east of the Clarebane river and around the shores are various transitions from aquatic vegetation to meadowland, providing very good examples of successional development.
001594	Ballyhoe Lough	Ballyhoe Lough is located on the Monaghan/Meath border and is a fairly acid, peaty lough. The lough is now divided into two by a narrow strip of land covered by Willow trees, Common Reed and Alders. Around the edge is a fringe of <i>Phragmites communis</i> (Common Reed) with some <i>Scirpus lacustris</i> (Club-rush) and <i>Nymphaea alba</i> (White Water-lily). The islands in the lough are covered with trees and shrubs and like the lakeshore fringed by <i>Phragmites australis</i> (Common Reed). They are believed to be crannogs.
001595	Loughbawn House Loughs	Complex of inter-drumlin lakes immediately surrounded by dense woodland. A sheltered bay at the North-eastern part of the Northern lake has developed a 10-20 metre fringe of reed swamp dominated by Common Reed (<i>Phragmites australis</i>). Floating macrophytes with Yellow Water-lily (<i>Nuphar lutea</i>) are frequent around the lake edge.
001596	Black and Derrygoony Loughs	There are two large lakes within the Black Lough NHA. There is an area of open transition mire to the north of the lake. The floating scragh has typical Transition mire communities although Lesser Tussock Sedge (<i>Carex diandra</i>) is notably absent. The transition mire grades into a dense Reed Canary-grass (<i>Phalaris arundinacea</i>) reed swamp which borders the lake.
001599	Creevy Lough	The shoreline is very open and is not fringed with reed as are many of the other lakes in this area. <i>Eleocharis palustris</i> (Common Spike-rush)

Site Code	Site Name	Description
		and the sedges <i>Carex vesicaria</i> and <i>Carex rostrata</i> grow in clumps around the perimeter. The floor of the lough is colonized by <i>Littorella uniflora</i> (Shore-weed) and two rare aquatic plant species were found in shallow water - <i>Elatine hexandra</i> (Waterwort) and <i>Certophyllum demersum</i> (Hornwort).
001600	Drumakill Lough	Drumakill lake is a small lake, located 5 km east of Castleblayney and approximately 1 km east of Lough Muckno. The open waters of the lake form the main habitat in the site. Wet grassland is the main habitat around the periphery of the lake. Freshwater marsh vegetation merges with wet grassland vegetation in places.
001601	Drumgole Lough	One of the most striking features of the lake is the presence of large areas of reedswamp dominated by Common (Phragmites communis). In addition to reedswamp there are small areas of wet grassland dominated by Soft Rush (Juncus effusus) and Creeping Buttercup (Ranunculus repens). Although birdlife on the lake is limited, Whooper Swans frequent the site during the winter months.
001602	Drumreaske Lough	The calcareous nature of the lough is evident from the presence of Stoneworts (<i>Chara spp</i>) which form a narrow shelf all around the lough edge. The calcicole Great Fen-sedge (<i>Cladium mariscus</i>) is also present amongst the reedbeds that surround most of the lough. On the lake margins are pockets of wet, marshy ground.
001603	Eshbrack Bog NHA	Eshbrack is an extensive upland site of high conservation value located about 8 km north-west of Scotstown, Co. Monaghan. The intact blanket bog areas feature hummock/hollow complexes and flushed slopes. The wide range of associated habitats, which include upland grassland on peaty soil, heath, reed swamp, freshwater marsh, scrub and wet broadleaved woodland, add considerably to the conservation value of the site. Although large parts of the site have been affected by hand cutting and mechanical peat extraction, much of the cutover areas are now regenerating with peat forming communities. The occurrence of Cranberry (<i>Vaccinium oxycoccus</i>), an uncommon species of blanket bog and of restricted distribution in the county, is also of note. Fen communities occur infrequently, and are confined to lake edges, wet flushed basins and valley slopes.
001604	Gibson's Lough	This lake is gradually being invaded by the vegetation and surrounded by floating marshes. Around the shoreline grow <i>Carex rostrata</i> (Bottle sedge) with <i>Typha latifolia</i> (Bulrush) and the umbellifer, <i>Cicuta virosa</i> (Cowbane). Behind is a community dominated by <i>Eriophorum angustifolium</i> (Cotton Grass) with <i>Equisetum fluviatile</i> (Water Horsetail) and the sedges <i>Carex curta</i> and <i>C. rostrata</i> . Further back is a wet grassland with hummocks of <i>Sphagnum</i> moss and the grass <i>Holcus lanatus</i> (Yorkshire fog).
001605	Lough Egish	The lake is primarily an area of ornithological scientific interest and it is a good over-wintering site for Whooper and Bewick's Swans and Goldeneye. Breeding birds recorded here include Black-headed Gull, Common Sandpiper, Lapwing, Coot, Great Crested Grebe, Little Grebe, Tufted Duck and Pochard.

Site Code	Site Name	Description
001606	Rafinny Lough	Rafinny Lough is a small oligotrophic Lough, situated at an altitude of c. 175m about 9km south-west of Monaghan Town. It is unusually species rich for an upland lake and the flora exhibits a strong northern element. The floating mat vegetation is very well developed and provides an excellent example of a successional sequence typical in small water bodies.
001607	Lough Smiley	Lough Smiley is a reed fringed lake with an extensive wetland area includes lakes, reed swamp, freshwater marsh, transition mire, remnant raised bog, cutover bog and wet scrub woodland lying in a basin between drumlins. The area to the north of the lake is dominated by cutover bog vegetation, with low lying wet hollows generally filled with quaking transition mire communities.
001608	Monalty Lough	A lot of the lake shore is fringed by a belt of Reeds (<i>Phragmites australis</i>) which is in turn backed by a narrow strip of wet woodland or scrub, often dominated by Willow species (<i>Salix</i> spp.). A tongue of Reeds and Willow dominated woodland has spread from the north to the south shore between two basins dividing the lake into two. Any low-lying wet grassland adjacent to the lakeshore is dominated by Creeping bent (<i>Agrostis stolonifera</i>) with rushes and wetland herb species.
001611	Ulster Canal (Aghalisk)	The canal is very dry at the point and is almost entirely colonized by grasses with some Iris (<i>Iris pseudacorus</i>) beds and Meadowsweet (<i>Filipendula ulmaria</i>).
001612	Wright's Wood	Old coppiced ash woodland on a small hillock, close to Monaghan town with diverse herbaceous ground flora.
001666	Tassan Lough	This small site comprises an inter-drumlin lake, reed swamp, transition mire, poor fen and dry heath on rocky substrate. The small lake has a floating macrophyte zone around much of the lake edge. Dense Common Reed (<i>Phragmites australis</i>) reed swamp extends from the lake edge to the north and south-west. Old mine spoil heaps with sparse vegetation occur to the west of the lake. To the south of the lake is a small transition mire area and adjacent poor fen. Remnant bog vegetation indicates that the area was cut for peat in the past.
001671	Spring and Corcrin Loughs	Both loughs have similar botanical structures with a ring of Whitewater Lily (<i>Nymphaea alba</i>) inside a fringe of Common Reed (<i>Phragmites australis</i>). There is a narrow shelf of calcareous mud around the lake edge upon which grows a species of Stonewort (<i>Chara</i> spp). After this shelf the lake floor drops steeply into the deeper central area. Between the two loughs is an acidic grassland community, through which a drain runs, connecting the loughs. Around the lake shores there is wet grassland, freshwater marsh and scrub adding to the interest of the site.
001781	Lisarilly Bog	Lisarilly Bog is a small, fairly remote site situated about 8 km east of Clones. This is an area of poor fen vegetation occurring on a quaking scraw in a hollow surrounded by drumlins. The poor fen has developed on a cutover raised bog and may be in transition to a raised bog. It is

Site Code	Site Name	Description
		oligotrophic in nature and sensitive to nutrient enrichment from the surrounding farmland.
001782	Killyhoman Marsh	Killyhoman Marsh is a small area of wet scraw, supporting a marshy vegetation, which is partially invaded by trees. Wet woodland dominated by Downy Birch (<i>Betula pubescens</i>) is the main habitat type and this grades into a wet marsh vegetation.
001783	Corcreeghy Lake and Woodland	This is an undisturbed lake with a thin margin of marsh/scraw with the exception of the eastern end which has an extensive wet Willow (<i>Salix</i> spp.), Alder (<i>Alnus glutinosa</i>) stand, and harbours the Marsh fern (<i>Thelypteris palustris</i>) which is a rare plant in County Monaghan.
001784	Rosefield Lake and Woodland	This site, 4km west of Monaghan consists of a small calcareous lake surrounded by alder woodland (<i>Alnus glutinosa</i>) and reed bed communities. This inter drumlin calcareous Lough, oligotrophic/mesotrophic in character has extensive <i>Chara</i> communities present in the fringing reed zones and out into the open water areas.
001785	Mullaghmore Lake (South)	It is a shallow lake which is rapidly infilling, becoming colonised by floating scraw. The lake surface is colonised by Water Lilies. The emergent vegetation consists of dense reed beds of Common Club-Rush (<i>Schoenoplectus lacustris</i>) and Water Horsetail (<i>Equisetum fluviatile</i>), especially in the south and west.
001835	Lisabuck Lough	The site contains a reed fringed lake with small areas of marsh vegetation behind the reed zone among willow and birch scrub, in addition to a wet woodland area in the east of the reserve. The confirmed presence of <i>Carex acuta</i> adds to the ecological interest of the site.
001836	Annagheane Lough	The lake is surrounded by dense woodland dominated by Downy Birch (<i>Betula pubescens</i>) and Purple Moor Grass (<i>Molinia caerulea</i>) which has developed on cutover bog. The open water is fringed by an area of Common Reedmace (<i>Typha latifolia</i>) quaking swamp. At the northern end of the lake the swamp grades into species poor transition mire which subsequently grades into marsh dominated by an almost pure stand of <i>Equisetum fluviatile</i> . The nationally rare plant species, Frogbit (<i>Hydrocharis morsus-ranae</i>), occurs in the lake.
001837	Mullaglassan Lough	Mullaglassan Lough is a small scraw fringed lake located 6 miles west of Monaghan Town. On the southern and western shore of which there are reed beds with <i>Schoenoplectus lacustris</i> , <i>Phragmites australis</i> and in one area on the south western shore a species poor <i>Cladium mariscus</i> stand forms a dense community. The open water of the lake supports emergent <i>Nuphar lutea</i> and where reed cover is less dense stands of <i>Iris pseudacorus</i> and <i>Sparganium erectum</i> . The <i>Carex diandra</i> quaking transition mire, which occurs on the land ward side of the reed zone, is the main fen habitat present, and this occurs along much of the southern shore of the lake.
001838	Kilcorran Lough	At about 17ha open water area, Kilcorran Lough is one of the larger of the highly calcareous lakes in the Finn River system. It lies less than 1km from the Monaghan and Fermanagh border at Rosslea. A small

Site Code	Site Name	Description
		catchment in limestone drift ensures a high calcium status, with a substrate of precipitated marl, and a relatively low nutrient status. Swamps are reasonably well developed in a few areas.
001839	Killyvilly Lough	Killyvilly Lough is a small calcareous lake located on the border between Monaghan and Fermanagh, 12 km west of Monaghan town. The southern half of the lake lies in Monaghan and includes an area of open water, alder woodland and <i>Cladium mariscus</i> fen.
		The site, which occurs in two separate sections, in particular the southern section has an excellent and extensive quaking transition mire community developed in the base of a deep inter drumlin valley. In some areas the transition mire community supports an open wet birch scrub. In the center of the southern section is an area of transition mire which appears to be mown on a regular basis and has developed a uniform but species rich transition mire community, similar in many regards to mown sloping fen communities that can be seen in Scandinavia.
001841	Drumcor Lough	Drumcor Lough is a small linear lake located 4km east of Redhills on the Cavan-Monaghan border. The NHA consists of a long linear oligo-mesotrophic lake with fringing reed community and Willow scrub.
002077	Nafarty Fen	This small wetland site is dominated by swamp and wet woodland communities. The species poor swamp vegetation is dominated by <i>Phragmites australis</i> , <i>Carex disticha</i> and <i>Filipendula ulmaria</i> . Other than these species the vegetation was dominated by graminoid species and was poor in herbs. The woodland is formed of <i>Salix</i> scrub towards the centre of the site with exotic planted species including mature <i>Pinus sylvestris</i> and <i>Picea</i> spp (30m tall) in the north. The wet willow woodland showed a rich lichen and epiphyte flora with a well-developed herb understorey and moss flora including <i>Calliergonella cuspidate</i> .

6.6.3 Sites of biodiversity importance

Sites that have been identified through Monaghan County Council surveys that are assessed as being of international, national and county importance are listed in the following table 6.4 for protection as County Sites of Biodiversity Importance.

Table 6.4 County Sites of Biodiversity Importance

Reference	Site Name	Reference	Site Name
615	Ballyloughan Turlough D	MFS-30	Lough Aphuca
616	Ballyloughan Turlough E		Lough Bane
617	Ballyloughan Turlough F		Lough Duff
622	Ballyloughan Turlough G	MFS-31	Lough Ooney
MFS-17	Aghafin Lough	MFS-05	Morgans Lough
002904	Aghnamullen Fen,	MFS-33	Muckno Mill Lough
629	Ballyloughan Turlough J	633	Nure Beg Fen and Marsh
MFS-12	Bishops Lough	2614	Priestfield Lough
MFS-13	Cargaghmore Fen	298	Raferagh Fen
MFS-27	Carrickmore	376	Reillys Lough
MFS-15	Clonkeen Lough	586	Shankill Lough
MFS 18	Corlea	MFS-37	Shantonagh Lough
MFS 01	Cornaglare	MFS-38	Sillis Lough
	Corleadargan Bog	MFS-19	Coravoo Lough
MFS-07	Crinkill Lough		Cormeen Lough
MFS-02	Drum Lough	MFS-20	Corvaghan
89	Drumakill Lough	MFS-21	Creevaghly
MFS-23	Drumaveale Lough	MFS-04	Crumlin Lough
002732	Drumgallen Bog	545	Derryarrily Bog
MFS-24	Drumganny Lough	MFS-25	Drumgoast Lough

Reference	Site Name	Reference	Site Name
587	Drumgoan Fen	MFS-26	Drumharrif Lough
MFS-28	Faltagh		Drumroo
MFS-08	Killycooly Lough	002897	Greaghglas Fen
002755	Killyneil Fen		Greaghawillin
625	Kilmactrasna Turlough G		Grove Lough
555	Kilmore West Bog	MFS-29	Killyboley Lough
234	Kilvey Lough	624	Kilmactrasna Turlough F
600	Lagan Lough	626	Kilmactrasna Turlough H
83	Lough Egish bogs	627	Kilmactrasna Turlough J
MFS-40	Lough Nahinch	264	Kilmore Lake
93	Monalty Lough	555	Kilmore West Bog
345	Monaltyduff	599	Kilmurray heath and bog
MFS-32	Mount Matthews	583	Killygally Fen
384	Raferagh East Fen	589	Legghimore Fen
MFS-35	Rathkeevan Lough	002911	Lisinisky Marsh
MFS-36	Roosky Lough		Clen Lough
568	Tassan grassland	531	Carnquill Bog
MFS-10	Annagose Lough	MFS-14	Carrickaslane Lough
MFS-11	Annyalty Loughs	002901	Coravilla-Rakeen
585	Aughrim More Bog	535	Cloughvalley Lower spring

Reference	Site Name	Reference	Site Name
340	Ballyloughan Turlough A	MFS-16	Clonoony Lough Coolcar 604
621	Ballyloughan Turlough H		

6.7 Natura 2000 Sites & Appropriate Assessment

Together SPAs and SACs make up a European network of sites known as the Natura 2000 network. These sites are designated under the EU Habitats Directive (1992) and the Birds Directive (1979). The Directive lists certain habitats and species which must be protected due to their significance. These Directives are transposed into Irish Law through the European Union (Natural Habitats) Regulations 1997 and 2011.

The Appropriate Assessment procedures implements the requirement of Article (6) (3) and (4) of the European Union Habitats Directive. All plans and projects are required to undergo screening to determine the likelihood of significant effects before they can proceed. The cumulative impact of the proposed plan/project in combination with any other plan/project must also be considered.

If significant environmental effects cannot be ruled out at the screening stage, the planning authority is required to carry out an Appropriate Assessment of the application. This may require the preparation of a Natura Impact Statement (NIS) (for projects) or a Natura Impact Assessment Report (NIA) (for plans) to be submitted by the applicant.

There are four stages of Appropriate Assessment;

Stage 1: Screening

Stage 2: Appropriate Assessment

Stage 3: Assessment of alternative options

Stage 4: Assessment where no alternative solutions exist and where adverse impacts remain.

Those preparing Natura Impact Statements or Reports must have specialist ecological (or any other relevant specialist expertise) to comprehensively assess the potential impacts of a plan or project on any Natura 2000 site. The NIS or NIR should be based on the best available scientific knowledge

available at the time. The principle objective should be to avoid any impacts on the integrity of the Natura 2000 site by identifying potential impacts and designing the plan/project to avoid these. The Habitats Directive advocates a hierarchy of measures to be included in a NIS/NIR to address the potential impacts of a development on a Natura 2000 site as follows:



Where this is not possible mitigation measures should be identified to ensure no adverse impacts arise. If, despite mitigation measures, impacts are still likely to arise the plan/project should be rejected. In instances where no alternative solutions are identified, and the plan/project is required for Imperative Reasons of Public Interest (IROPI test, Article 6 (4) of the Habitats Directive), then compensatory measures are required to address any remaining adverse effects. IROPI cases will be determined by the European Commission.

6.8 National Parks and Wildlife Service (NPWS) & Integrated Management Plans

Article 6(1) of the Habitats Directive requires that Member States establish the necessary conservation measures for European sites involving, if need be, appropriate management plans specifically designed for the sites or integrated into other development plans. The NPWS's current priority is to identify site specific conservation objectives; management plans may be considered after this is done. Where Integrated Management Plans are being prepared for European sites (or parts thereof), the NPWS shall be engaged with in order to ensure that plans are fully integrated with the Plan and other plans and programmes, with the intention that such plans are practical, achievable and sustainable and have regard to all relevant ecological, cultural, social and economic considerations, including those of local communities.

6.9 Sliabh Beagh Conservation Actions

Monaghan County Council is one of eleven partners in an INTERREG V project – Collaborative Action of the Natura Network aiming to improve the conservation status of over 3,000 hectares of wetland sites and produce 25 conservation plans by 2021. Upon completion, the project will have enhanced the condition of the protected habitats and priority species found in Northern Ireland, the Border Region of Ireland and Western Scotland. Sliabh Beagh is one of the main upland sites in the project and a range of expert organisations are working with the local community to understand and put in place conservation actions to improve habitats, including blanket bog and to protect the rare and spectacular bird of prey, the Hen Harrier. It is hoped that a new model of working with communities to achieve conservation gains will be developed through the work over the next few years. The Sliabh Beagh Site Co-ordinator who is leading the work for Sliabh Beagh is employed by Monaghan County Council.

6.10 Draft Sliabh Beagh Masterplan

The Draft Sliabh Beagh Masterplan has been jointly commissioned by Monaghan County Council and Fermanagh & Omagh District Council with the aim of setting out a strategic vision for this important rural area. The Draft Plan examines the role of Sliabh Beagh in the wider geographical area. The projects identified in the plan will be prioritised for funding and delivery by a range of stakeholders including local authorities, government bodies and community groups.

Heritage, Conservation and Landscape Policies	
HLP 13	To resist development in or adjacent to any Natura 2000 site (SPA or SAC) where it would result in the deterioration of that habitat or any species reliant on it. The onus will be on the developer to demonstrate that any such development will not adversely impact on the qualifying interest of such sites subject to the preparation of an appropriate assessment exercise under the provisions of the EU Habitats Directive
HLP 14	To resist development in or adjacent to an NHA or pNHA (listed in Table 6.4) where it would result in the deterioration of that habitat or detrimentally impact on any species reliant on it. The onus will be on the developer to demonstrate that any such development will not adversely impact on the conservation of such areas.
HLP 15	To ensure that all proposed developments comply with the DoECLG publication “Appropriate Assessment of Plans and Projects in Ireland- Guidance for Planning

Heritage, Conservation and Landscape Policies	
	Authorities 2010”
HLP 16	Any plan or projects that could have a significant adverse impact (either by themselves or in combination with other plans and projects) upon the conservation objectives of any Natura 2000 site will not be permitted.
HLP 17	Any plan or project which is likely to impact on the conservation objectives of a Natura 2000 site shall be screened for Appropriate Assessment (AA) and where pertinent a Stage 2 Appropriate Assessment (Natura Impact Statement) shall be undertaken in order to make a determination. Natura 2000 sites outside the county and located within 15km of the proposed development site should also be screened for Appropriate Assessment. A Natura Impact Statement (NIS) shall incorporate a written statement which sets out mitigation measures to prevent the risk of invasive species onto a Natura 2000 site.
HLP 18	Development within the vicinity of groundwater or surface water of dependant Natura 2000 sites (Kilroosky Lough Cluster SAC) will not be permitted where there is potential for a likely significant impact upon the groundwater or surface water supply to the Natura 2000 site. Where appropriate, the applicant shall demonstrate with hydro-geological evidence, that the proposed development will not adversely affect the quality or quantity of groundwater or surface water supply to the Natura 2000 sites.
HLP 19	To liaise with the Regional Authorities, adjacent planning authorities, public agencies and community groups to protect the environmental quality of regionally significant heritage assets.
HLP 20	To support the implementation of a Conservation Plan in conjunction with stakeholders, to improve the conservation status of habitats and species on Sliabh Beagh.
HLP 21	To cumulatively contribute towards, in combination with other users and bodies, the achievement of the objectives of the regulatory framework for environmental protection and management, including compliance with EU Directives - including the Habitats Directive (92/43/EEC, as amended), the Birds Directive (2009/147/EC), the Environmental Impact Assessment Directive (2011/92/EU, as amended by

Heritage, Conservation and Landscape Policies	
	2014/52/EC) and the Strategic Environmental Assessment Directive (2001/42/EC) – and relevant transposing Regulations.
HLP 22	To require lower levels of decision making and environmental assessment to consider the sensitivities identified in the SEA Environmental Report prepared in respect of this plan
HLP 23	To protect the County Sites of Biodiversity Importance as set out in Table 6.4 by ensuring that any new development does not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area. Any development which could unduly impact upon such landscapes shall be resisted.

6.11 Natural & Recreational Amenities

Amenity areas are specifically designated due to their important landscape quality and recreational potential. They provide an asset for the local community and visitors in terms of recreation, contemplation and tourism. All scenic views, primary and secondary amenity areas can be viewed on Map 6.1 County Monaghan Development Constraints.

6.11.1 Areas of Primary Amenity

County Monaghan has two principle areas of outstanding landscape quality which require protection from insensitive and inappropriate development. They are as set out in the Table 6.5 Areas of Primary Amenity below. Development in these areas will only be permitted where the integrity and natural beauty of the landscape is not threatened. Any developments which are normally exempt under Article 6 of the Planning and Developments Regulations will require planning permission.

Development proposals in these areas will only be permitted where it can be clearly demonstrated that the existing landscape, landform, flora and fauna, scenic or environmental characteristics will not be compromised.

Table 6.5

Constraints Map	Areas of Primary Amenity
PA2	Lough Muckno & Environs
PA1	Sliabh Beagh and Bragan Mountain

Policy for Areas of Primary Amenity	
PAP 1	To restrict development in Areas of Primary Amenity to sites where it can be demonstrated to the satisfaction of the Planning Authority that the proposed development would not threaten the scenic or environmental quality of the area.

6.11.2 Areas of Secondary Amenity Area

In addition to the Areas of Primary Amenity, there are a number of other scenic and amenity areas that require protection from inappropriate and insensitive development. These areas are generally associated with river valleys, uplands, woodlands and lakes and provide an important community, recreational and tourism resource. It is an objective to manage development in these areas to ensure that the scenic value is maintained and ensure any development proposals are sensitively designed and compatible with the overall landscape character of the area. These are set out in Table 6.6 Areas of Secondary Amenity below.

Policy for Areas of Secondary Amenity	
SAP 1	To limit development in Areas of Secondary Amenity Value and to only permit compatible amenity developments where they do not unduly impact on visual amenity.

Table 6.6 Areas of Secondary Amenity

Constraints Map	Areas of Secondary Amenity
SA1	Emy Lough & Environs
SA2	Blackwater River Valley
SA3	Mountain Water River Valley
SA4	Mullyash Mountain
SA5	Ulster Canal and Environs
SA6	Rossmore Park and Environs

SA7	Castleshane Woods and Environs
SA8	Billy Fox Memorial Park & Environs
SA9	Annaghmackerrig Lake, Woodland and Environs
SA10	Dartrey Demense and Environs
SA11	Dromore River and Lake Systems
SA12	Lough Major and Environs
SA13	Hollywood Lake
SA14	Lisanisk Lake
SA15	Lough Naglack
SA16	Rahans Lake
SA17	Lough Fea

6.11.3 Scenic Routes/Views

A number of important scenic routes which require protection are listed in Appendix 3 'Views from Scenic Routes' and illustrated on Map 6.1. Any development that would interfere with or adversely impact on these scenic routes will not be permitted.

Policy for Scenic Routes/Views	
SRP 1	To prohibit development that would disrupt or adversely affect a view from/along any scenic route as identified in Appendix 5.
SRP 2	To protect the scenic quality of lakes by prohibiting development located between a public road and a lake where the development would interrupt a view of the lake or adversely affect its setting or its wildlife habitat. Development may be permitted between a public road and the lakeshore where the development is screened from the lake by existing topography or vegetation.
SRP 3	An exception may be made for short term let tourist accommodation or recreational development where a specific need has been identified. Any such proposal should be sensitively sited and designed. Development on high exposed sites overlooking lakes or waterways shall be resisted.

6.12 Geology

The Irish Geological Heritage Programme co-ordinated by the Geological Survey of Ireland (GSI) conducted an audit of geological sites in County Monaghan following a study in 2013 with the Monaghan County Heritage Office. The audit did not identify any nationally important sites in the County. However, 20 locally important geological sites have been classified as County Geological Sites (CGS). The cross-cutting ribbed moraines near Scotshouse form part of the largest field of ribbed moraines found in the world and will be promoted as unique landscapes. This is the only section of mapped cross-cutting ribbed moraines in the world. Nowhere else in the world have ribbed moraines been noted where they record two separate ice flows. The identification of such sites was an objective of the Monaghan County Development Plan 2013-2019.

County Geological Sites Policy	
GEP 1	To promote awareness of and access to sites of geological interest in consultation with landowners (where appropriate) and on recommendations regarding safety with GSI.
GEP 2	Where a proposed development is likely to impact on the setting or integrity of a CGS listed in the Monaghan County Development Plan 2019-2025 the Geological Survey of Ireland shall be consulted.
GEP 3	To protect from inappropriate development and maintain the integrity and conservation value of those features in areas of geological interest that are listed in the plan or any sites proposed by the Department of the Environment, Heritage and the Gaeltacht or Geological Survey of Ireland during the lifetime of the plan.
GEP 4	To contribute towards the appropriate protection and maintenance of the character, integrity and conservation value of features or areas of geological interest.
GEP 5	To promote CGS15 Rockorry- Cootehill ribbed Moraine and CGS16 Scotshouse - Redhills cross cutting ribbed moraines as unique landscapes as per the recommendations of the Geological Survey of Ireland.

Table 6.7 County Monaghan Geological Sites

Site No	Site Name	Description	Townland(s) /Location
CGS 1	Aphuca Cave (Fin Mc Cools Cave)	A twin-entranced cave passage approximately 450m in length. Part of the complex of karstic features in the Carrickmacross area.	Cloghvalley Lower, Carrickmacross
CGS 2	Ballyloughan Turloughs	Three small turloughs in a valley about 1 km southeast of Lough Fea. Turloughs are exceptionally rare east of the Shannon River	Ballyloughlan, Carrickmacross
CGS 3	Calliagh	The site consists of a small 19th-century excavation or quarry on the summit of an unnamed hill. First recorded location in Ireland and Britain where manganaxinite has been recognized. The small quarry is also the best exposure in Monaghan of red Fe- and Mn-rich shales of the Coronea Formation.	Calliagh, Threemilehouse
CGS 4	Carrickatee Hill	The site comprises extensive series of outcrops on top of a partly wooded hill (230m O.D.) and large crags on its southern slopes. The rocks are mainly mafic and felsic pyroclastic volcanic rocks of the Ordovician Carrickatee Formation. Best exposure of Ordovician volcanic rocks in the central Belt of the Longford-Down inlier.	Carrickatee, Ballybay
CGS 5	Clontibret Stream	Small wooded stream section and its banks on which the remains of two mine shafts are found. Recognised as a CGS both because of the presence of stibnite, which led to the attempts to develop the country's only known antimony mine, and of gold which has sustained significant exploration efforts over the last 50 years that have resulted in the recognition of extensive zones of anomalous gold concentrations in the Ordovician rocks of the Longford-Down inlier.	Tullybuck, Lisglassan
CGS 6	Creevy Cave	Mile River sinks and rising and the intervening Creevy Cave system, the largest in Monaghan. The cave system is probably a post-glacial development formed in the last 11,000 years. Longest cave in County Monaghan,	Cloghvalley Lower, Creevy
CGS 7	Donaghmoyne Rising	A significant spring rising and an associated doline. A complement to the Moylan Lough site and as part of a suite of karstic features within the limestone terrain surrounding Carrickmacross.	Donaghmoyne, Carrickmacross
CGS 8	Fin Mc Cool's Chair and	Site comprises a wooded area of karstic enclosed depressions, with an enigmatic cliff feature (Fin McCool's Chair) and an old quarry	Doohatty, Kilmactransa

Site No	Site Name	Description	Townland(s) /Location
	Killmactrasna Cave	exposing a small cave (Killmactrasna Cave). Site is of County Geological Site importance, both as a local landmark and as a somewhat enigmatic karstic landscape feature within a complex of dolines with an associated cave.	
CGS 9	Hope Mine	Hope Mine was one of a number of lead and silver mines in Monaghan exploited in the mid-19th century. It was probably in operation between 1852 and 1869, and possibly up to 1874. The main feature of importance on the site is the Cornish engine-house chimney, the only example of its kind in County Monaghan.	Cornalough, Castleblayney
CGS 10	Knocknacran Gypsum Mine	This is a large open-cast gypsum mine, with numerous intersections into old underground mine workings. It is probably the largest man-made excavation in Ireland.	Drummond, Dernascore Knocknacran West Knocknacran East Derrynaglah
CGS 11	Leeg Drumlin	The Leeg drumlin is a drumlin which assumes a barchan, or crescent, shape. This form is extremely rare with only a few known out of about 25,000 drumlins in Ireland.	Leeg Carrickmacross
CGS 12	Lemgare	This is a former mine site occupying an overgrown area at the edge of cattle pasture. Mine waste, in the form of two small boulder piles, a collapsed, filled-in shaft and covered adit portal are the only surface remains of mining. The mine features are poorly preserved and insufficiently interesting to require any designation for the site. However, the presence of rare wulfenite means Lemgare warrants CGS status.	Lemgare Annayalla
CGS 13	Morkeeran Quarry	This is a large working quarry, producing agricultural lime.	Mokeeran Killgally
CGS 14	Moylan Lough	The turlough is situated within Lower Carboniferous limestones that are found around and to the north east of Carrickmacross. It has formed in post-glacial times over the last 11,000 years.	Tullyvaragh Upper Tullyvaragh Lower Monnanagirr, Tullymackilmartin Garrifly
CGS 15	Rockorry-Cootehill ribbed moraine	These moraines form part of the largest field of ribbed moraines found anywhere in the world (which also includes the Scotshouse-Redhills cross cutting ribbed moraines). The entire field includes over 3,000 features and this subset, covering an area of 18 by 10 kilometres, contains approximately 160 individual features.	Multiple Townlands (75)

Site No	Site Name	Description	Townland(s) /Location
		The ribbed moraines were formed on bedrock of Silurian and Ordovician metasediments and volcanic rocks. The features themselves are Quaternary in age, having been deposited at the base of the ice sheet as it moved in a southeasterly direction during the maximum period of the last Ice Age.	
CGS 16	Scotshouse-Redhills crosscutting ribbed moraines	These ribbed moraines form part of the largest field of ribbed moraines found anywhere in the world, and which also includes the Rockcorry-Cootehill ribbed moraines. The entire field includes over 3,000 individual features and this subset, covering an area of 10 by 7 kilometres, contains approximately 50 individual features. It includes the only mapped area of cross-cutting ribbed moraines in the world. Nowhere else in the world have ribbed moraines been noted where they record two separate ice flows. Here, the major orientation of the features is northwest to southeast, but there are also forms adjoined to these that are oriented northeast to southwest. The features therefore record flow from two different directions. In plain view they appear as irregular, wavy, snake-like forms.	This portion of the field covers over 75 individual townlands, across an area of 70 km ²
CGS 17	Tamlat	The main interest in the site, apart from the geotechnical issue of potential subsidence along the line of old mine workings, is that it is probably one of the oldest mines in the county.	Tamlat Drumfaltra
CGS 18	Tassan	Tassan was the largest and most productive of the Monaghan district lead mines. Production appears to have commenced in the late 1840s from two NNW-SSE-trending, east-dipping lodes and continued, with some interruptions, until 1865 or 1866. The site presents a good mixture of extant mine features, including mine buildings and solid waste, that allow an appreciation of the extent and disposition of works on the site.	Tassan Annayalla
CGS 19	Tiragarvan	This site comprises a river sink and rising, with an intervening cave system, which itself is segmented by two potholes that provide windows to the surface. The site is a good example of karstic drainage and cave development and is relatively uncommon in a County Monaghan context. The limestone and cave conduits are very vulnerable to groundwater pollution.	Tiragarven Lossets

Site No	Site Name	Description	Townland(s) /Location
CGS 20	Tullyvaragh	This site is a complex active sinkhole in karstic limestone, north of Carrickmacross. The site includes a stream sink, a cave and the enclosed depression containing them. The karstified limestone is of Lower Carboniferous age.	Tullyvaragh Upper Tullyvaragh Lower

6.13 Green Infrastructure

Green infrastructure is a network of green spaces, habitats and ecosystems within a defined geographical area which can vary in size from the local level to the county level. Green Infrastructure incorporates wild, semi natural and developed environments and can include features such as uplands, bogs and wetlands to urban parks, canals etc(See figure 6.2 below for interface between natural and built heritage features and green infrastructure concept).The Green Infrastructure approach can provide a range of benefits to quality of life and the maintenance and improvement of ecosystems including; biodiversity management, water management, recreational and tourism opportunities, regulation of climate change and the promotion of sustainable movement patterns.

It is an objective of this plan to prepare a Green Infrastructure Strategy for the County which will identify, connect and protect green infrastructure resources and enhance their environmental and human benefits. The achievement of this objective will require partnership and stakeholder engagement from state agencies, local communities and interest groups.

It is notable that many of the features that make up County Monaghan’s Green Infrastructure have a cross border dimension i.e. Sliabh Beagh/Bragan, Mullyash, River Fane and the Ulster Canal and these both require and can foster a more co-ordinated approach.

Green Infrastructure Policy	
GIP 1	It shall be an objective of Monaghan County Council to prepare a Green Infrastructure Strategy for the County over the plan period.
GIP 2	To prepare a detailed Green Infrastructure network for the towns of Monaghan, Carrickmacross, Castleblayney, Ballybay and Clones.
GIP 3	To support the improvement and enhancement of existing Green Infrastructure within the settlements.

Green Infrastructure Policy	
GIP 4	Development proposals located within or adjacent to areas of Green Infrastructure shall incorporate any important biodiversity features into the overall development in a sustainable manner.
GIP 5	Any development which impacts on the integrity of existing Green Infrastructure shall be resisted; an exception to this may be where compensatory features can be provided.
GIP 6	To contribute towards the protection and enhancement of biodiversity and ecological connectivity, including woodlands, trees, hedgerows, wetlands, rivers, streams, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones in the context of Article 10 of the Habitats Directive
GIP 7	<p>To encourage and facilitate, in consultation with relevant stakeholders, the development of green infrastructure that recognises the synergies that can be achieved with regard to the following:</p> <ul style="list-style-type: none"> - Provision of open space amenities - Sustainable management of water - Protection and management of biodiversity - Protection of cultural heritage - Protection of protected landscape sensitivities.

Figure 6.2: Interface between natural and built heritage features and Green Infrastructure concept



6.14 Wetlands

The Ramsar Convention is an intergovernmental treaty that provides the framework for national action and international co-operation for the conservation of, and wise use of wetlands.

County Monaghan contains a wide range of wetlands which provide a habitat for a range of species of national and international importance. These wetland habitats include cutover raised bog, blanket bogs, fens, marshes, large riverine species and an abundance of lakes, some fine turloughs, springs and wet woodland. Monaghan contains some of the finest examples of transition mire fens and mesotrophic inter drumlin lakes in the country. Monaghan County Council has undertaken extensive wetland surveying and mapping as part of implementation of the heritage plan. This has resulted in new important wetland areas being recorded and mapped in order to improve wildlife knowledge and conservation of biodiversity.

Wetlands perform a range of important functions which include water filtration, flood attenuation

and they function as a habitat for a broad range of flora and fauna. Wetlands are important assets that deliver a range of economic benefits for water supplies, fisheries, the maintenance of water tables, pollution control, timber and agricultural production, carbon sequestration, and a recreation and tourism asset.

To date the economic and environmental benefits of wetlands have been undervalued, and their benefits are often unrecognised by people until the wetland habitat has been degraded and its ecosystem functions are no longer performed. Our wetlands are under threat from development pressures such as land drainage /reclamation, pollution and turf cutting. It is important therefore to protect this precious resource and to consider the potential impacts before making decisions likely to affect any wetland area. The location of some wetlands in County Monaghan is detailed on Map 8.3 Area of Natural Vegetation, Wetlands and West Soils.

In accordance with the provisions of the Planning and Development (Amendment) (No 2) Regulations 2011, planning permission is now required for drainage and/or land reclamation of all wetlands where the area involved is over 0.1 ha. In some instances, an application may be subject to the requirement for an Environmental Impact Assessment. A mandatory EIA is required for any land reclamation works exceeding 2ha.

Wetlands Policy	
WLP 1	Development that would destroy, fragment or degrade any wetland will be resisted.
WLP 2	Where it is proposed to infill or reclaim a wetland area, an Ecological Impact Assessment will be required.
WLP 3	To implement the relevant parts of the Planning and Development (Amendment) (No. 2) Regulations 2011 and the European Communities (Amendment to Planning and Development) Regulations 2011 which require planning permission to be applied for where the area impacted by works relating to the drainage or reclamation of a wetland exceeds 0.1 hectares or where such works may have a significant effect on the environment. Such planning applications would need to be supported by an Appropriate Assessment where necessary.

6.15 Trees & Woodlands

Trees, hedgerows and woodlands contribute significantly to Monaghan's natural landscape and biodiversity. They enhance the setting of rural and urban environments, provide shelter for wildlife and people, and perform an important role in regulating pollution by filtering and absorbing airborne particulates and regulate the climate by absorbing carbon dioxide. Hedgerows are important habitats and wildlife corridors for small mammals, birds and bat species.

Trees and hedgerows in the rural area have been under pressure from modern agricultural practices and the development of one-off housing in the countryside. The County Monaghan Hedgerow Survey undertaken by the Heritage Office in 2010, found that there was approximately 9.93 kilometres of hedgerow per square kilometre. A total of 35 shrub and tree species were recorded, with hawthorn been the most common species and ash the most common tree. 72% of hedgerows comprised of solely native species. The National Parks and Wildlife Service commissioned a National Survey of Native Woodland in Ireland over 10 years ago and found that only 1.72% of the County had native woodland cover.

Hedgerows are subject to protections under legislation. Restrictions on cutting hedgerows are set out in Section 40 of the Wildlife Act 1976 as amended by the Wildlife (Amendment) Act 2000. These Acts stipulate that it is an offence to destroy vegetation on uncultivated land between the 1st of March and the 31st of August each year.

It is an objective of the planning authority to seek to protect and enhance existing trees, hedgerow and woodlands. Monaghan County Council has identified trees/groups of trees in the main towns and in the wider rural area which are worthy of protection due to their special amenity value.

The local authority has scope to protect specific trees/ groups of trees or woodland by utilising the provisions of the Tree Preservation Guidelines 1994 to designate Tree Preservation Orders (TPO's). The order will prevent their cutting down, topping down or wilful destruction. Any tree/trees which are subject to a TPO cannot be felled without the prior consent of the planning authority.

Table 6.8 Trees of Special Amenity Value

Location	Type of Trees	OS Ref.
Blackwater Vale, Monaghan	Mixed	9-7/11
Connabury Hill, Castleblayney	Mature Beech woodland	20-13
Glen, Rockcorry	Conifers	18-14
Knockconan	Mature Scots Pine, Sycamores, Beech trees	3-8
Laragh Village	Ash, Beech, Elm, Sycamore, Hazel, some mature Oaks	27
Legacurry, Monaghan	Rows of Beech	6-11
Swans Cross, Dromore	Row of Conifers	18-6
Tullybuck, Clontibret	Avenue of Lime	14

Trees and Woodlands Policy	
TWP 1	To minimise loss of tree(s) and hedgerow associated with any development proposal and encourage the retention of existing mature trees, hedgerows and woodlands in new developments. Where removal is unavoidable consideration should be given to transplanting trees and/or providing compensatory planting on the site.
TWP 2	To preserve trees and/or groups of trees that have a significant amenity value, and to designate Tree Preservation Orders where appropriate.

6.16 Invasive Species

Invasive species are species that have been introduced (either accidentally or on purpose) by humans to areas outside their normal habitat range. Invasive species represents the second biggest threat to biodiversity globally. Once such species become established, they can spread quickly and the economic and environmental costs of controlling and eradicating them can be considerable. Some of the most well-known invasive species include Grey Squirrel, Rhododendron, Giant Hogweed and Japanese Knotweed to name but a few. Japanese Knotweed in particular can grow through concrete and tarmac and therefore can cause substantial damage to the built environment. Preventing the introduction and spread of invasive species is even more important with respect to European Designated sites.

Invasive Species Policy	
ISP 1	To ensure that development proposals do not lead to the spread of invasive species and to ensure that landscaping proposals do not include invasive species.
ISP 2	To support, as appropriate, the National Parks and Wildlife Service’s efforts to seek to control and manage the spread of non-native invasive species on land and water. Where the presence of non-native invasive species is identified at the site of any proposed development or where the proposed activity has an elevated risk of resulting in the presence of these species, details of how these species will be managed and controlled will be required.

6.17 Built Heritage and Architectural Conservation

6.17.1 Architectural Heritage

The Planning and Development Act 2000 (as amended) requires planning authorities to include in their development plans, policies and objectives for the protection, enhancement and preservation of the built heritage in their functional area.

The principal means of doing this is by maintaining a Record of Protected Structures (RPS); this record identifies buildings of special architectural, historical, artistic, cultural, scientific, social or technical interest.

The full record of Protected Structures is listed in Appendix 2(a) and (b) of this Plan (Record of Protected Structures for County Monaghan)

County Monaghan has 712 Protected Structures on record. The continued conservation of these structures and their setting is important in retaining the quality of the County's built environment.

Structures may be added to and deleted from the Record of Protected Structures outside of the Development Plan review process in accordance with Section 55 of the Planning and Development Act 2000. Protected Structures and proposed Protected Structures cannot avail of usual exempt development provisions. An owner or occupier of a Protected Structure can make a written request to the Planning Authority to seek a Declaration under Section 57 of the Planning and Development Act 2000 to determine the types of works which it considers would or would not affect the character of the structure or any element of the structure that contributes to its special interest.

The owners and occupiers of a Protected Structure can avail of certain grant initiatives such as the Structures at Risk Fund or the Built Heritage Investment Scheme to carry out certain works to repair and conserve historic structures.

Applications for permission to carry out works to a Protected Structure will require the submission of drawings, photographs and surveys of the existing building together with a method statement for the proposed works. The Planning Authority may request an Architectural Impact Assessment and/or a Conservation Plan to make an informed decision on any proposed works to a Protected Structure.

Following a detailed survey of County Monaghan for the National Inventory of Architectural Heritage (NIAH) in 2015, a recommendation was made by the Minister for the Arts, Heritage and the Gaeltacht for additions to the Record of Protected Structures. To date there has been 76 additions to the Record

of Protected Structures. These include post boxes, stone bridges, water pumps, religious buildings, industrial buildings/structures and houses.

There are also structures of distinctive traditional styles throughout County Monaghan and whilst these may not be included in the record of protected structures, they reflect the unique local history and character of place. Vernacular structures are extremely vulnerable due to the changing needs and demands of the modern generation. The re-use and adaption of existing buildings is preferable to their demolition. The Government Policy on Architecture (2009-2015) seeks that all public authorities address the reuse of existing building stock, regardless of its protected status or otherwise.

Protected Structures Policy	
BHP 1	To protect and conserve all structures included in the Record of Protected Structures and to encourage the sympathetic re-use and long-term viability of such structures without detracting from their special interest and character.
BHP 2	To contribute, as appropriate, towards the protection and sympathetic enhancement of archaeological heritage, in particular by implementing the relevant provisions of the Planning and Development Act 2000 (as amended) and the National Monuments Act, 1930 (as amended).
BHP 3	To contribute towards the protection of architectural heritage by complying, as appropriate, with the legislative provisions of the Planning and Development Act 2000 (as amended) in relation to architectural heritage and the policy guidance contained in the Architectural Heritage Protection Guidelines 2011 (and any updated/superseding document).
BHP 4	To maintain and update the Record of Protected Structures in consultation with the National Inventory of Architectural Heritage and to encourage the sympathetic conservation, renewal and repair of these structures.
BHP 5	Planning permission for the demolition of any protected structure shall not be granted except in exceptional circumstances and in accordance with Section 57(10)(b) of the Planning and Development Act 2000.
BHP 6	To ensure that any new development proposed to or in the vicinity of a Protected Structure will complement and be sympathetic to the structure and its setting in

Protected Structures Policy	
	terms of its design, scale, height massing and use of materials and to resist any development which is likely to impact on the building's special interest and/ or any views of such buildings and their setting.
BHP 7	To facilitate the retention and sympathetic re-use of protected structures and their settings in circumstances where the proposal is compatible with their character and special interest. In certain instances, land use zoning restrictions and site development standards may be relaxed to secure the conservation and reuse of a protected structure and to provide a viable use for any building which is at risk by virtue of being derelict or vacant
BHP 8	To require that proposals for works to a protected structure shall be carried out in accordance with best practice as advocated in the Architectural Heritage Protection Guidelines 2011 (and any subsequent guidelines)
BHP 9	To use the provisions of the Planning and Development Act 2000 and the Derelict Sites legislation to prevent the loss or deterioration of the County's Architectural Heritage.
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.

6.17.2 Architectural Conservation Areas

Architectural Conservation Areas (ACAs) are areas of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or areas that are important to the setting of a Protected Structure. An Architectural Conservation Area may or may not contain Protected Structures within it.

An ACA can consist of a town centre, a group of buildings, a terrace or street or the setting of a country house. The main purpose of an ACA designation is to control inappropriate development for the purpose of preserving and enhancing the character of the area. Like Protected Structures, works to a building within an ACA is not exempted development if the works would alter the character of the

ACA. The protected status of the ACA applies to the exterior and streetscape (unless a structure in an ACA is also designated as a Protected Structure). There are 20 designated ACAs in County Monaghan, the majority of which are located in the urban centres of Monaghan, Carrickmacross and Clones.

Architectural Conservation Areas Policy	
ACP 1	To prepare character appraisals for each of the designated Architectural Conservation Areas in the County to guide new development proposals and environmental improvements by identifying the character of each ACA and designing objectives to ensure that their distinctiveness and special interest are preserved and enhanced.
ACP 2	To resist development that would adversely affect the character and appearance of the Architectural Conservation Area. New development or alterations to existing building(s) in an ACA shall reflect the historic architecture in terms of scale, design and materials used. Regard shall be had to any objectives contained in the character appraisals (where applicable).

6.17.3 Glaslough ACA

Glaslough village was designated as an Architectural Conservation Area in March 2018. This designation defines the special architectural character of the village and sets out guidance to homeowners, developers, architects and planning professionals on the type of works that require planning permission upon its designation as an ACA.

Architectural Conservation Area Policy	
ACP 3	To implement the guidance set out in the Glaslough Village ACA Report in relation to any proposals for development within the village area.

Table 6.9 Architectural Conservation Areas, Monaghan Town

Location	Feature of Interest
Market Street (No's 18-26)	Terrace of buildings
Hill Street (No's 12-20)	Row of Protected Structures
Mill Street (No's 1,2 & 14-20)	Important streetscape

North Road (No's 17-18,21-22)	
Dublin Street (No's 15,31-50, 58,59, 63,64)	
Park Street (No's 6-24)	
Glaslough Street (No's 3-5, 12,77,84-87,94-98)	
The Diamond	Important urban space and focal area
Church Square	Important urban space and focal area
Belgium Park & Square	Stone built houses
Plantation Terrace	Terrace of single storey dwellings

Table 6.10 Architectural Conservation Areas, Carrickmacross Town

Location	Feature of Interest
Main Street	Important urban space
Courthouse Square	Fine urban space
Market Square	Important urban space
St Josephs's Terrace (Weymouth Cottages)	Bath Estate Stone Cottage
Farney Street	Facades

Table 6.11 Architectural Conservation Areas, Clones Town

Location	Feature of Interest
Mc Curtain Street (from Diamond to Ball Alley)	Fine 19 th Century Streetscapes
Diamond	Important urban space
Ball Alley	Location of number of archaeological monuments

Table 6.12 Architectural Conservation Areas, Glaslough.

Glaslough Village	Historic village
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Table 6.13 Proposed Architectural Conservation Areas

Location	Feature of Interest
Castleblaney	Market Square

6.18 Archaeological Heritage

Archaeological remains provide important evidence of past societies and the environment they inhabited. These resources are finite and once lost cannot be replaced. For this reason, great importance should be given to their protection, preservation and to the enhancement of their archaeological interest where possible.

County Monaghan has a rich archaeological heritage of rock art, earthworks, ringforts, cairns, crannogs, burial grounds, as well as items of industrial archaeology such as mills, remnants of the Great Northern Railway and the Ulster Canal. Particularly significant archaeological sites include the bronze age rock art site at Drumirril, close to Inniskeen; the Iron Age Black Pigs Dyke which stretches for almost 10km close to Scotshouse; and the cairn at Mullyash, east of Castleblayney. There is also a rich heritage of early medieval church sites, associated with various Irish saints.

Archaeological remains can be visible over ground such as earthworks and stone monuments; others are subterranean (underground) such as foundations and burial sites, these are only evident by excavation and investigation.

6.18.1 Record of Monuments and Places

All known recorded monuments (and any new archaeological discoveries) are protected under Section 12 of the National Monuments (Amendment) Act, 1994.

The Record of Monuments and Places is an inventory of all known archaeological monuments and sites in the County and is available for inspection in the Planning Offices and the County Library. There are approximately 1383 known Recorded Monuments in the County at present. A list of all known Recorded Monuments is provided in Appendix 10 Protected Monuments. In addition, there are 7 National Monuments in state control.

The main threat to archaeological sites in recent years has been the growth in large scale developments such as road building, quarrying, industrial development and afforestation.

Protected Monuments & Places Policy	
PMP 1	To protect the Record of Monuments and Places listed in Appendix 5 (and any subsequent additions by the National Monuments Service) to ensure that the setting of the recorded monument or site is not materially injured and to co-operate with all recommendations of Statutory bodies in the achievement of this objective.

Protected Monuments & Places Policy	
PMP 2	To ensure that any development adjacent to an archaeological monument or site shall not be detrimental to the character of the archaeological sites or its setting and shall be sited in a manner which minimises the impact on the monument and its setting. Development which is likely to detract from the setting of such a monument or site shall be resisted.
PMP 3	To protect archaeological sites and monuments which are listed in the Record of Monument and Places and to require their preservation in situ (or at a minimum preservation by record) through the planning process.
PMP 4	<p>When considering new development in the vicinity of archaeological monuments/sites the planning authority may require one or more of the following to ensure the preservation and enhancement of the recorded monument;</p> <ul style="list-style-type: none"> a. The provision of an appropriate buffer between the proposed development and the archaeological monument/ site. b. The submission of a Visual Impact Assessment to assess the potential impact on the setting of the recorded monument. c. The carrying out of an onsite archaeological investigation prior to a permission being granted. d. Revisions to the proposed development to reflect any advice and/or recommendations made by the Department of the Arts, Heritage & the Gaeltacht (and any other relevant statutory consultee).
PMP 5	To identify where appropriate Archaeological sites in the Plan area to which public access could be provided or improved in consultation with landowners.
PMP 6	To contribute, as appropriate, towards the protection of archaeological sites and monuments and their settings, archaeological objects and underwater archaeological sites that are listed in the Record of Monuments and Places, in the ownership/guardianship of the State, or that are subject of Preservation Orders or have been registered in the Register of Historic Monuments. Contribute, as appropriate, towards the protection and preservation of archaeological sites, which have been identified subsequent to the publication of the Record of Monuments and

Protected Monuments & Places Policy	
	Places. To contribute, as appropriate, towards the protection and preservation of underwater archaeological sites in riverine or lacustrine locations.
PMP 7	To consult with the National Monuments Service in relation to proposed developments adjoining archaeological sites.

6.19 Historic Houses and Designed Landscapes

Estate houses or “Big Houses” as they became known were physical representations of the system of land ownership that existed in Ireland from the 17th to 19th Century. County Monaghan has several fine examples of such landscapes/demesnes. In a number of cases the original houses and associated buildings have been demolished, but the demesne remains. These landscapes can include tree lined avenues, walled gardens, formal ornamental woodland, grass lawns and other formal features. The estates often included gate lodges, churches and stables blocks. Where the houses or ancillary buildings remain, these are listed in the Record of Protected Structures. The lands associated with these historic properties are important from a cultural and historic viewpoint and where the historic houses remain, the associated landscapes are important in preserving the setting of the Protected Structures. Below is a list of the Historic Houses/Demesnes in County Monaghan.

- Castle Leslie Estate/Demesne, Glaslough
- Castleshane Demense, Castleshane, Monaghan.
- Hope Castle, Castleblayney.
- Lough Fea Estate, Carrickmacross.
- Hilton Park, Scotshouse.
- Dartrey Estate, Rockcorry.
- Rossmore Park, Monaghan.
- Bessmount, Monaghan.
- Ronahans, Liscarney
- Lough Bawn

Conservation Plans for complex sites such as demesnes where there is a mix of cultural and natural features across a large area are a useful tool for guiding appropriate development in these areas.

Designed Landscapes Policy	
DLP 1	To ensure that any new development will not adversely affect the site, setting or views to and from historic houses, gardens and designed landscapes.
DLP 2	To require that any proposals for new development in the vicinity of historic houses or demesnes landscapes are accompanied by an evaluation of the impact of the development on the landscape, designed views and vistas to /from such a site.

7. Transport & Infrastructure

7.0 Introduction

The provision and maintenance of an efficient, safe and sustainable transportation system is essential to delivering the county’s economic competitiveness, an improved quality of life and improved social inclusion. Monaghan County Council seek to achieve a more balanced and sustainable pattern of movement in the county and undertake to facilitate the provision of a greater choice of transport modes.

There is a strong interrelationship between land use and transportation. This is reflected in the Settlement Strategy endorsed in this plan which aligns with national policy to direct a significant portion of future development to existing towns and settlements in order to reduce car dependency and to facilitate the economic provision of public transport. The adoption and implementation of the Core Strategies for Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay and the remaining settlements will strengthen this relationship by creating more compact urban forms which make the use of public transport, cycling and walking more viable.

At the same time, it is acknowledged that road transport is the only form of transport available in County Monaghan therefore investment, maintenance and improvement of our existing road infrastructure and the protection of the carrying capacity of our national road network is of key importance to the economic and social development of the county.

This plan will set out a framework of policies to deliver an improvement of the existing transport system and facilities in the county over the development plan period.

Transport & Infrastructure Objective	
TISO 1	To achieve a sustainable, efficient and integrated transport system and ease of movement throughout County Monaghan by enhancing the existing transport infrastructure in terms of the road, cycling and pedestrian facilities and by promoting more compact urban forms close to existing facilities to encourage more sustainable movement patterns.

7.1 National & Regional Transport Policy Context

Investing in our Transport Future -Strategy Investment Framework for Land Transport (Department of Transport, Trade & Sport, 2015) stresses the need for improved co-ordination between transport and spatial planning. This document provides the strategic framework to advance this aim with the following guiding principles for future investment:

- Maintenance of the strategic elements of the land transport system
- Addressing urban congestion through (inter alia) expanding walking and cycling infrastructure and improved public transport capacity
- Maximising the contribution of land transport networks to national development by enhancing the efficiency of the existing network, improving connections to key seaports and airports and providing access to poorly served regions and by addressing critical safety issues and supporting national and regional spatial planning priorities.

The document 'Building on Recovery – Infrastructure & Capital investment 2016-2021' (Department of Public Expenditure and Reform) sets out future capital spending proposals for investment in infrastructure over the period 2016-2021. €42 billion has been allocated for projects nationally. The National Planning Framework 2040 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.

Transport Infrastructure Ireland (TII) was established through a merger of the National Roads Authority (NRA) and the Railway Procurement Agency (RPA) under the Roads Act 2015. The TII's primary function is to provide an integrated approach to future development and operation of the national road network and light rail infrastructure throughout Ireland.

The guidance document "Spatial Planning and National Roads" published by the Department of the Environment & Local Government in 2012 sets out policy considerations relating to development affecting National Primary and Secondary roads, including motorways and associated junctions, outside the 50-60 kph speed limit zones for cities, towns and villages. The Guidelines seek to achieve and maintain a safe and efficient network of National Roads in the broader context of sustainable development strategies. These guidelines state that development plans must include;

- measurable objectives for securing more compact development that reduces overall demand for transport and encourages modal shift towards sustainable travel modes.
- policies which seek to maintain and protect the safety, capacity and efficiency of national roads and associated junctions, avoiding the creation of new accesses and the intensification of existing accesses to national roads where a speed limit greater than 50 kph applies.
- clear policies and objectives with regard to planning and reservation of new routes and/or upgrades.

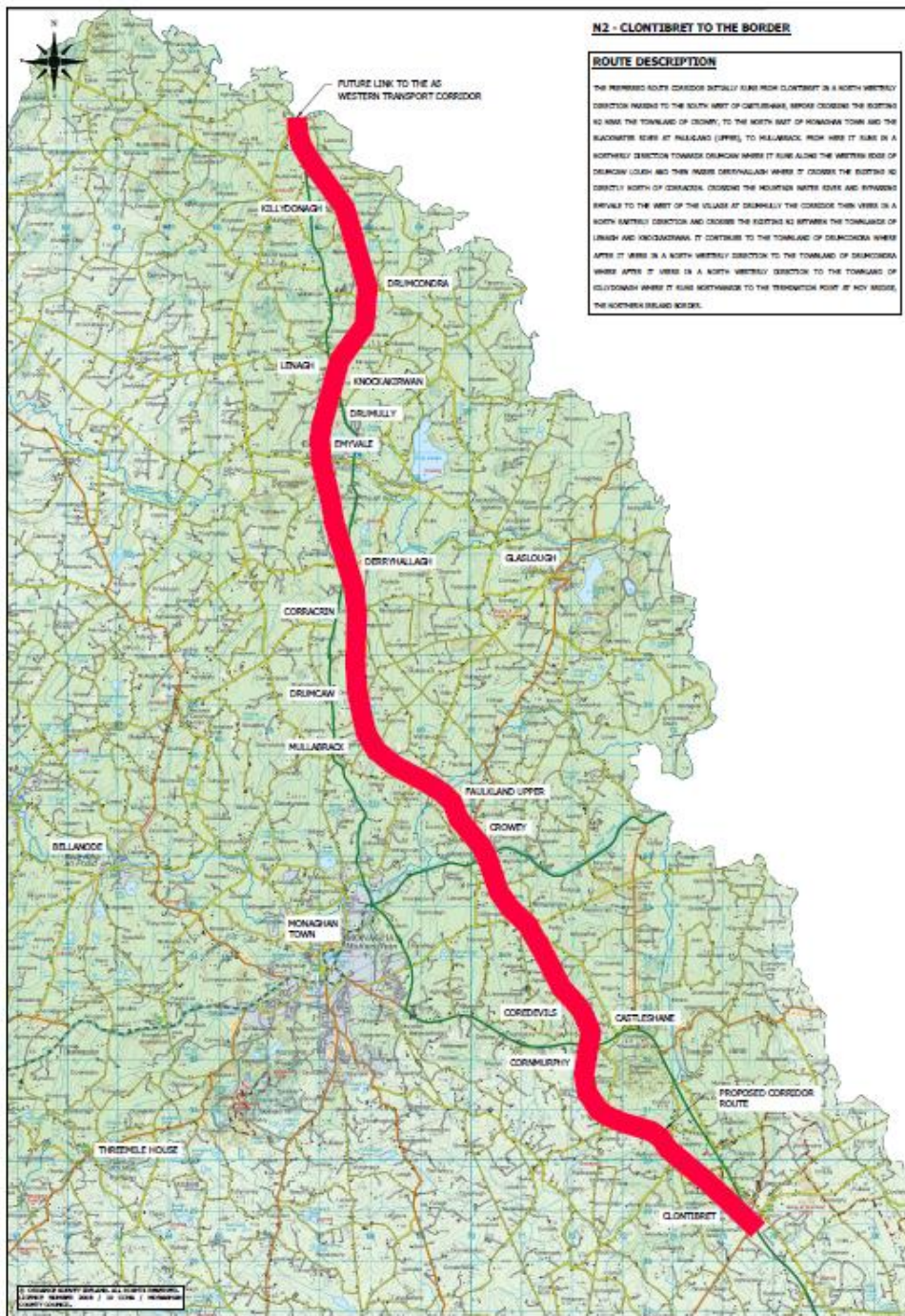
Planning for significant development proposals should be accompanied with a ‘Traffic and Transport Assessment’ (TTA) and a ‘Road Safety Audit’ (RSA) which are assessed in association with their cumulative impact with other relevant developments on the road network (See Appendix 10 Traffic and Transport Assessment and Appendix 11 , Road Safety Audit).The ‘TII Traffic & Transport Assessment Guidelines 2014’ and requirements as set out in Appendix 13 Parking Layout Details 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 junction 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.

It is also considered necessary to include a specific policy to facilitate any necessary infrastructure required to manage the effects of the United Kingdom leaving the European Union.

Policy on Brexit	
BRE 01	To facilitate necessary infrastructure as required to manage the consequences of the United Kingdom leaving the European Union in order to ensure strong links along the border are maintained.

Figure 7.0 – Route of N2/A5 Upgrade



7.2 Regional 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.

There are four key road transport linkages in the region;

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

Monaghan town is situated between the two corridors and there are opportunities to strengthen the links between east and west by improving road links through Monaghan. The challenge for the Regional Guidelines is to link two emerging corridors through the central border region.

7.3 Integrated Land Use & Transport Planning

National Transport Policy strongly advocates a significant shift to more sustainable modes of transport and the framework for achieving this is set out in the policy document “Smarter Travel – A New Transport Policy for Ireland 2009-2020 published by the Department of Transport.

The integration of land use and transportation is a fundamental principle of the Smarter Travel policy document. Land use planning which promotes compact building forms and restricts urban sprawl while making provision for good public transport connections and safe routes for walking and cycling will be encouraged. The policy recognises the vital importance of continued investment in transport to ensure an efficient economy and continued social development. The Government reaffirms its vision for sustainability in transport and sets out five key goals:

- To reduce overall travel demand.
- To maximise the efficiency of the transport network.
- To reduce reliance on fossil fuels.
- To reduce transport emissions.
- To improve accessibility to transport.

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).

7.3.1 Monaghan Land Use & Transportation Study

A land use and transportation study has been prepared for Monaghan Town. The Monaghan Land Use and Transportation Study (MLUTS) is a short to medium term plan that sets out the transport and land use options for the town to cover the period of this development plan and beyond. This study was a response to resolving the competing demands for more housing and employment generating land uses with the provision of better transportation, environment and community facilities in the MLUTS Area.

7.4 National Cycle Policy Framework 2009-2020

The National Cycle Policy Framework 2009- 2020, which is derived from Smarter Travel, sets out a national policy for cycling, to create a stronger cycling culture, a safer environment for cycling and improved quality of life. The vision is that all cities, towns and rural areas will be bicycle friendly. This policy document sets a target of 10% of all trips by bicycle by 2020 and places emphasis on promoting and integrating cycle networks. In consideration of this policy context, Monaghan County Council is committed to strengthening existing transport networks in the County. The Council are in favour of creating a more pedestrian and cycling centred environment within and between the County's settlements with good public transport provision, reduced car dependency and congestion and more attractive towns and villages.

7.5 Design Manual for Urban Roads & Streets

The Design Manual for Urban Roads and Streets (DMURS) was jointly published by the Department of the Environment, Community and Local Government (DECLG) and the Department of Transport, Tourism and Sport (DTTS) in 2013. This document provides guidance in relation to the designing of urban roads and streets where speed limits of 60kph and below exist. DMURS supersedes the standards set out by the Design Manual for Roads and Bridges for these urban areas. It aims to make urban areas safer by promoting a shift from the dominance of motor vehicles to pedestrians by way of design and to enable pedestrians and cyclists to have a higher or equal status to cars. It is envisaged that this approach will reduce carbon emissions, improve connectivity between places and encourage multi-modal movement. All proposals for development in urban areas including villages will be subject to the provisions contained within this document.

7.6 National Transport Authority

The National Transport Authority (NTA) was established in 2009 and is charged with responsibility for securing the provision of public passenger land transport services including the provision of bus and

rail services by Bus Eireann, Dublin Bus and Irish Rail. The Authority is also responsible for the licensing of taxi and bus operators and for the integration of all transport modes. The NTA is a prescribed body.

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 10 must be complied with along with the guidance set out in the TII/NTA Area Based Transport Assessment Guidance notes (ABTA).

Transport Policies	
TP 1	To implement government policy as set out in Transport 21, A Sustainable Transport Future - A new transport policy for Ireland 2009-2020, Spatial Planning and National Roads – Guidelines for Planning Authorities 2012, National Cycle Policy Framework 2009, Traffic and Transport Assessment Guidelines 2014, Smarter Travel and any other National Policy which is adopted during the lifetime of this development plan.
TP 2	To support the creation of an integrated and sustainable transport system to promote a choice of transport modes including public transport, cycling and walking facilities.
TP 3	To capitalise on the County’s existing transport infrastructure by implementing appropriate traffic management measures to reduce congestion and minimise travel times.
TP 4	To plan for future traffic and transportation needs in County Monaghan and to ensure that new development does not prejudice the expansion of road and cycling corridors in the County. Proposed road routes, road realignment schemes and future cycle route corridors shall be kept free from development that would compromise their future delivery.
TP 5	To ensure that all new developments and extensions to existing developments have adequate car parking provision.
TP 6	To prepare a Transportation Study for Carrickmacross Town and environs subject to the availability of resources.

TP 7	To support the provision of charging infrastructure for electric vehicles to meet the objectives set out in the National Renewable Energy Action Plan for 10% electric vehicles by 2020 or any other related target adopted during the lifetime of this plan.
TP 8	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 Road Safety Audit and 14 Traffic and Transport Assessment for significant development proposals.

7.7 Transport Provision in County Monaghan

The 2016 Census revealed that there has been a 10% increase in the number of mechanically propelled vehicles taxed in 2016 compared to 2011 in County Monaghan. The average journey time to work is just under 25 mins which is below the national average of 28 minutes. As 63% of County Monaghan’s population is living in the rural area outside towns and villages car ownership is essential.

7.8 National Roads

A high quality, safe and efficient road network is paramount in Monaghan where road transport is the only mode of travel to access ports, airports and wider markets in the region and Country. The National Road network provide the County’s towns with fast and efficient access to Dublin and other principal towns, airports, sea ports and Northern Ireland. These national routes currently pass through the settlements of Monaghan, Clones, Emyvale, Tyholland and Smithborough and provide important quality linkages between the larger towns in County Monaghan and the wider rural hinterland. The TII are responsible for the maintenance and improvement of national routes throughout the Country. Four National Routes traverse County Monaghan;

- **N2 Dublin- Derry National Primary Road**
 - o Aclint Bridge to Moybridge 63.9 km
- **N12 Monaghan - Armagh National Primary Road**
 - o Monaghan Town to Tamlet, Tyholland 6.9 km
- **N54 Monaghan- Cavan National Secondary Road**
 - o Monaghan Town to Drumully, Clones 25.4 km
- **N53 Castleblayney- Dundalk National Secondary Road**

- Castleblayney Town to Ballinacarry Bridge 7.7 km

Table 7.1 Remaining Un-realigned Sections of National Roads

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

The N2 is part of the Trans-European transport Network (TEN-T). This is a network which comprises roads, railway lines, inland waterways, inland and maritime ports, airports and rail-road terminals throughout the 28 EU Member States. This characteristic is a key factor for the network's efficient, safe and secure operation, using seamless transport chains for passengers and freight.

The N2 is categorised as being part of the “comprehensive network”: a multi-modal network of relatively high density which provides all European regions (including peripheral regions) with an accessibility that supports their further economic, social and territorial development as well as the mobility of their citizens.

The TII have committed to providing additional funding for an online upgrade of the N2 extending from north of Ardee to south of the Castleblayney bypass and this project is at preliminary stages. This will be a joint project between Monaghan County Council and Louth County Council.

Table 7.1 above sets out the remaining un-realigned sections of National Roads and table 7.2 below 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.

Table 7.2 Strategic National Road Proposals for Co. Monaghan.

Scheme Ref	Road	Route	Timeframe
1	N2/ A5	Clontibret – NI Border	At design stage
2	N2	Ardee – Castleblaney Road Upgrade	At design stage
3	N2/N54	Monaghan Town Northern link Route Road	At outline stage
4	N54	Clones By-Pass	At outline stage
5	N53/N2	Dundalk Road-Tullyvin Roundabout Road Link	At outline stage
6	N53	Ballynacarry Bridge Replacement	At outline stage

7.8.1 National Roads Policy

National Roads Policy	
NRP 1	To protect the traffic carrying capacity of national roads, the level of service they deliver and the period over which they continue to perform efficiently, by avoiding the creation of new access points or the generation of increased traffic from existing accesses onto the N-2, N-53, N-54, and N-12 outside the 60 km/h speed limit, in accordance with the DoECLG’s publication Spatial Planning and National Roads - Guidelines for Planning Authorities (2012).
NRP 2	To consider, in exceptional circumstances, permitting access onto national roads for developments of national and regional strategic importance 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, and in consultation with the TII.
NRP 3	To prohibit the erection of non-traffic road signage on or adjacent to National Roads in line with the provisions of the Department of Environment, Community and Local Governments - Spatial Planning and National Roads (2012).
NRP 4	Any development with the potential to impact on the carrying capacity and/or safety of any national primary or national secondary road shall include proposals to avoid, remedy or mitigate the impact on the national road network. Such proposals may include the payment of a contribution toward the cost of any required mitigation works.
NRP 5	To seek to progress and ensure the upgrade of the N2 in co-operation with Transport Infrastructure Ireland and the relevant adjoining local authorities.
NRP 6	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).

7.9 Strategic Non-National Routes

There are a number of routes within the county that are not classified as national routes but provide strategic linkages to the main settlements within the county and the wider border region or carry significant volumes of traffic. The following regional roads are considered to be strategic non-national routes.

Table 7.3 Strategic Non-National Routes

Road	Route
R188	Monaghan-Cootehill
R162-R190	Monaghan-Ballybay-Cootehill
R162	Monaghan-Ballybay
R178	Dundalk-Carrickmacross-Shercock
R181	Keady-Castleblayney-Lough Egish-Shercock
R183	Castleblayney-Ballybay-Clones

7.9.1 Non-National Routes Policies

Non-National Routes Policy	
NNRP 1	Facilitate the improvement of non-public accommodation roads under the Local Improvement Scheme Programme funded by state grants and contributions from benefiting landowners.
NNRP 2	To carry out improvement works on local roads subject to the availability of resources.
NNRP 3	To ensure that the traffic carrying capacity and the strategic nature of the County's road network is not adversely affected.
NNRP 4	To carry out improvement works including specific works on bridges, signage, road markings, footpaths, public lighting and traffic management facilities to improve road safety and traffic management.
NNRP 5	To upgrade roads, junctions, footpaths and car parking facilities within the County's towns and villages in accordance with the provisions of the Design Manual for Urban Roads and Streets subject to the availability of resources.
NNRP 6	To relieve traffic congestion and facilitate the development of new roads and safe access points to serviceable lands, in partnership with benefiting landowners and

	<p>developers, to improve traffic management and access in and around urban centres.</p>
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7.10 Regional Roads

Monaghan County Council is responsible for the improvement and upkeep of 289 kilometres of regional roads throughout the County. Regional roads provide vital links between the five towns and villages within the County to towns and villages in adjoining Counties.

The regional road network provides links from smaller towns and villages. It provides essential links for access to retail, service and employment centres throughout the County and beyond. Over the past ten years, Monaghan County Council, through the Road Restoration Programme and EU Co-financed Investment Programmes, has invested heavily in improvements to the regional road network throughout the County. The Council will continue to improve the regional road network, through re-alignment and reconstruction of road surfaces as opportunities arise.

7.11 Local Roads

Monaghan County Council is responsible for the improvement and upkeep of 2,082 kilometres of local roads throughout the County. Each of the three Municipal Districts are responsible for the improvement and upkeep of urban roads within their jurisdiction. The local roads in County Monaghan make up 84% of the road network and serve an important role. Local roads are classed as Local Primary, Local Secondary and Local Tertiary depending on the levels of traffic and carriageway width. Local roads are of critical importance to the economic and social activity within the County given the County’s low level of urbanisation and dispersed settlement pattern. The maintenance and improvement of these roads is financed from local resources and supplemented by state grants. The Multi-Annual Road Works Programme sets out the order of priority of improvement works to be completed by the Council.

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 7.1 Remaining undeveloped sections of national roads should be developed complementary to safeguarding the strategic function of the national road network. Section 7.14 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.

Table 7.4 Schedule of Regional Roads

No.	Description	Kms
R162	Monaghan - Ballybay - Shercock	31
R178	Dundalk - Carrickmacross – Shercock	19
R179	Culloville- Carrickmacross – Kingscourt	21
R180	Carrickmacross – Ballybay	22
R181	Keady - Castleblayney – Shercock	27
R182	Castleblayney – Oram - Newtownhamilton	10
R183	Clones – Ballybay - Castleblayney	38
R184	Clontibret - Ballybay	9.5
R185	Glaslough – Monaghan	10
R186	Monaghan - Clogher	19
R187	Monaghan - Roslea	7
R188	Monaghan – Cootehill	23
R189	Monaghan – Newbliss – Cootehill	25
R190	Ballybay – Cootehill	10
R193	Rockcorry - Anny	2.5
R212	Clones – Scotshouse - Ballyhaise	10
R213	Castleshane - Killyneil	4.3
R214	Keady Road - Derrynoose	4.2
R867	N54 junction with Market Street to N54 junction Diamond	0.5
R927	Carrickmacross south – Carrickmacross north	3.7
R937	Old Cross Square to N2 Bypass	1.4
R938	Castleblayney North – Dundalk Road via Main Street	3

7.12 Urban and Development Roads

Anticipated increases in demands for serviced land for residential commercial and industrial uses in each of the five main towns places pressures on the existing urban road structures and requires the development of new access and relief roads.

The completion of the by-passes along the N2 has helped to relieve the localised congestion in Monaghan, Carrickmacross and Castleblayney. Those regional roads linking towns to the N2, N53 and N54 are important in providing direct access to local road users, diverting heavy goods vehicles away from town centre streets and enabling transport-reliant commercial activity to develop in suitable locations. The development of relief roads would also facilitate the development of serviceable lands.

A number of strategic new routes have been identified in each town that would facilitate development and relieve town centre congestion. These have been identified on the zoning maps attached to each Settlement Plan within this document and are listed in Table 7.5 Road Proposals for the Five Towns in

Monaghan below.

7.13 Corridor and Route Selection Process

The following Corridor and Route Selection Process will be undertaken for relevant new infrastructure:

Stage 1 – Route Corridor Identification, Evaluation and Selection

- Environmental constraints and opportunities (such as existing linear infrastructure) will assist in the identification of possible route corridor options;
- Potentially feasible corridors within which infrastructure could be accommodated will be identified and these corridors assessed. The selection of the preferred route corridor will avoid constraints and meet opportunities to the optimum extent, advised by relevant specialists; and
- In addition to the constraints identified above, site-specific field data may be required to identify the most appropriate corridors.

Stage 2 – Route Identification, Evaluation and Selection

- Potentially feasible routes within the preferred corridor will be identified and assessed. The selection of preferred routes will avoid constraints and meet opportunities to the optimum extent, advised by relevant specialists, taking into account project level information and potential mitigation measures that are readily achievable;
- In addition to the constraints identified above, site specific field data may be required to identify the most appropriate routes; and

In addition to environmental considerations, the identification of route corridors and the refinement of the route lines is likely to be informed by other considerations.

Table 7.5 Roads proposals for the five towns in County Monaghan

Town	Proposals
Monaghan	<ul style="list-style-type: none"> • Development of Northern link road from N54 Clones Road to N2 North • Continuation of Oriel Way Southern link road from the N54 Clones Road to R188 Cootehill Road • Development Southern link road from R162 Ballybay Road to N2 at Corlat roundabout

Town	Proposals
	<ul style="list-style-type: none"> • Development of Industrial Link Road from N12 Armagh Road at Knockaconny to N2 Dublin Road at Annaghagh Roundabout • Development of Link Road from Roosky Vale to rear of Dublin Street • Development of Mid-town link road from Old Cross Square Roundabout to Annaghagh Roundabout.
Carrickmacross	<ul style="list-style-type: none"> • Completion of Industrial Link Road (R-178 to R-180) • Link from Kingscourt Road (R-179) to Shercock Road (R178) • Link from Shercock Road (R-178) to Ballybay Road (R180) / Castleblayney Road (N2) • Backlands Service Road to West Main Street • Service Road to lands between Castleblayney Road and Bypass • (Cloughvally Upper) Upgrade of LP4920 from Reilly's Cross (R178) to Red Door (R179)
Castleblayney	<ul style="list-style-type: none"> • Link from Monaghan Road (R938) to Keady Road (R181) • Link from Dundalk Road (N53) directly to Clontibret-Castleblayney by-pass (N2 at roundabout) yes • Link roads from West Street to Bog Road • Link from McGrath Road to Bog Road
Clones	<ul style="list-style-type: none"> • Southern by pass from N54 to R183 to R212 to N54 • Link road from Cara Street (N54) to Enniskillen Road (R183) • Link from Monaghan Road (N54) to Roslea Road (LP2110) • Extension of Monaghan Road (N54) – Roslea Road link road (around St Tiernachs Park)
Ballybay	<ul style="list-style-type: none"> • Link from Monaghan Road (R162) to Clones Road (R183) • Link from Clones Road (R183) to Cootehill Road (R190)

7.14 Public Transport

In Monaghan, towns in close proximity to the N2 National Primary Route are well served by national bus routes operating the Dublin-Letterkenny/Derry route and private operators along the Monaghan to Dublin route. Some of these routes provide a public transport service to the villages located along

their route. East – West routes and inter local village routes are not well served by public transport. Bus Eireann offers limited services from Monaghan to Galway, Cavan and Dundalk, while Ulster Bus operates routes to Belfast City. A number of private bus operators provide services to other towns in the region, particularly for students attending third level institutions. 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.

7.15 Cavan Monaghan Transport Co-ordination Unit (Local Link)

Cavan Monaghan Transport Co-ordination Unit (CMTCU) also known as Local Link was established in 2014 as part of the National Restructuring Programme by the National Transport Authority (NTA). It replaces Cavan’s ‘CART’ and Monaghan’s ‘BALTI’ local service bus schemes. The CMTCU currently operate approximately 70 services in the Cavan/Monaghan region. Services operate at various frequencies across the two counties. A door to door collection is provided and the service can cater for wheelchair users and those with impaired mobility. The services are designed to provide access to a range of public services including transport, finance, and health and shopping. The services are operated by private operators on behalf of CMTCU. CMTCU also work on behalf of state agencies in the area to manage and co-ordinate transport on their behalf. The Local Link provides an invaluable support service to individuals without access to a private car or who live in remote or isolated locations. The service facilitates social interaction and social inclusion for this cohort and as such its maintenance and expansion in County Monaghan should be supported.

Public Transport Policy	
PTP 1	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.
PTP 2	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 and facilitate the planning, delivery and implementation of improvements to the transport network of the County.

7.16 Electric Vehicles

The number of car owners purchasing electric vehicles is likely to rise over the plan period due to government incentives and advances in technology. To support this objective, it is considered that new development should make provision for charging facilities.

Electric Vehicles Policy	
EVP 1	New residential development with communal parking areas should provide a minimum of one car parking space equipped with an EV charging point.
EVP 2	New non-residential development should accommodate at least one car parking space equipped with an EV charging points for every ten car parking spaces being provided for the associated development.
EVP 3	Car charging spaces should be clearly demarcated with appropriate signage

7.17 Cycling and Walking

The provision of quality cycling and walking facilities is key to an integrated transport system in towns and villages where the potential for short trips by foot or on bicycle can provide an economical, non-polluting and flexible form of transport which can deliver improvements to overall health and wellbeing. The provision of cycling infrastructure such as designated cycle paths, greenways, walking paths and trails also supports recreation and tourism. The enhancement of such provision and the promotion of a modal shift away from the use of the private car is a key objective of the Smarter Travel Document operated by the Department of Transport, Tourism and Sport (DTTAS).

Monaghan County published its first walking and cycling strategy in 2012 and a second Strategy was published in 2017. This Strategy provides a high-level framework for a modal shift from car travel to cycling and walking in response to the Smarter Travel Programme. The Walking and Cycling Strategy provides an analysis of existing cycling and walking infrastructure in the County and outlines a policy framework to enhance existing and future cycling and walking projects to create a coherent network of sustainable infrastructure.

All cycling infrastructure in urban areas shall be designed in accordance with the National Transport Authorities National Cycle Manual (www.cycylemanual.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.

7.18 Greenways

The first phase of the Ulster Canal Greenway project opened in 2013. The 4.5km route travels from the east to west of Monaghan Town along the disused Ulster Canal. Phase 2 of the Ulster Canal project was launched in September 2017. This cross-border project is being led by Waterways Ireland and is being carried out in partnership with Monaghan County Council, Armagh City, Banbridge & Craigavon Borough Council and the East Border Region. The €4.95 million project will extend over a distance of 22km between Smithborough in County Monaghan to Middletown, Co. Armagh and is due for completion in 2021.

Fundamental to this project is the cross-border commuting dimension. A significant volume of commuter journeys takes place between the border Counties, and the commuter journeys between Armagh and Monaghan are the third highest in the border region. This project aims to affect a 4.5% modal shift to walking/cycling for cross border journeys by 2023, reducing CO2 emissions and promoting sustainable transport.

The Ulster Canal Greenway has been identified as one of the priority routes in the Northern Ireland Greenways Strategy published in 2016. The DTTAS aims to produce a similar strategy for the Republic of Ireland in 2018. It is expected that the Ulster Canal route will form a key route in the ROI Strategy also, connecting as it does the two networks of routes.

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.

7.19 Ulster Canal

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

Figure 7.1 Northern Ireland Greenway Strategy

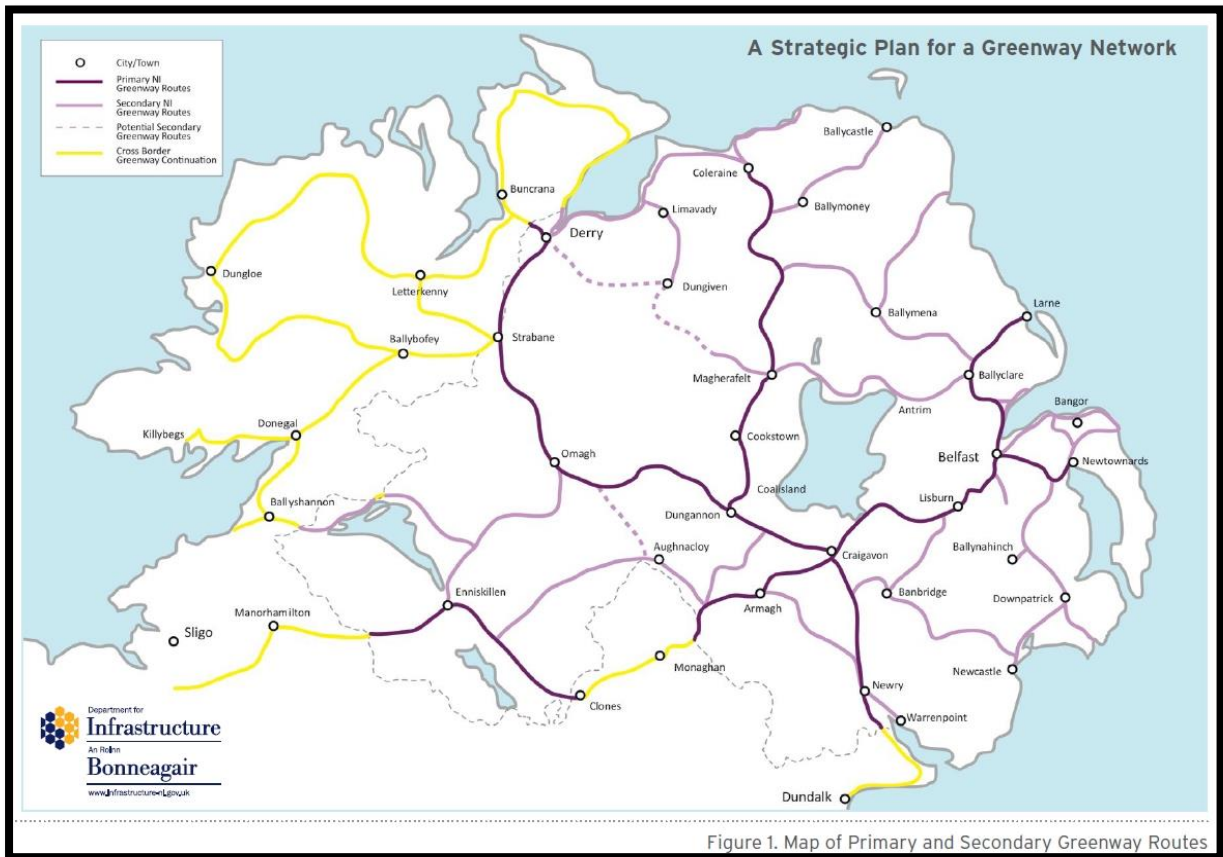


Figure 1. Map of Primary and Secondary Greenway Routes

Cycling and Walking Policy	
CWP 1	To promote and facilitate the development of walkways, cycleways and recreational routes in appropriate locations throughout the County to deliver the objectives of the County Walking and Cycling Strategy and any subsequent strategy document.
CWP 2	To promote and encourage the development of walks and cycleways in accordance with the Smarter Travel Policy and to protect established routes from development that would adversely impact upon them.
CWP 3	To develop, in co-operation and consultation with adjoining local authorities and cross border bodies sections of the Ulster Canal Greenway Network to connect the main urban centres throughout central Ulster.

Cycling and Walking Policy	
CWP 4	To encourage the provision of bicycle infrastructure such as shelters and parking facilities in appropriate locations and make provisions for such infrastructure in new developments.

7.20 Telecommunications

The existence of high quality and sustainable telecommunications network is vital to the continued growth of the economy and the quality of life in the County. There have been considerable advancements in the provision of telecommunications infrastructure in the last two decades. Broadband is central to the development of a knowledge-based economy and can help to combat social exclusion by providing access to information and services in the areas of education, banking, research and business. Within the towns County Monaghan, the level of broadband is significantly higher than the connections available in the rural areas.

Telecommunications Objective	
TCO 1	To facilitate the development of a high quality and sustainable telecommunications network for County Monaghan to support economic growth, improve quality of life and enhance social inclusion.

Project Kelvin is an extensive submarine and terrestrial cable deployment available in Monaghan Town. This offers dedicated Ethernet at all speeds. The cable connects directly and securely to Canada, US, UK and mainland Europe. This infrastructure has had multiple benefits including increased competition in the telecommunications market in the North-South Interreg Region, reduction in the cost of international connectivity and has provided a basis for attracting investment and has been a benefit to businesses and citizens in the border and North West area.

Metropolitan Area Networks (MANS) have been provided in the towns of Monaghan, Carrickmacross, Clones and Castleblayney. MANS is a network that consists of telecom ducting and fibre optic cable and it allows licensed telecom providers to connect their equipment to commercial premises and buildings. The towns served by the Metropolitan Area Network (MAN) presents opportunities for the development of e-working centres throughout the region in line with Smarter Travel Policy of reducing

the number of journeys to work by car. The provision of such infrastructure can attract international e-commerce business. The development of e-working centres throughout the region will help align employment and transport policies and support uptake of the MANs network.

Approximately 38% of premises (businesses and households) have high speed broadband coverage in County Monaghan. The remainder of the County falls under the National Broadband Plan. In addition to this Open Eir have planned rural deployment for approximately 14% of the overall premises (4,696 premises) by 2018.

Telecommunications Policy	
TCP 1	To support the delivery of high capacity Information Communications Technology Infrastructure and broadband connectivity throughout the county, in order to promote economic competitiveness and to facilitate more flexible work practices.
TCP 2.	To co-operate with the Department of Communications, Energy and Natural Resources and public and private agencies where appropriate, in improving high quality broadband infrastructure throughout the County.
TCP 3.	To achieve a balance between facilitating the provision of telecommunications infrastructure in the interests of economic and social progress and maintaining residential amenity and environmental quality.

7.21 Protective and Emergency Services

7.21.1 Fire Service

The Monaghan Fire Service is a front-line emergency service charged with the task to protect its people and property from fire and accidents. The Fire Service’s key role involves fire prevention and operation of the fire-fighting service. The fire-fighting service involves 51 part time staff and five officers with support staff based in Monaghan Town and operating in five fire stations located in each of the main towns. The fire service also manages requirements stipulated in the Building Control Regulations 1997 to 2015 which includes the administration of the Building Control Management System (BCMS), Commencement Notices, Fire Safety Certifications, Regularisation Certificates, Disability Access Certifications and Certificates of Compliance.

7.21.2 Civil Defence

Monaghan Civil Defence Service provides back up to front line emergency services when required. Civil Defence consists of over sixty-five volunteers under the command of the County Civil Defence Officer, who provide a variety of services, including first aid and ambulance cover, stewarding, search and rescue/recovery services (on land and water) and auxiliary fire services.

Emergency Services Policies	
ESP 1	To provide for fire stations on suitable sites in proximity to the towns of Castleblayney and Ballybay and to facilitate accommodation of fire service vehicles and fire personnel welfare provisions in appropriate locations
ESP 2	To provide and support facilities to operate the various Civil Defence Activities.

8. Environment, Energy & Climate Change

8.0 Introduction

The environment is a valuable resource however it is increasingly vulnerable due to the growth in population, economic development, intensive farming and other factors. Monaghan County Council seeks to adequately manage and protect the quality of the environment through the various policies set out in this chapter. The Council aims to deliver high standards of protection for water and air, promote sustainable waste management through education and regulation and to prevent and mitigate the anticipated impacts of Climate Change by reducing our dependency on finite resources and committing to a low carbon future. The protection of the environmental quality of County Monaghan is intrinsically linked with other strategic objectives in the Development Plan in respect of transport, settlement pattern, core strategy and heritage.

Environment, Energy & Climate Change Strategic Objective	
EECSO 1	To afford a high level of environmental protection in County Monaghan through the provision of quality environmental services which adhere to the precautionary principle, to provide for sustainable development through the promotion of energy efficiency and renewable energy to deliver a low carbon future for County Monaghan, to implement measures to reduce the human causes of climate change and to consider its effects when formulating development plan policies.

8.1 Water Resources and Quality

The increase in population, development pressures and intensification of agriculture over recent decades has led to increased risk of environmental pollution, particularly of our natural water systems. We depend on our water resources for drinking water, as a raw material for agriculture and industry and as an important element for amenity and recreation. The quality of water is also important for fisheries, tourism, wildlife conservation and habitat protection.

Apart from its practical uses, water is an integral part of our natural and cultural heritage. There is a wealth of aquatic habitats such as bogs, wetlands, lakes, rivers and streams in County Monaghan. An often-undervalued aspect of our water resources are wetlands which provide buffering against flood waters and natural purification by entrapment of sediments and nutrients. Restoration of degraded waters is a complex and slow process. As the demand on water increases, so too does the need to

protect the quality and quantity of our water resources for public health, economic development and ecological protection.

8.2 Recent Developments in Water Management

The River Basin Management Plan RBMP covers the entire geographical area of the Republic of Ireland. The plan will encompass a new approach to catchment management and include selected waterbodies for action. It also includes a more detailed scientific explanation for water quality related issues and has identified those water bodies which are at risk of not meeting their Water Framework Directives (WFD) objectives. A programme of measures and objectives for County Monaghan will be identified as part of the plan.

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. A programme of measures and objectives for County Monaghan will be identified as part of the plan.

8.3 Surface Water Quality

Degradation of water quality largely occurred between the mid 70's and the late 90's and today a significant number of water bodies in County Monaghan are now assigned a status of 'less than good'. Pressures on water quality include urban waste waters, agriculture, unsewered properties (commercial and domestic), landfills and extractive industry, hard surface runoff, siltation, alien invasive species, use of pesticides and morphological changes (drainage etc). While Monaghan's surface water quality is poor by national standards, factors such as the drumlin topography, soil types and hydrology, contribute to water quality problems. Eutrophication of waters (i.e. excess enrichment by phosphorus) is widespread and whilst some promising improvements in river phosphate and ammonia levels are evident, lake recovery from eutrophication will take a considerable time. Excess soil phosphorus may also contribute to eutrophication and nutrient balancing. Nutrient management planning is a key tool in addressing this issue. Despite the improvements in some of the general conditions of river water quality, the biology of river and stream habitats remains impacted. Restoration of degraded river catchments is a complex process.

Water Maps on www.catchment.ie should be referred to where you can click on the maps section for water body status information relative to County Monaghan and Development Plan Map 8.1.

8.4 Groundwater Protection

An unseen element of water is groundwater, moving beneath us, feeding surface waters and wells. Currently about 30% of the county's public water supply comes from groundwater. Groundwater quality in County Monaghan is generally good. The risk of contamination is higher where shallow, free draining soils exist and in areas of karstified limestone as found in the Carrickmacross area. Groundwater requires protection under the River Basin Management Plan. The Geological Survey of Ireland in collaboration with the Council have drawn up the 'Groundwater Protection Scheme Reports for County Monaghan Public Supply Sources'. Guidance on the Authorisation of Discharges to Groundwater was developed by the EPA in 2011 and any development proposing to discharge wastewaters to soil or directly or indirectly to groundwater will need to take account of this guidance.

Refer to www.epa.ie and Development Plan Maps 8.2 Sensitive Ground Waters and Landfills and 8.3. Areas of Natural Vegetation, Wetlands and Wet Soils. Other useful references include www.gsi/mapping.htm.

8.5 Achieving Water Quality Targets

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.

Implementation of the River Basin Management Plan will require setting priorities, with a higher priority being given to Priority Rivers for Action, Drinking Water Sources, High Status Waterbodies, Special Protection Areas and At-Risk Waterbodies. In addition, the "no deterioration" objective of the management plan applies to all water bodies.

All planning applications shall be accompanied by a completed Water Protection Plan Checklist (Refer to Appendix 7) and site drainage plan, to help identify aspects of the development which are likely to

pose a risk to water. While guidance on water protection is available from a number of sources, developers will also need to seek professional advice and assistance in the preparation of plans and in assessing measures to deal with waste -waters.

8.6 Development Management and Water Quality

Development management can play a significant role in the prevention of further deterioration of water status and in the protection of existing high and good quality waters. Water protection measures are best incorporated into site selection and site design plans. Therefore, developers should adequately assess environmental risks, take account of site limitations and prepare a water protection plan. Site selection should take account of sensitive areas and sensitive water bodies. Water protection plans should aim to prevent contamination of storm water, minimise soiled and waste waters, install proper containment for material storage, install appropriate treatment and disposal arrangement for soiled and waste waters and take account of legal requirements for discharges to ground and surface waters. Soft engineering solutions such as SUDS (Sustainable Urban Drainage Systems) should be integrated into drainage system designs to enhance water quality protection. Developments in the vicinity of waterbodies should include appropriate river riparian corridors and in-stream works should be avoided. Where necessary, in stream works should be carried out under the guidance of Inland Fisheries Ireland.

Developments generating trade effluents (waste waters) or discharging domestic type waste water in unsewered areas may be subject to the discharge licensing system under the Local Government (Water Pollution) Acts 1977 and 1990. Such developments need to address requirements of the European Communities Environmental Objectives (Surface Waters) Regulations, 2009 (S.I. No 272 of 2009) and the European Communities Environmental Objectives (Groundwater Regulations, 2010 (S.I. No 9 of 2010) for the entire site. All wastewater discharges, including storm water discharges which come within the scope of the Waste Water Discharge (Authorisation) Regulations are required to be licensed. Incorporation of water conservation measures into developments would contribute to minimisation of wastewater generation.

8.7 Intensive Agriculture and Land Spreading of Manures and Sludge

The catchment characterisation process found agriculture to be a significant pressure in 67% of “At Risk” waterbodies. Excess nutrients, chemicals such as pesticides as well as sediment loss due to poor land management have all been identified as likely pressures. Impacts are evident in all catchments but are most prevalent in the eastern half of the Country particularly where there are poorly drained soils and subsoils. Investment in this industry continues to grow in Monaghan through ‘Food Wise

2025' strategy which sets out ambitious industry targets. This strategy recognises a significant increase in food production cannot be considered in isolation from its environmental impact and those future food systems must manage and sustain our natural resources including water.

County Monaghan is noted for its intensive agricultural activities and it benefits significantly from its successful poultry and mushroom industries. Substantial quantities of broiler litter, layer manure, spent mushroom compost and other intensive agricultural manures are dependent on off-site disposal. Grasslands Counties, such as Monaghan, have limited spreading opportunities; have many sensitive water bodies, substantial areas of wet soils and soils with high runoff risk. In addition, the demand for nitrogen and phosphorus in many grassland farming situations can largely be met by on-farm bovine manures.

The sustainable development of this industry depends on quality waste management systems that take account of nutrient balances, sensitive water bodies, topography and soil conditions. Applicants for planning or Integrated Pollution Prevention Control and Industrial Emission Licensing should refer to Maps 8.1 Sensitive Surface Waters and 8.2 Sensitive Groundwaters and Landfills. Applicants should consult with the local authority in relation to disposal arrangements for pig and poultry manure as well as spent mushroom compost.

8.8 Amenity Lakes and Rivers

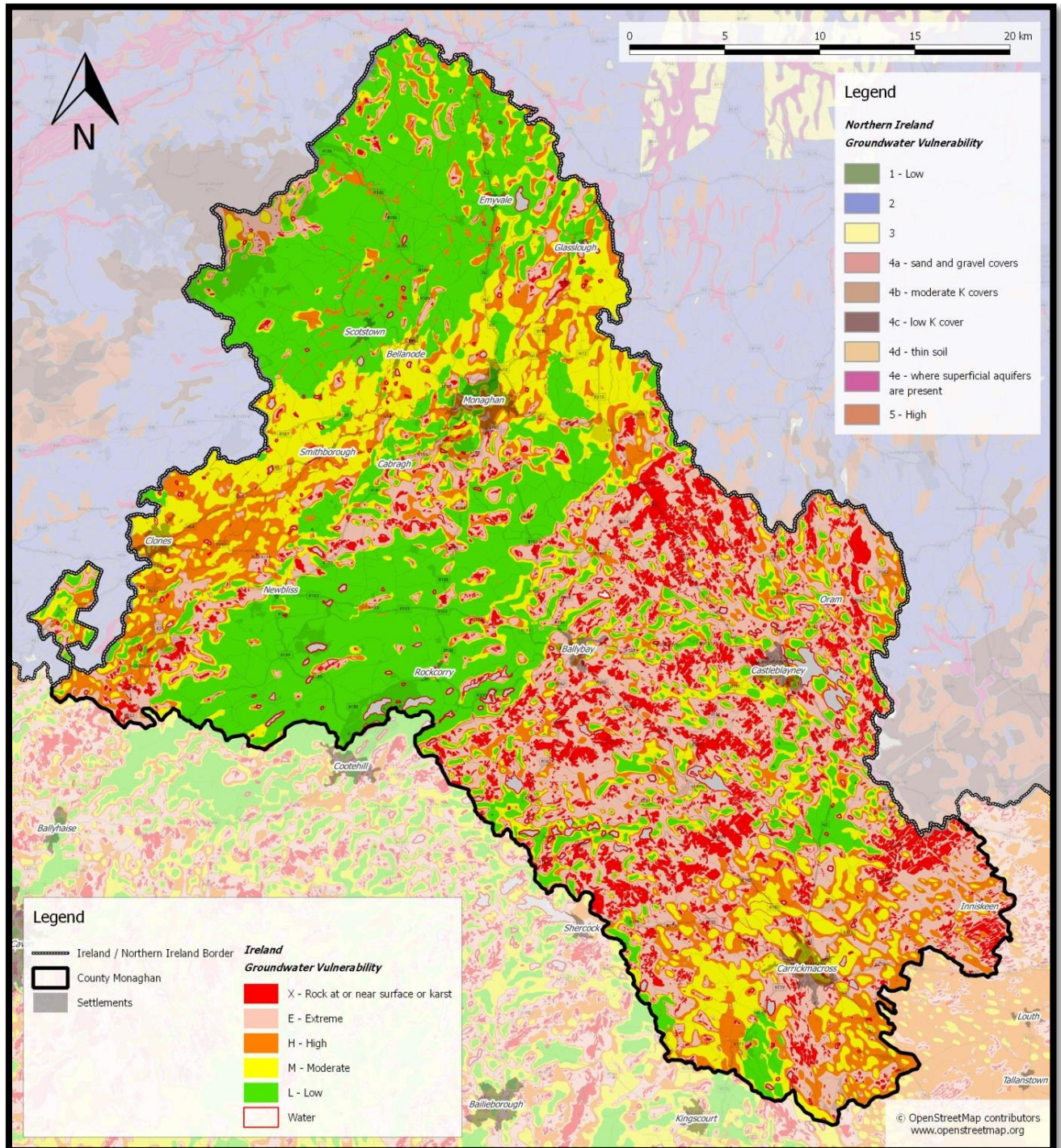
A number of lakes and rivers in County Monaghan are currently used for paddling, bathing, water safety training and water sports. The key amenity lake areas are:

- Emy Lough, Emyvale
- Hollywood Lake, Scotstown
- Gortnawinny Lough, Clones
- Dromore River at Cootehill (also known as Haltons)
- Lough Muckno, Castleblayney
- Creevy Lake, Carrickmacross
- Greaghlonge Lake, Shercock

Development management measures will take account of the protection and improvement of amenity lakes and bathing waters. Such waters are sensitive to pollution in general and particularly to microbial pollution. Many wastewater treatment technologies do not currently remove microbial contaminants and the impact of new or expanding developments need to take account of public health issues

relating to bathing areas and drinking water sources. Land spreading of manures is another source of microbial contaminants and land spreading arrangements should take account of additional measures to protect known bathing areas.

Figure 8.1 County Monaghan Groundwater Vulnerability



8.9 Preparation of Water Protection Plans

Developers should prepare detailed site drainage plans, refer to the Water Protection Plan Checklist in Appendix 7 refer to maps of sensitive areas, and appropriate regulations prior to submission of a planning application. Where a development is located in a sensitive area, additional risks to waters should be comprehensively addressed. The cumulative effects of developments in sensitive areas should also be addressed.

Maps of sensitive areas and waters and a Water Protection Checklist will assist in the preparation of plans at application stage.

8.10 The Local Authorities Water & Communities Office (LAWCO)

The Local Authorities Water & Communities office was established in 2016 to promote better management of the Country's streams, rivers, lakes, estuaries, coastal waters and groundwater for the benefit of present and future generations. The Water & Communities Office operates a shared service on behalf of all Local Authorities. The office has two key objectives:

- To consolidate the water quality work of local authorities through an agreed regional structure thereby providing a collaborative approach to river catchment management.
- To engage local communities and promote public participation in the management of our water environment.
- Community Water Officers work in concert with local communities, public bodies, sectoral interests, Public Participation Networks, Local Development Companies and other stakeholders to promote co-operation in the management of the natural water environment.

LAWCO provide technical guidance /assistance and support for local communities on water-based initiatives such as:

- Invasive species remove and control
- Riverbank improvement works to halt erosion
- In stream works/crossings
- Community engagement
- Citizens science and monitoring of local rivers
- Restoration of wildlife habitats
- Solutions to pollution

- Animal access to waters – advice on best practice
- River heritage and walks signs and leaflets

8.11 Water Protection Policies

Water Protection Policies	
WPP 1	In assessing applications for developments, the Council will consider the impact on the quality of surface waters and will have regard to targets and measures set out in the River Basin Management Plan for Ireland 2018-2021 and any subsequent local or regional plans.
WPP 2	In assessing applications for development, the planning authority shall ensure compliance with the European Communities Environmental Objectives (Surface Waters) Regulations, 2009 (S.I. No 272 of 2009) and the European Communities Environmental Objectives (Groundwater Regulations, 2010 (S.I. No. 9 of 2010).
WPP 3	To protect known and potential groundwater reserves in the county. In assessing applications for developments, the planning authority will consider the impact on the quality of water reserves and will have regard to the recommended approach in the Groundwater Protection Response Schemes published by GSI. The employment of the methodology identified in the ‘Groundwater Protection Scheme Reports for County Monaghan public supply sources’ (available at www.gsi.ie) and ‘Guidance on the Authorisation of Discharges to Groundwater’ (available at www.epa.ie) will be required where appropriate.
WPP 4	To require submission of a water protection plan and detailed site drainage plans with all planning applications. Maps of sensitive areas waters, a Water Protection Plan Checklist (Appendix 7) and latest water body status information at www.catchments.ie will assist in the preparation of plans at application stage.
WPP 5	To preserve a 20m riparian corridor where development shall not be permitted to prevent further degradation of habitat within riparian corridors and the prevention of any in stream works, or culverting of waterways unless in accordance with Inland Fisheries Ireland (IFI) guidance document ‘Requirements for the Protection of Fishery Habitat During Construction and Development Works at River Sites’. The IFI should be consulted prior to the submission of any

Water Protection Policies	
	plans involving works close to waterbodies.
WPP 6	Development shall be not permitted within 200 metres of any lake where relevant, that is the source of a water supply, where that development has the potential to pollute the lake.
WPP 7	Details of land spreading arrangements including a Fertiliser Plan for manures or sludge arising from industrial or intensive agricultural development shall be submitted to the planning authority with all planning applications.
WPP 8	To ensure that industrial or intensive agricultural developments generating manure, organic fertilisers or sludge, that are dependent on off-site recovery or disposal take account of sensitive area mapping including lands with impaired drainage/percolation properties, steeply sloping topography and lands where rock outcrop and extreme vulnerability of groundwater is present. The EPA guidance document 'Land spreading of Organic Waste' shall be consulted when assessing land suitability.
WPP 9	To restrict the use of imported manure/slurry in relation to water supply source catchments, high status waterbodies and "At Risk" water bodies. Consult www.catchment.ie for maps of waterbodies and their classifications.
WPP 10	Development within the vicinity of groundwater or surface water dependant Natura 2000 sites (Kilroosky Lough Cluster SAC) will not be permitted where there is potential for a likely significant impact upon the groundwater or surface water supply to the Natura 2000 site. Where appropriate, the applicant shall demonstrate with hydro- geological evidence, that the proposed development will not adversely affect the quality or quantity of groundwater or surface water supply to the Natura 2000 sites.
WPP11	Development which would have an unacceptable impact on the water environment, including surface water and groundwater quality and quantity, river corridors and associated wetlands will not be permitted.
WPP 12	To require developments to connect to the public sewer where available.

Water Protection Policies	
WPP 13	To require all agricultural developments to submit the agricultural development application form and have regard to the text set out in Section 8.6 Development Management and Water Quality of the Monaghan County Development Plan 2019-2025.
WPP 14	Development within a high-status waterbody catchment shall be restricted if necessary where there is a potential for a reduction in status of a waterbody. Waterbody catchment maps are available at www.catchments.ie
WPP 15	To protect waterbodies and watercourses from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in riverine and wetland areas as appropriate.
WPP 16	To support the implementation of the relevant recommendations and measures as outlined in the relevant River Basin Management Plan, and associated Programmes of Measures, or any such plans that may supersede same during the lifetime of the plan. Proposals for development should not have an unacceptable impact on the water environment, including surface waters, groundwater quality and quantity, river corridors and associated woodlands. Also, to have cognisance of, where relevant, the EU's Common Implementation Strategy Guidance Document No. 20 which provides guidance on exemptions to the environmental objectives of the Water Framework Directive.
WPP 17	To contribute towards the protection of existing and potential water resources, and their use by humans and wildlife, including rivers, streams, groundwater and associated habitats and species in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC), the European Union (Water Policy) Regulations 2003 (as amended), the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009), the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (groundwater) Regulations, 2010 (S.I. No. 9 of 2010) and other relevant EU Directives, including associated national legislation and policy guidance (including any superseding versions of same). To also support the application and implementation of a catchment planning and

Water Protection Policies	
	management approach to development and conservation, including the implementation of Sustainable Drainage System techniques (SUDS) for new development.
WPP 18	To encourage the use of catchment-sensitive farming practices, in order to meet Water Framework Directive targets and comply with the relevant River Basin Management Plan.
WPP 19	To prevent river fragmentation and to encourage where possible the connectivity or the re-connectivity of fisheries waters in consultation with Inland Fisheries Ireland.

Table 8.1 Sensitive Surface Waters (refer to Map 8.1 Sensitive Surface Waters)

Map ID	Name	Scheme User
1	Lough More	Truagh GWS
2	Emy Lough	Glaslough/Tyholland GWS Emyvale/ Glaslough PWS Amenity and Bathing Area
3	Lough Antraicer	Tydavnet
4	Kilcorran Lough	Aughnashelvy
5	Greagh Lough	Monaghan PWS
6	Corcaghan Lough	Monaghan PWS
7	Corconnelly Lough	Monaghan PWS
8	Skerrick Lough	Clones PWS
9	Carnroe	Clones PWS
10	Feagh	Clones PWS

Map ID	Name	Scheme User
11	Annaghmackerig Lough	Newbliss PWS
12	White Lough	Drumgole GWS
13	Crinkill/Toome Lough	Stranoodan GWS
14	Milltown Lough/Muckno Mill Lough	Churchill/Oram GWS
15	Lough Nagarnaman	Donaghmoynes GWS
16	Lough Namacharee	Corduff GWS
17	Lough Bawn System	LERWS
18	Baraghy Lough	Baraghy GWS
19	Killyenagh Lough	Bunnoe GWS
20	Greaghlonge Lough/Comertagh Lough	Magheracloone GWS Amenity and Bathing Area
21	Spring Lough	Carrickmacross Public Water Scheme
22	Moynalty Lough	Kilanny Public Water Scheme
23	Fane River	Inniskeen Public Water Scheme
24	Ross Lough	Newry Public Water Scheme
25	Lough Egish	Lakeland Dairies Abstraction
26	Dromore River	Abbots Ireland Abstraction
27	Hollywood Lake	Amenity and Bathing Area
28	Dromore (Haltons River)	Amenity and Bathing Area
29	Avaghnon Lough	Amenity and Bathing Area
30	Lough Muckno	Amenity and Water Sports

Map ID	Name	Scheme User
31	Creevy Lough	Amenity and Bathing Area
32	Gortnawinny Lough	Amenity and Bathing Area

Table 8.2 Private Abstraction Points. (refer to Map 8.2 Sensitive Groundwaters & Landfills)

Map ID Number	Name
25	Lakeland Dairies Lake Abstraction
26	Abbott Ireland River Abstraction

Table 8.3 Sensitive Groundwaters (refer to Map 8.2 Sensitive Groundwaters & Landfills)

MAP ID	Townland	Scheme User
1	Bragan	Bragan Water
2	Well at Packie McCaffrey's	Tydavnet GWS
3	Well at Eamon McKenna's	Tydavnet GWS
4	Forge	Tydavnet GWS
5	Well at Jimmy McElwaine's	Tydavnet GWS
6	Well at Eddie McKenna's	Tydavnet GWS
7	Well at Vinny McCaffery's	Tydavnet GWS
8	Well at Freddy Carban's	Tydavnet GWS
9	Well at Pat Woods	Tydavnet GWS
10	Cappog/ Terrytole	Monaghan PWS

MAP ID	Townland	Scheme User
11	Drumbenagh	Monaghan PWS
12	Crosses	Monaghan PWS
13	Lambes Lake/Telaydan	Monaghan PWS
14	Ballyalbany/Telaydan	Monaghan PWS
15	Kilnadreen	Monaghan PWS
16	The Wood/Kilnadreen	Monaghan PWS
17	Silverstream/Cavanreagh	Monaghan PWS
18	Roosky	Monaghan PWS
19	Corhollan	Grove Turkeys
20	Templetate 1,2	Smithboro PWS
21	Largy	Feldhues
22	Teehill	A.I.B.P.
23	Coolnacarte	Clones/Scotshouse PWS
24	Cavanreagh	Clones/Scotshouse PWS
25	Killyvaghon	Eugene Hillis
26	Tullybuck	Clontibret PWS
26	Corcreagh	Celtic Pure Water
27	Spring Lake	Carrickmacross PWS
28	Monaney	Carrickmacross PWS
29	Nafferty	Carrickmacross PWS

MAP ID	Townland	Scheme User
30	Killanny	Killanny GWS
31	Donaghmoyne	Carrickmacross PWS
32	Nafferty	Rye Valley Foods

Table 8.4 Landfills (Refer to Map 8.2 Sensitive Groundwaters & Landfills)

Map ID Number	Location	Operator
A	Killyneil	Monaghan Co.Council (Closed)
B	Castleshane	McNallys (Closed)
C	Killicronaghan	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)

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

8.12 Irish Water

The water and waste water functions which were previously under the remit of local authorities have been transferred to Irish Water following the adoption of the Water Services Act 2013. Irish Water are responsible for the operation of all public wastewater services in towns and villages.

The transfer of water and waste water began on a phased basis in 2014. Monaghan County Council has entered into a Service Level Agreement (SLA) with Irish Water to operate water and waste water services on their behalf.

Irish Water is responsible for the operation of public water services, management of national water assets, maintenance of water infrastructure, planning and investment, capital projects and customer care and billing. In respect of future investment priorities Irish Water has prepared a Water Services Strategic Plan (WSSP) which it will review on a five-year basis. Additionally, the Capital Investment Plan (CIP) will set out the investment in water service infrastructure over a cycle of five-six years.

The Water Services Section of Monaghan County Council will co-operate with Irish Water to provide and maintain an adequate public water supply and waste water infrastructure network to serve the County over the lifetime of this Development Plan and beyond. Future capital investment in infrastructure will be achieved through the Capital Investment Plan.

The provision and maintenance of quality waste water treatment infrastructure is critical in the interest of sustainable development and to protect public health. Irish Water is responsible for the treatment and disposal of waste-water in towns and villages. Irish Water's operations will be regulated by the Environmental Protection Agency who set environmental standards which must be complied with in respect of the provision of wastewater infrastructure.

Water & Wastewater Policies	
WWP 1	To priorities with, support and co-operate with Irish Water, as relevant and appropriate, to deliver a sustainable water supply in line with the objectives set out in the Core Strategy.
WWP 2	To liaise with Irish Water to establish source management and protection zones around drinking water supply sources and advance appropriate management and maintenance measures for these sources (both ground and surface water).
WWP 3	To co-operate with and advise Irish Water in order to identify, prioritise and advance the delivery of water and waste water projects throughout the County during the Development Plan period and to only permit development in instances where there is sufficient capacity in the public water and wastewater infrastructure.
WWP 4	To implement in conjunction with Irish Water, EPA and statutory requirements in compliance with the provisions of the Urban Wastewater Treatment Regulations and the Wastewater Discharge (Authorisation) Regulations 2007 as amended.
WWP 5	To implement in conjunction with Irish Water, EPA and statutory requirements in compliance with the provisions of the EU (Drinking Water) Regulations, the Drinking Water Regulations (SI No 122 of 2014).
WWP 6	To, in conjunction with Irish Water, undertake recommendations made by the EPA arising from any failure to meet drinking water standards and any enlistment on the EPA's Remedial Action List.

Water & Wastewater Policies	
WWP 7	To co-operate with the Federation of Group Water Schemes to improve the quality and capacity of water supply to areas served by group water schemes.

8.13 Energy

The availability of a reliable, sustainable and cost-effective energy resource is vital to ensuring economic and social progress. Society relies on the availability of energy for almost every activity; transport, communications, heating, cooking and for the production of goods and services.

The move to a more diverse mix of energy resources reduces the exposure of the economy from price fluctuations and provides greater security of energy supply. The EU Climate and Energy Package which runs until 2020 is mainly driven by three targets:

- 20 per cent share of energy to be derived from renewable sources
- 20 per cent reduction in greenhouses gases
- 20 per cent improvement in energy efficiency

Ireland’s overall target is to achieve 16% of energy from renewable resources by 2020. This target is set out in The National Renewable Energy Action Plan (NREAP) as required by Directive 2009/28/EC and it sets out the mechanisms for achieving this target. This obligation is to be met by a 40% reduction from electricity, 12% from heat and 10% from transport.

At a national level a target has been set for public bodies to achieve 33% energy efficiency improvements by 2020. In the Annual Report on Public Sector Energy Efficiency Performance (2016) prepared by the Sustainable Energy Authority of Ireland (SEAI) on behalf of the Department of Communications Climate Action and Environment, public bodies are required to report on progress toward this target on an annual basis. Monaghan County Council achieved 18.3% improvements in energy efficiency between the baseline in 2015 and the annual report in 2016. By Autumn 2017 energy efficiency improvements of 24% have been achieved and Monaghan County Council is therefore well on target to achieve the targeted efficiencies for 2020.

The realisation of National targets requires action at local level. Monaghan County Council will promote and support the diversification of the energy sector in accordance with EU, National and Regional policy and the provisions of the Monaghan Local, Economic and Community Plan (LECP)

2016-2017. The National Planning Framework 2040 sets out the strategic context for the provision of energy and associated infrastructure.

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 (DCCA)

The Planning Authority will adopt a favorable approach to renewable energy developments. 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 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. This chapter will provide an analysis of renewable technologies and outline measures to reduce dependency on fossil fuels in order to achieve national targets.

8.14 Better Energy Communities

Since 2015 Monaghan County Council has acted as the exemplar for the implementation of Better Energy Communities a grant programme operated by Sustainable Energy Ireland. This programme assists energy efficient community projects through the provision of capital funding technical support and a partnership approach. The community or organisation must co- finance a percentage of the project cost. The measures supported include building fabric upgrades, system and technology upgrades, control systems and the provision of renewable energy sources. Partnership is a central tenet of the scheme, collaboration between public and private sectors, residential and non-residential sectors and commercial and not for profit organisations or financiers and energy suppliers is a pre-requisite for successful grant applications.

8.15 Wind Energy

Wind energy can make a significant contribution toward reducing greenhouse gas emissions. Monaghan County Council will seek to achieve a balance between enabling the wind energy resource of the County to be harnessed while taking account of the visual, environmental and amenity impacts to ensure consistency with proper planning and sustainable development. There are a number of issues which must be taken into consideration when dealing with applications for wind energy development. These include visual impact, landscape protection, impacts on residential amenity, impact on wildlife and habitats, connections to the national grid and impact of construction and ancillary infrastructure including access roads and grid connections.

The Planning Authority will adopt a favourable approach to wind energy development 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. It is a challenge 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. Regard will be given to the 'the 'European Best Practice Guidelines for Wind Farm Development' (European Wind Energy Association). The Wind Energy Strategy, Planning Guidelines', DECLG, 2006, is the most relevant guidance document to be used in the preparation and assessment of wind energy proposals.

The Irish Wind Energy Association (IWEA) indicates that the wind capacity for County Monaghan is 24.6MW provided by two wind farms at Mullananalt and Mullyash. The wind energy potential available in the County is indicated in Sustainable Energy Irelands 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.

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.

8.16 Bio-Energy

Bioenergy is a form of energy or fuel that is made from living organisms or their waste. These fuels can be produced from purpose grown energy crops, forestry deposits and agricultural wastes. There is significant potential for the use of bioenergy to make a significant contribution toward renewable energy targets. The Department of Communications, Energy and Natural Resources published a Draft Bio-energy Plan in 2014 and this publication identifies that meeting the demand for bio-energy from native sources has the potential to generate significant economic and environmental benefits for Ireland. It aligns with national policy for waste outlined in “A Resource Opportunity – Waste Management Policy in Ireland” by contributing to waste recovery. This has positive environmental impacts by diverting slurry from land spreading with resultant improvements in air quality. The process of deriving biofuel from crops can also deliver multiple benefits through farm diversification and the generation of additional income streams for farmers while at the same time increasing biodiversity and additional energy security.

Monaghan County Council acknowledges the potential of bioenergy to realise several objectives contained in this Development Plan in the areas of Energy Supply and Energy Security, Climate Change, Environmental Quality and Pollution and Economic Development & Rural Development. In this context Monaghan County Council will promote and support its development and proposals for Bio- energy

related development shall be considered on a case by case basis in accordance with planning and environmental considerations.

8.17 Solar Energy

Solar energy is any type of energy generated by the sun. It is a renewable energy source which reduces demand for electricity supply from the national grid where energy is mainly sourced from finite fossil fuels. Solar can be a passive energy source i.e. sunlight heating up a room or an active energy source where sunlight is harvested and converted to electricity in solar cells. Solar technology is developing at a rapid pace and has minimal impact on the environment.

8.18 Geothermal Energy

Geothermal energy utilises the renewable solar gain stored in earth, air or underground water bodies and transforms into to a suitable energy use via a heat exchanger. However maximum benefit can only be achieved if using a dual tariff meter and user benefitting from cheaper night- rate electricity.

8.19 Passive Solar Design

Passive solar design refers to the use of the sun's energy for the heating and cooling of buildings. The incorporation of Passive Solar Design techniques at the planning and design stages of a project can deliver significant savings to the owner/occupier. Due consideration of aspects such as siting, layout, built form and landscaping offer a cost effective means of reducing energy costs and thereby achieving a reduction in greenhouse gas emissions.

The guiding principles for the purpose of achieving Passive Solar Design are as follows:

Orientation By orientating the principle façade of a building within 30 degrees of the south, solar gain is maximized. A southerly aspect maximises solar gain the winter months.

Shelter Buildings should use existing topography and landcover to reduce the impact of prevailing winds which result in heat loss to a building

Openings Large window/door openings should be located on the southern aspect of buildings to maximise the available solar gain. Northern facades should have minimal window openings. For optimum layout non-habitable room's i.e. bathrooms, storage, garages etc. should be located on these elevations. The use of high-performance glazing provide for optimum heat retention within the building.

Avoidance of overshadowing Where possible associated building blocks/element and/ outbuildings should be carefully spaced to minimise overshadowing impacts.

8.20 Active Solar Design

Active solar systems can complement and enhance passive solar principles to harness solar energy. Such systems can be retrofitted to any existing or designed as part of new buildings to achieve energy efficiency. Solar collectors absorb and store the heat generated from the sun to provide or supplement space heating within a building, it can also be used to heat water. A correctly specified and sized unit can provide approximately half of a household's hot water needs.

8.21 Passive Housing

A passive house combines high levels of comfort all year round with low to no conventional heating required. Passive houses embody high levels of thermal insulation, triple glazing, barrier free construction and air tightness to prescribed standards. In order to achieve full Passive House Certification, a dwelling is required to demonstrate certain compliance with stringent standards in relation to space heating demand and air changes. The construction of a Passive House should have regard to the *"Guidelines for the Design and Construction of Passive House Dwellings in Ireland"*.

8.22 Low Energy Performance Buildings

The 2011 Building Regulations (SI NO 259) requires that all new buildings are designed to comply with low energy performance standards. The regulations refer to a range of fuel conservation and energy efficient measures. They also require that in the case of new buildings an element of the energy consumption of the building is supplied from renewable sources. All new development should comply with the provisions of these building regulations.

8.23 Alternative Heating Systems

Energy efficient heating systems such as mixed fuel or wood pellet stoves, boilers and ground source heat pumps (geothermal) can provide an alternative to conventional heating system which relies on fossil fuels. Geothermal heat pumps extract heat energy from the ground, air or underground water sources and upgrade it using compressor technology to a higher temperature which can then be used for space or water heating. Heat pumps generate approximately 3 units of heat for every unit of electricity used.

8.24 Exempt Development for Renewables

The Planning and Development Regulations 2007 & 2008 (SI No 83 of 2007& SI No 235 of 2008) provides for exemptions from planning permission for certain types of renewable energy infrastructure associated with dwellings, agricultural buildings and industrial developments. These exemptions relate to solar panels, small scale wind turbines, combined heat and power systems.

Renewable Energy Development Exemptions Policy	
EP 1	To support and advance the provision of renewable energy resources and programmes in line with the Government’s National Renewable Energy Action Plan (NREAP), the Governments’ Energy White Paper “Ireland’s Transition to a Low Carbon Energy Future (2015-2030) and any other relevant policy adopted during the lifetime of this plan.
EP 2	To prepare a Renewable Energy Strategy for the County over the lifetime of this plan and subject to the availability of resources. This strategy will support the development of renewable energy infrastructure to deliver government objectives on energy efficiency and the transition to a low carbon future.
EP 3	To facilitate the sustainable development, renewal and maintenance of energy generation infrastructure in order to maintain a secure energy supply while protecting the landscape, archaeological and built heritage and having regard to the provisions of the Habitats Directive.
EP 4	To support the production of sustainable energy from renewable sources such as wind, solar, bio-energy and the development of waste to energy/Combined Heat and Power Schemes at suitable locations and subject to compliance with the Habitats Directive.
EP 5	To ensure that new wind energy developments and modifications to existing development meet the requirements as set out in the DoEHLG Wind Energy Development Guidelines 2006 and any updated guidelines.
EP 6	To encourage the development of small-scale wind energy development and single turbines in urban and rural areas and industrial parks provided they do not negatively impact upon environmental quality, landscape, wildlife and habitats or residential amenity.

Renewable Energy Development Exemptions Policy	
EP 7	To support and promote the use of renewable energy technologies in the conversion and re-use of existing built developments.
EP 8	To support and promote the development and use of passive solar design principles in all new developments taking account of national guidelines and development management policies for rural and urban areas.
EP 9	To work in partnership with local communities to develop energy efficient and renewable energy projects to benefit the local area subject to development management standards

8.25 Waste Management

Ireland’s waste policy is influenced by a range of EU Directives. The Waste Framework Directive sets out the management regime applicable to waste in the territory of the community and is enshrined in Irish law by the Waste management Act 1996 (as amended) and the European Communities (Waste Directive) regulations 2011. The Directive imposes on member states a number of obligations regarding waste management, including the following:

- The application of the waste hierarchy to apply as a priority order in waste prevention and waste management legislation and policy.
- To ensure that waste is recovered (including separate collection to facilitate recovery where technically, environmentally and economically practicable) or, where it is not recovered, to ensure that waste is disposed of without causing risks to human health and the environment.
- To prohibit the abandonment or uncontrolled disposal of waste.
- To establish an integrated and adequate network of waste disposal installations and of installations for the recovery of mixed municipal waste - aiming for EU self-sufficiency and for member states to move towards self-sufficiency.
- To take necessary measures to ensure that any holder of waste has that waste handled by a private or public waste collector or recovers or disposes of it himself/herself in an environmentally sound manner and in accordance with the waste hierarchy.
- To have a system of permits and registration for all those involved in collecting, disposing of, preparing for the recovery of, or recovering of waste.

- To ensure that all those involved keep a record of all the details of their operations (the quantity, nature and origin of the waste) and are subject to periodic inspections and special controls to ensure the safe management of hazardous waste.
- To ensure that the costs of waste management are borne by the original waste producer or by the current or previous waste holders, in accordance with the polluter pays principle.

(Source: A Resource Opportunity Waste Management Policy in Ireland 2012)

The legislative basis for waste management in Ireland is contained in the Waste Management Act 1996 (as amended). The objectives for waste management in Ireland have been dictated by a number of EU Directives such as; the Hazardous Waste Directive (96/59/EC), the Landfill Directive (99/31/EC) and the Waste Framework Directive (2008/98/EC). The provisions of these Directives have been translated into national policies.

The current policy context for Waste Management in Ireland is set out in the document “A Resource Opportunity, Waste Management Policy in Ireland” (DECLG, 2012). It sets out a framework to further advance waste reduction and recycling in the Country, a key facet of this approach is to improve efficiency and to drastically reduce the amount of waste going to landfill.

8.26 Waste Management Plans

Waste management planning is the responsibility of local authorities under Part II of the Waste Management Act 1996 (as amended). In line with a key objective in ‘A Resource Opportunity – Waste Management Policy in Ireland’, the three regions of Connacht-Ulster, Southern, and Eastern-Midlands were established in June 2013, and in May 2015 three waste management plans were published for each. County Monaghan is located in the Connaught-Ulster Region.

The plans give effect to national and EU waste policy, and address waste prevention and management (including generation, collection and treatment) over the period 2015-2021. Three key targets are set out in this plan;

- A 1% reduction per annum in the quantity of household waste generated per capita over the plan period.
- To achieve a recycling rate of 50% of managed recycling waste by 2020.
- Reducing to zero the direct disposal of unprocessed residual municipal waste to landfill in favour of higher value pre-treatment option.

The Connaught-Ulster Waste Management Plan (CUWMP) advocates a shift in the current approach

to the management of waste by viewing waste product as a valuable material resource. By encouraging the development of re-use activities, the extent of waste going to landfill could be reduced while supporting economic development in ancillary waste resource recovery and reuse activities.

Monaghan County Council will play its part in the implementation of the CUWMP by increasing education and awareness in the area of waste management and performing a regulatory role by enforcing environmental legislation in respect of house holders, businesses and waste operators. In addition to this Monaghan County Council will continue to provide and maintain bring banks and civic amenity sites as appropriate with the administrative area. Monaghan Local Authorities' strategic objectives, supporting strategies and actions in the area of waste management, include the implementation of the Connaught Ulster Waste Management Plan. These are incorporated through the policies set out in this chapter.

8.27 Waste Collection

Municipal waste is collected by the private sector throughout the County and its towns. All municipal waste collection contractors are controlled by a waste permit system operated by the National Waste Permit Office, on behalf of Local Authorities, in accordance with the Waste Management Act.

Recent developments in the waste collection permit regulations include the introduction of a 3 bin system for agglomerations above 500 persons and for Waste Collectors to operate a pay-by-weight system rather than a flat fee for householders

8.28 Commercial Waste

Under the European Union (Packaging) Regulations 2014, commercial packaging waste can no longer be disposed of to landfill. Almost 40% of municipal waste (household and commercial) is packaging. The Regulations require businesses (manufacturers, hoteliers, wholesalers and retailers) to segregate specified packaging materials arising on their premises and arrange for their collection by licensed operators. There is also an obligation on specified commercial premises (under the European Food and Biowaste Regulations 2015) to have food waste collected and sent for treatment at authorised facilities.

8.29 Contamination and Remediation

Monaghan County Council will ensure that adequate soil protection measures are undertaken where appropriate. Adequate and appropriate investigations shall be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work, where brownfield development is proposed. The EPA's publication 'Code of Practice: Environmental Risk Assessment for Unregulated Waste Disposal Sites' (2007) shall be taken into account as relevant by proposals for development within or adjacent to old landfill sites.

All undeveloped, contaminated sites shall be remediated to internationally accepted standards prior to redevelopment. All applications shall be accompanied by a report from a qualified, expert consultant remediation incorporating international best practice and expertise on innovative ecological restoration techniques. These include specialist planting and green initiatives that create aesthetically improved sites, healthy environments and contribute to the provision of new green open spaces as integral parts of newly created areas.

Prior to the grant of approval on contaminated sites, developers will be required to carry out a full contaminated land risk assessment to demonstrate:

- How the proposed land uses will be compatible with the protection of health and safety (including the durability of structures and services) - during both construction and occupation
- How any contaminated soil or water encountered will be appropriately dealt with.

8.30 Construction and Demolition Waste

The management of construction and demolition (C&D) waste is a National Enforcement Policy of the Waste Enforcement Regional Lead Authorities (WERLA). The management and disposal of C&D waste is regulated by way of Waste Facility Permit Regulations 2007 and requires planning permission.

8.31 Litter Control

The Litter Management Plan contains objectives to promote education and awareness around litter and to support initiatives to tackle littering with a range of interest groups. Monaghan County Council will continue to use its enforcement powers under the Litter Acts to tackle the issue of littering.

8.32 The Circular Economy

Until recently most westernised economies were linear in nature. The modes of production involved consuming resources to create products to be used for a limited period before being disposed of at

the end of their life, usually to landfill. However, this approach is not sustainable. At a European and national level there is an emerging shift toward the concept of a ‘circular economy’, whereby resources are kept in use for as long as possible to enable the maximum value to be obtained from them while in use. In the context of a growing population and the environmental impacts and costs of waste, the circular economy offers a better economic model for the future. Embracing the concept of a circular economy where there is greater efficiency in the use of raw materials, such as energy, water, space and food, can deliver a range of economic benefits including the conservation of resources and employment opportunities in new technologies and industries. The conservation of natural resources such as land, wood and crops and the use of bio-energy can contribute to significant reductions in greenhouse gas emissions and can have a positive impact on climate change.

Waste Management Policies	
WMP 1	To implement and support the strategic objectives of the Connaught-Ulster Regional Waste Management Plan 2015-2021 and any subsequent Waste Management Plan adopted during the current plan period.
WMP 2	To implement the provisions of the Litter Management Plan 2014 -2016 and any subsequent revisions.
WMP 3	To apply the ‘Polluter Pays’ Principle, proximity principle, and the precautionary principle in respect of all waste management activities.
WMP 4	To require that all construction projects are carried out in accordance with Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects.
WMP 5	To encourage best environmental practice in all agricultural, industry, business and local authority activities.
WMP 6	To support the circular and bio-economy through the efficient use of resources and to support any development proposals which contribute to this concept.
WMP 7	To support the minimisation of waste creation and promote a practice of reduce, reuse and recycle where possible and to safeguard the environment by seeking to ensure that residual waste is disposed of appropriately.
WMP 8	To continue to fulfil its duties under the Waste Management (certification of historic unlicensed waste disposal and recovery activity) Regulations 2008 (S.I. No

Waste Management Policies	
	524 of 2008), including those in relation to the identification and registration of closed landfills.
WMP 9	To require that treatment/management of any contaminated material shall comply as appropriate with the Waste Management Act 1996 (waste licence, waste facility permit) and under the EPA Act 1992 (Industrial Emissions licensing, in particular the First Schedule, Class 11 Waste). These measures will ensure that contaminated material will be managed in a manner that removes any risk to human health and ensures that the end use will be compatible with any risk and be in accordance with Section 8.29 Construction and Remediation.
WMP 10	To have regard to the provisions of the Major Accidents Directive, relating to the control of major accident hazards involving dangerous substances, and the recommendations of the Health and Safety Authority in the assessment of all planning applications located within the consultation distance of such sites.
WMP 11	To ensure that all new waste management infrastructure is sited in accordance with the provisions of the Draft Siting Guidelines for Waste Infrastructure and any amended guidelines.

8.33 Climate Change

The impacts of Climate Change are becoming widely acknowledged due to changes in our weather systems, rising global temperatures, extreme weather events and changes to our natural ecosystems. The build-up of greenhouse gases due to the world’s over reliance on fossil fuels is believed to be a key contributory factor of climate change and global warming.

The National Climate Change Adaptation Framework – Building Resilience to Climate Change (DoECLG, 2012) recognises the importance of integrating climate change considerations into development plans, particularly with regard to the zoning of land. The document also advocates a regional approach to the issue.

The National Mitigation Plan (NMP) (Department of Communication, Climate Action & Environment, July 2017) is a shared sectoral approach to address greenhouse gas emissions in the context of Electricity Generation, Built Environment, Transport, Agriculture, Forestry and Land use sectors. The

NMP sets out the policy context and emerging trends for each sector and identifies specific actions to guide a policy framework for each sector. Planning Authorities must have regard to this plan when making or reviewing their Development Plans.

Monaghan County Council is committed to addressing Climate Change in a pro-active manner through the consideration of national policy and its translation into policies and objectives at a local level. It is committed to reduce climate change caused by human activities and to implement adaption measures as part of the development plan process.

Climate Change Policies	
CCP 1	To support and encourage the implementation of the National Adaptation Framework 2018 and any updated versions during the lifetime of this Development Plan.
CCP 2	To prepare a Climate Change adaptation strategy for County Monaghan having regard to relevant national guidelines and in co-operation with all relevant stakeholders
CCP 3	To promote a settlement strategy which provides for the re-use of brownfield lands the consolidation of existing settlements and integration of land use and transportation.
CCP 4	To ensure new development is appropriately located, so as not to be exposed to risk of flooding
CCP 5	To promote the protection of the County's green infrastructure resources
CCP 6	To support and assist a shift to a low carbon society and a reduction in the dependence on fossil fuels in County Monaghan by implementing measures to deliver energy efficiency, compact urban forms and sustainable transport patterns.
CCP 7	To promote and encourage the use of renewable energy in all areas subject to compliance with development management standards and policies
CCP 8	To support diversification and innovation in the local economy by endorsing investment in emerging products, services and technologies that assist in the delivery of a low carbon future for County Monaghan.

CCP 9	Support and facilitate European and national objectives for climate adaptation and mitigation as detailed in the National Mitigation Plan, National Adaptation Framework and relevant Sectoral Adaptation Plan(s).
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8.34 Flood Risk Management

Flooding is a natural occurrence; however, its effect can be exacerbated by built development and it is likely to become more common in the future due to the effects of climate change. While it is acknowledged that flooding cannot be fully prevented, its impact can be minimised by proper management. Accordingly, it is necessary to restrict and manage development in certain areas to reduce the risk of exposure to flooding.

National policy in relation to flood management is set out in the document “The Planning System and Flood Risk Management- Guidelines for Planning Authorities” (DoECLG & OPW, 2009). The document sets out fundamental principles to guide regional authorities, local authorities, developers and their representatives when evaluating flood risk. These are:

- Risk Avoidance.
- Substitution to alternative locations where avoidance is not feasible.
- Mitigate /Manage risk where avoidance and substitution cannot be achieved.

The Flood Risk Management Guidelines define flood zones on the basis of three tiers. These tiers are physical areas where the likelihood of flooding occurring is within a specified range. The identification of flood zones can inform flood risk management in the planning system and can assist emergency planning for flood events. The flood risk zones identified in the guidelines are:

- Flood Zone A - highest probability of flooding (greater than 1% or 1 in 100 for river flooding or 1/200 and 0.5% for coastal flooding).
- Flood Zone B- moderate probability of flooding (between 0.1% and 1 in 1000 for river flooding or 0.5% to 1 in 200 for coastal flooding).
- Flood Zone C - where the probability of flooding is low (below 0.1%).

A Strategic Flood Risk Assessment (SFRA) has been prepared for the Monaghan County Development Plan (Appendix 1). The document has been prepared on the basis of the best available current data and is subject to change over the plan period as new data and maps become available.

The SFRA identifies and maps the locations that flooding is most likely to occur within the Tier 1, 2, 3 and 4 settlements of County Monaghan. Therein flood risk is categorised under two strands - Flood Risk A and Flood Risk B. Any development proposals located in such areas shall be required to prepare a site-specific Flood Risk Assessment in accordance with the methodology set out in ‘The Planning System and Flood Risk Management- Guidelines for Planning Authorities’

The OPW carried out a national screening exercise in 2011 in order to assess and measure flood risk nationally. This study identified areas exposed to significant flood risk. These areas, referred to as Areas for Further Assessment (AFA) have been considered at greater detail as part of the Catchment Flood Risk Management Plan (CRFAM).

Monaghan is covered by the Neagh Bann CFRAM. Four AFA’s have been identified in County Monaghan:

- Monaghan
- Carrickmacross
- Ballybay
- Inniskeen

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 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.

Flood Risk Management Policies	
FMP 1	To fully implement and support, in conjunction with the OPW, the provisions of the EU Flood Risk Directive, The Flood Risk Regulations, The Planning System and Flood

Flood Risk Management Policies	
	Risk Management- Guidelines for Planning Authorities and any updated legislation or guidelines issued during this plan period.
FMP 2	To restrict development in areas susceptible to flooding except where; <ul style="list-style-type: none"> a) The proposed development can be justified on strategic grounds. b) The flood risk can be managed to an acceptable degree and without increasing flood risk beyond the site itself. c) Appropriate and detailed mitigation measures can be implemented to remove/minimise flood effects.
FMP 3	Development proposals on land identified as being at risk of flooding shall be accompanied by a site-specific Flood Risk Assessment (FRA) carried out in accordance with the methodology set out in The Planning System and Flood Risk Management – Guidelines for Planning Authorities, 2009. Such assessments shall be carried out by competent professionals with hydrological experience and identify the risk and extent of any proposed mitigation measures.
FMP 4	All applications in areas prone to flooding shall be subject to the justification test set out in the Flood Risk Management Guidelines. Compensatory flood storage provision or the provision of flood defences will not override the need for completion of the justification test.
FMP 5	To protect the capacity of rivers, streams, riparian corridors, flood plains and wetlands from inappropriate development which will contribute to increased flood risk. Development on or within a floodplain will not be permitted.

8.35 Surface Water Drainage

New development and its associated roads, yards and parking areas increase impervious surfaces which results in an increase in surface water runoff. This has the potential to cause localised flooding and pollution from contaminated surface waters. Surface water runoff is normally dealt with in two ways, either through natural drainage to watercourses; drains, streams, rivers or through artificial drainage systems.

For future developments, Monaghan County Council will require that all developments incorporate ‘Sustainable Urban Drainage Systems’ (SuDS) as part of the development proposals. SuDS are effective technologies which aim to reduce flood risk, improve water quality and enhance biodiversity and amenity. The systems should aim to mimic the natural drainage of a site to minimise the effect of a development on flooding and pollution of existing waterways.

SUDS include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakways and green roofs. In some exceptional cases, and at the discretion of the Planning Authority, where it is demonstrated that SUDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort.

Best practice guidance is available from The Greater Dublin Strategic Drainage Study (GDSDS). Development proposals will be required to meet the design criteria (adjusted to reflect local conditions) and material designs therein. This approach using Sustainable Drainage Systems (SuDS) offers a total solution to rainwater management and is applicable in both urban and rural situations. Further guidance is available in Monaghan County Councils Storm Water Technical Guidance Document (2017) .

Surface Water Drainage Policies	
SDP 1	To require best practice in the design, construction and operation of expanding and new developments to ensure minimum effects on the aquatic environment. Sustainable Urban Drainage Systems designed to ensure both water quality protection and flood minimisation should be included in developments for commercial, industrial, residential, intensive agricultural, public and institutional premises with significant roof or hard surface areas and multiple residential developments. For guidance refer to Monaghan County Councils Storm Water Technical Guidance Document 2017.
SDP 2	To ensure that new development is adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems as appropriate to minimise the effect of a development on flooding and pollution of existing waterways.

Surface Water Drainage Policies	
SDP 3	To require that planning applications are accompanied by a comprehensive SUDs assessment that addresses run-off quantity, run-off quality and its impact on the existing habitat and water quality.
SDP 4	To ensure that all storm water discharges shall be restricted onsite attenuation and or other measures to the pre-development levels (green field) in all new developments. All attenuated storage volumes must take into consideration climate change. Guidance is available from The Greater Dublin Strategic Drainage Study Technical Document, Volume 5.
SDP 5	To require all run off from new developments in towns/villages to be restricted to the pre-development levels (green field) by storm water attenuation on site and use of SUDs (sustainable urban drainage systems), as a measure to assist in flood avoidance. For guidance refer to Monaghan County Councils Storm Water Technical Guidance Document 2017.

8.36 Derelict Sites

In accordance with the provisions of the Derelict Sites Act 1990 and the Litter Pollution Act 1997 (as amended), the Local Authority can require remedial or improvement works on neglected lands, including the removal of vehicles and general waste and the renewal or repair of structures in a derelict or ruinous state. The Council will endeavour to be proactive in this role.

Policy for Derelict Sites	
DSPP 1	To utilise the provisions of the Derelict Sites, Act and the Litter Pollution Act to ensure that lands and buildings are maintained in a reasonable condition.

8.37 Dangerous Structures and Places

The Local Government (Sanitary Services) Act 1964 gives powers to local authorities to address dangerous structures in their administrative area. A Section 3 Notice can be served on owners of a property which is considered to be in a dangerous condition requiring them to carry out specific works to make the property safe.

Policy for Dangerous Structures and Places	
DSPP 2	To implement the provisions of the Derelict Site Act, 1990 in respect of dangerous structures or places.

8.38 Veterinary Services

Monaghan County Council’s Veterinary Services are responsible for Dog Control and Food Safety in the County. The Control of Dogs Act 1986 (as amended) gave statutory responsibility for dog control and licensing to local authorities. Local Authorities can appoint dog wardens, provide dog shelters, seize dogs and impose fines and initiate court proceedings against dog owners. The Control of Dog Regulations 1998 placed additional restrictions in relation to twelve dog breeds (or crosses of breed) which are considered to be dangerous.

In relation to Food Safety, the Veterinary Service of Monaghan County Council operate jointly with the Food Safety Authority of Ireland (FSAI), the Department of the Environment, Community and Local Government (DECLG) and Department of Agriculture, Food and Marine (DAFM) with regard to the inspection of abattoirs and meat processing plants (in the wholesale sector).

Policy for Veterinary Services	
VSP 1	To support the implementation of the veterinary functions of the Council.

8.39 Lighting

The Council will consider the potential for light pollution from development and the intensification or alteration of existing development. The prevention of light pollution is important in the interests of nature conservation, residential amenity and energy efficiency.

Lighting Policies	
LP 1	To control lighting in urban and rural areas and in sensitive locations, in order to minimise impacts on residential amenity and habitats and species of importance.

LP 2	To require the use of energy efficient public lighting in all new development proposals.
LP 3	To require that lighting fixtures should provide only the amount of light necessary for personal safety and should be designed to avoid creating glare or emitting light above a horizontal plane. Lighting fixtures should also have minimum environmental impact and protect light sensitive species such as bats.

8.40 Noise

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 (See Appendix 22).

Using the provisions of the development management process, the planning authority will aim to take account of and mitigate noise and/or vibration at site boundaries or adjacent to noise sensitive locations, in particular residential properties with reference to layout, design and/or noise attenuation measures.

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.

Noise Policy	
NP 1	To promote the implementation of the Noise Directive 2002/49/EC and associated Environmental Noise Regulations 2006.

8.41 Air Quality

At present County Monaghan enjoys a high-quality environment with limited air pollution. However, emissions caused by increased traffic, the burning of fossil fuels for heating and the operation of businesses is likely to have a detrimental impact on our environment.

Air Quality Policies	
AQP 1	Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) and ensure that all air emissions associated with new developments are within Environmental Quality Standards as out in the Air Quality Standards Regulations 2011 (SI No. 180 of 2011) (or any updated/superseding documents). Promote the preservation of best ambient air quality compatible with sustainable development in accordance with the EU Ambient Air.
AQP 2	To contribute towards compliance with air quality legislation; greenhouse gas emission targets; management of noise levels; and reductions in energy usage.

8.42 Environmental Hazard Zones

The European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2006 transposes the SEVESCO II Directive 96/82/EC (relating to the prevention of major accidents involving dangerous substances) into Irish Law. The Directive aims to prevent accident hazards from dangerous substances and to limit the consequence of such accidents through the following measures:

- The siting of new establishments
- Modification of existing establishments
- Development in the vicinity of an establishment which by virtue of its type or siting is likely to increase the risk or consequence of a major accident
- Site specific emergency planning by the local authority and site operator.

There are currently no SEVESCO sites in County Monaghan, the following policy is applicable in respect of any future proposal involving dangerous substances.

Policy for Environmental Hazard Zones	
EHZ 1	To comply with the provisions of the SEVESCO Directive in respect of any development with the potential to cause a major accident.

8. Environment, Energy & Climate Change

8.0 Introduction

The environment is a valuable resource however it is increasingly vulnerable due to the growth in population, economic development, intensive farming and other factors. Monaghan County Council seeks to adequately manage and protect the quality of the environment through the various policies set out in this chapter. The Council aims to deliver high standards of protection for water and air, promote sustainable waste management through education and regulation and to prevent and mitigate the anticipated impacts of Climate Change by reducing our dependency on finite resources and committing to a low carbon future. The protection of the environmental quality of County Monaghan is intrinsically linked with other strategic objectives in the Development Plan in respect of transport, settlement pattern, core strategy and heritage.

Environment, Energy & Climate Change Strategic Objective	
EECSO 1	To afford a high level of environmental protection in County Monaghan through the provision of quality environmental services which adhere to the precautionary principle, to provide for sustainable development through the promotion of energy efficiency and renewable energy to deliver a low carbon future for County Monaghan, to implement measures to reduce the human causes of climate change and to consider its effects when formulating development plan policies.

8.1 Water Resources and Quality

The increase in population, development pressures and intensification of agriculture over recent decades has led to increased risk of environmental pollution, particularly of our natural water systems. We depend on our water resources for drinking water, as a raw material for agriculture and industry and as an important element for amenity and recreation. The quality of water is also important for fisheries, tourism, wildlife conservation and habitat protection.

Apart from its practical uses, water is an integral part of our natural and cultural heritage. There is a wealth of aquatic habitats such as bogs, wetlands, lakes, rivers and streams in County Monaghan. An often-undervalued aspect of our water resources are wetlands which provide buffering against flood waters and natural purification by entrapment of sediments and nutrients. Restoration of degraded waters is a complex and slow process. As the demand on water increases, so too does the need to

protect the quality and quantity of our water resources for public health, economic development and ecological protection.

8.2 Recent Developments in Water Management

The River Basin Management Plan RBMP covers the entire geographical area of the Republic of Ireland. The plan will encompass a new approach to catchment management and include selected waterbodies for action. It also includes a more detailed scientific explanation for water quality related issues and has identified those water bodies which are at risk of not meeting their Water Framework Directives (WFD) objectives. A programme of measures and objectives for County Monaghan will be identified as part of the plan.

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. A programme of measures and objectives for County Monaghan will be identified as part of the plan.

8.3 Surface Water Quality

Degradation of water quality largely occurred between the mid 70's and the late 90's and today a significant number of water bodies in County Monaghan are now assigned a status of 'less than good'. Pressures on water quality include urban waste waters, agriculture, unsewered properties (commercial and domestic), landfills and extractive industry, hard surface runoff, siltation, alien invasive species, use of pesticides and morphological changes (drainage etc). While Monaghan's surface water quality is poor by national standards, factors such as the drumlin topography, soil types and hydrology, contribute to water quality problems. Eutrophication of waters (i.e. excess enrichment by phosphorus) is widespread and whilst some promising improvements in river phosphate and ammonia levels are evident, lake recovery from eutrophication will take a considerable time. Excess soil phosphorus may also contribute to eutrophication and nutrient balancing. Nutrient management planning is a key tool in addressing this issue. Despite the improvements in some of the general conditions of river water quality, the biology of river and stream habitats remains impacted. Restoration of degraded river catchments is a complex process.

Water Maps on www.catchment.ie should be referred to where you can click on the maps section for water body status information relative to County Monaghan and Development Plan Map 8.1.

8.4 Groundwater Protection

An unseen element of water is groundwater, moving beneath us, feeding surface waters and wells. Currently about 30% of the county's public water supply comes from groundwater. Groundwater quality in County Monaghan is generally good. The risk of contamination is higher where shallow, free draining soils exist and in areas of karstified limestone as found in the Carrickmacross area. Groundwater requires protection under the River Basin Management Plan. The Geological Survey of Ireland in collaboration with the Council have drawn up the 'Groundwater Protection Scheme Reports for County Monaghan Public Supply Sources'. Guidance on the Authorisation of Discharges to Groundwater was developed by the EPA in 2011 and any development proposing to discharge wastewaters to soil or directly or indirectly to groundwater will need to take account of this guidance.

Refer to www.epa.ie and Development Plan Maps 8.2 Sensitive Ground Waters and Landfills and 8.3. Areas of Natural Vegetation, Wetlands and Wet Soils. Other useful references include www.gsi/mapping.htm.

8.5 Achieving Water Quality Targets

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.

Implementation of the River Basin Management Plan will require setting priorities, with a higher priority being given to Priority Rivers for Action, Drinking Water Sources, High Status Waterbodies, Special Protection Areas and At-Risk Waterbodies. In addition, the "no deterioration" objective of the management plan applies to all water bodies.

All planning applications shall be accompanied by a completed Water Protection Plan Checklist (Refer to Appendix 7) and site drainage plan, to help identify aspects of the development which are likely to

pose a risk to water. While guidance on water protection is available from a number of sources, developers will also need to seek professional advice and assistance in the preparation of plans and in assessing measures to deal with waste -waters.

8.6 Development Management and Water Quality

Development management can play a significant role in the prevention of further deterioration of water status and in the protection of existing high and good quality waters. Water protection measures are best incorporated into site selection and site design plans. Therefore, developers should adequately assess environmental risks, take account of site limitations and prepare a water protection plan. Site selection should take account of sensitive areas and sensitive water bodies. Water protection plans should aim to prevent contamination of storm water, minimise soiled and waste waters, install proper containment for material storage, install appropriate treatment and disposal arrangement for soiled and waste waters and take account of legal requirements for discharges to ground and surface waters. Soft engineering solutions such as SUDS (Sustainable Urban Drainage Systems) should be integrated into drainage system designs to enhance water quality protection. Developments in the vicinity of waterbodies should include appropriate river riparian corridors and in-stream works should be avoided. Where necessary, in stream works should be carried out under the guidance of Inland Fisheries Ireland.

Developments generating trade effluents (waste waters) or discharging domestic type waste water in unsewered areas may be subject to the discharge licensing system under the Local Government (Water Pollution) Acts 1977 and 1990. Such developments need to address requirements of the European Communities Environmental Objectives (Surface Waters) Regulations, 2009 (S.I. No 272 of 2009) and the European Communities Environmental Objectives (Groundwater Regulations, 2010 (S.I. No 9 of 2010) for the entire site. All wastewater discharges, including storm water discharges which come within the scope of the Waste Water Discharge (Authorisation) Regulations are required to be licensed. Incorporation of water conservation measures into developments would contribute to minimisation of wastewater generation.

8.7 Intensive Agriculture and Land Spreading of Manures and Sludge

The catchment characterisation process found agriculture to be a significant pressure in 67% of “At Risk” waterbodies. Excess nutrients, chemicals such as pesticides as well as sediment loss due to poor land management have all been identified as likely pressures. Impacts are evident in all catchments but are most prevalent in the eastern half of the Country particularly where there are poorly drained soils and subsoils. Investment in this industry continues to grow in Monaghan through ‘Food Wise

2025' strategy which sets out ambitious industry targets. This strategy recognises a significant increase in food production cannot be considered in isolation from its environmental impact and those future food systems must manage and sustain our natural resources including water.

County Monaghan is noted for its intensive agricultural activities and it benefits significantly from its successful poultry and mushroom industries. Substantial quantities of broiler litter, layer manure, spent mushroom compost and other intensive agricultural manures are dependent on off-site disposal. Grasslands Counties, such as Monaghan, have limited spreading opportunities; have many sensitive water bodies, substantial areas of wet soils and soils with high runoff risk. In addition, the demand for nitrogen and phosphorus in many grassland farming situations can largely be met by on-farm bovine manures.

The sustainable development of this industry depends on quality waste management systems that take account of nutrient balances, sensitive water bodies, topography and soil conditions. Applicants for planning or Integrated Pollution Prevention Control and Industrial Emission Licensing should refer to Maps 8.1 Sensitive Surface Waters and 8.2 Sensitive Groundwaters and Landfills. Applicants should consult with the local authority in relation to disposal arrangements for pig and poultry manure as well as spent mushroom compost.

8.8 Amenity Lakes and Rivers

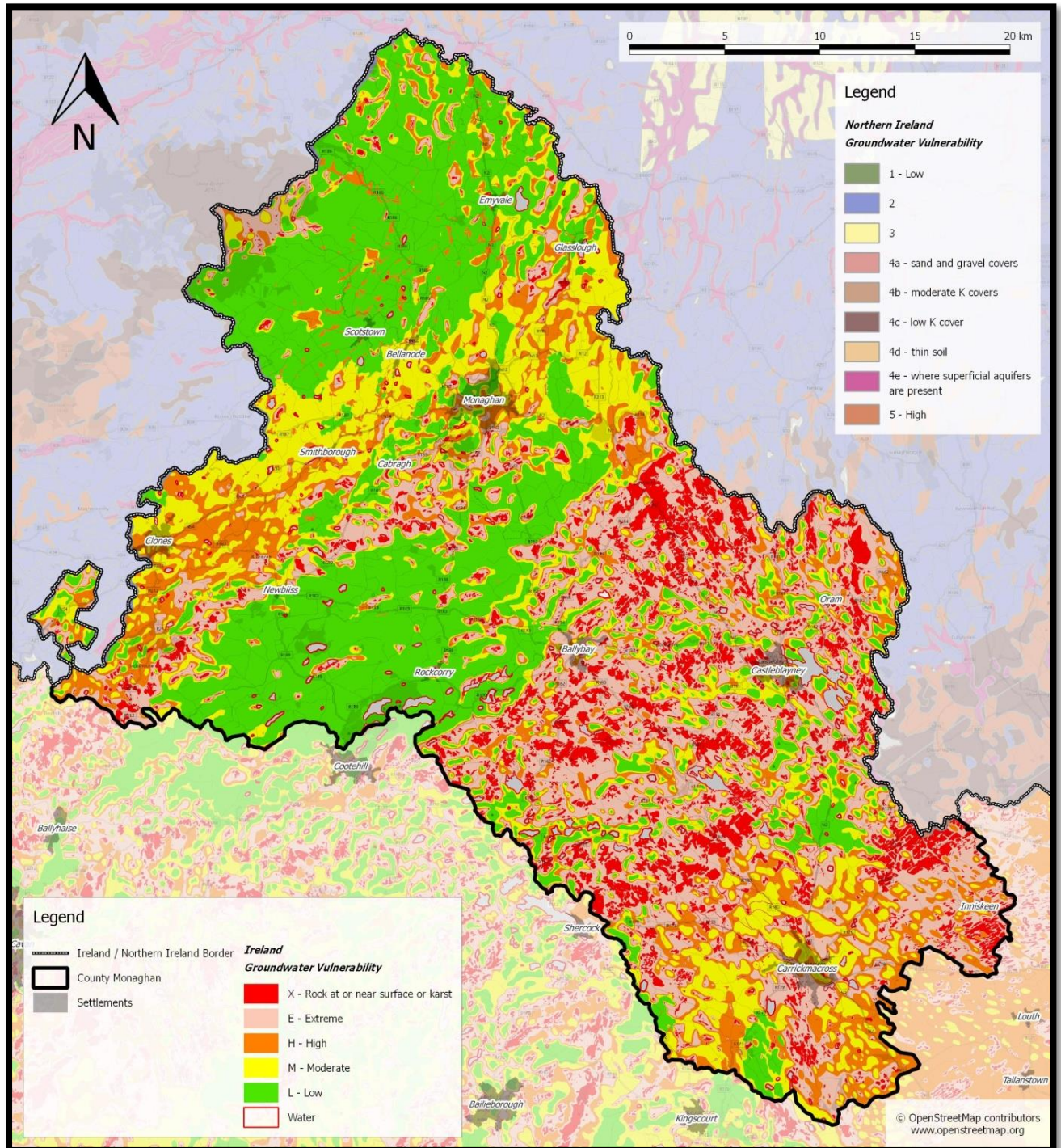
A number of lakes and rivers in County Monaghan are currently used for paddling, bathing, water safety training and water sports. The key amenity lake areas are:

- Emy Lough, Emyvale
- Hollywood Lake, Scotstown
- Gortnawinny Lough, Clones
- Dromore River at Cootehill (also known as Haltons)
- Lough Muckno, Castleblayney
- Creevy Lake, Carrickmacross
- Greaghlonge Lake, Shercock

Development management measures will take account of the protection and improvement of amenity lakes and bathing waters. Such waters are sensitive to pollution in general and particularly to microbial pollution. Many wastewater treatment technologies do not currently remove microbial contaminants and the impact of new or expanding developments need to take account of public health issues

relating to bathing areas and drinking water sources. Land spreading of manures is another source of microbial contaminants and land spreading arrangements should take account of additional measures to protect known bathing areas.

Figure 8.1 County Monaghan Groundwater Vulnerability



8.9 Preparation of Water Protection Plans

Developers should prepare detailed site drainage plans, refer to the Water Protection Plan Checklist in Appendix 7 refer to maps of sensitive areas, and appropriate regulations prior to submission of a planning application. Where a development is located in a sensitive area, additional risks to waters should be comprehensively addressed. The cumulative effects of developments in sensitive areas should also be addressed.

Maps of sensitive areas and waters and a Water Protection Checklist will assist in the preparation of plans at application stage.

8.10 The Local Authorities Water & Communities Office (LAWCO)

The Local Authorities Water & Communities office was established in 2016 to promote better management of the Country's streams, rivers, lakes, estuaries, coastal waters and groundwater for the benefit of present and future generations. The Water & Communities Office operates a shared service on behalf of all Local Authorities. The office has two key objectives:

- To consolidate the water quality work of local authorities through an agreed regional structure thereby providing a collaborative approach to river catchment management.
- To engage local communities and promote public participation in the management of our water environment.
- Community Water Officers work in concert with local communities, public bodies, sectoral interests, Public Participation Networks, Local Development Companies and other stakeholders to promote co-operation in the management of the natural water environment.

LAWCO provide technical guidance /assistance and support for local communities on water-based initiatives such as:

- Invasive species remove and control
- Riverbank improvement works to halt erosion
- In stream works/crossings
- Community engagement
- Citizens science and monitoring of local rivers
- Restoration of wildlife habitats
- Solutions to pollution

- Animal access to waters – advice on best practice
- River heritage and walks signs and leaflets

8.11 Water Protection Policies

Water Protection Policies	
WPP 1	In assessing applications for developments, the Council will consider the impact on the quality of surface waters and will have regard to targets and measures set out in the River Basin Management Plan for Ireland 2018-2021 and any subsequent local or regional plans.
WPP 2	In assessing applications for development, the planning authority shall ensure compliance with the European Communities Environmental Objectives (Surface Waters) Regulations, 2009 (S.I. No 272 of 2009) and the European Communities Environmental Objectives (Groundwater Regulations, 2010 (S.I. No. 9 of 2010).
WPP 3	To protect known and potential groundwater reserves in the county. In assessing applications for developments, the planning authority will consider the impact on the quality of water reserves and will have regard to the recommended approach in the Groundwater Protection Response Schemes published by GSI. The employment of the methodology identified in the ‘Groundwater Protection Scheme Reports for County Monaghan public supply sources’ (available at www.gsi.ie) and ‘Guidance on the Authorisation of Discharges to Groundwater’ (available at www.epa.ie) will be required where appropriate.
WPP 4	To require submission of a water protection plan and detailed site drainage plans with all planning applications. Maps of sensitive areas waters, a Water Protection Plan Checklist (Appendix 7) and latest water body status information at www.catchments.ie will assist in the preparation of plans at application stage.
WPP 5	To preserve a 20m riparian corridor where development shall not be permitted to prevent further degradation of habitat within riparian corridors and the prevention of any in stream works, or culverting of waterways unless in accordance with Inland Fisheries Ireland (IFI) guidance document ‘Requirements for the Protection of Fishery Habitat During Construction and Development Works at River Sites’. The IFI should be consulted prior to the submission of any

Water Protection Policies	
	plans involving works close to waterbodies.
WPP 6	Development shall be not permitted within 200 metres of any lake where relevant, that is the source of a water supply, where that development has the potential to pollute the lake.
WPP 7	Details of land spreading arrangements including a Fertiliser Plan for manures or sludge arising from industrial or intensive agricultural development shall be submitted to the planning authority with all planning applications.
WPP 8	To ensure that industrial or intensive agricultural developments generating manure, organic fertilisers or sludge, that are dependent on off-site recovery or disposal take account of sensitive area mapping including lands with impaired drainage/percolation properties, steeply sloping topography and lands where rock outcrop and extreme vulnerability of groundwater is present. The EPA guidance document ‘Land spreading of Organic Waste’ shall be consulted when assessing land suitability.
WPP 9	To restrict the use of imported manure/slurry in relation to water supply source catchments, high status waterbodies and “At Risk” water bodies. Consult www.catchment.ie for maps of waterbodies and their classifications.
WPP 10	Development within the vicinity of groundwater or surface water dependant Natura 2000 sites (Kilroosky Lough Cluster SAC) will not be permitted where there is potential for a likely significant impact upon the groundwater or surface water supply to the Natura 2000 site. Where appropriate, the applicant shall demonstrate with hydro- geological evidence, that the proposed development will not adversely affect the quality or quantity of groundwater or surface water supply to the Natura 2000 sites.
WPP11	Development which would have an unacceptable impact on the water environment, including surface water and groundwater quality and quantity, river corridors and associated wetlands will not be permitted.
WPP 12	To require developments to connect to the public sewer where available.

Water Protection Policies	
WPP 13	To require all agricultural developments to submit the agricultural development application form and have regard to the text set out in Section 8.6 Development Management and Water Quality of the Monaghan County Development Plan 2019-2025.
WPP 14	Development within a high-status waterbody catchment shall be restricted if necessary where there is a potential for a reduction in status of a waterbody. Waterbody catchment maps are available at www.catchments.ie
WPP 15	To protect waterbodies and watercourses from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in riverine and wetland areas as appropriate.
WPP 16	To support the implementation of the relevant recommendations and measures as outlined in the relevant River Basin Management Plan, and associated Programmes of Measures, or any such plans that may supersede same during the lifetime of the plan. Proposals for development should not have an unacceptable impact on the water environment, including surface waters, groundwater quality and quantity, river corridors and associated woodlands. Also, to have cognisance of, where relevant, the EU's Common Implementation Strategy Guidance Document No. 20 which provides guidance on exemptions to the environmental objectives of the Water Framework Directive.
WPP 17	To contribute towards the protection of existing and potential water resources, and their use by humans and wildlife, including rivers, streams, groundwater and associated habitats and species in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC), the European Union (Water Policy) Regulations 2003 (as amended), the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009), the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (groundwater) Regulations, 2010 (S.I. No. 9 of 2010) and other relevant EU Directives, including associated national legislation and policy guidance (including any superseding versions of same). To also support the application and implementation of a catchment planning and

Water Protection Policies	
	management approach to development and conservation, including the implementation of Sustainable Drainage System techniques (SUDS) for new development.
WPP 18	To encourage the use of catchment-sensitive farming practices, in order to meet Water Framework Directive targets and comply with the relevant River Basin Management Plan.
WPP 19	To prevent river fragmentation and to encourage where possible the connectivity or the re-connectivity of fisheries waters in consultation with Inland Fisheries Ireland.

Table 8.1 Sensitive Surface Waters (refer to Map 8.1 Sensitive Surface Waters)

Map ID	Name	Scheme User
1	Lough More	Truagh GWS
2	Emy Lough	Glaslough/Tyholland GWS Emyvale/ Glaslough PWS Amenity and Bathing Area
3	Lough Antraicer	Tydavnet
4	Kilcorran Lough	Aughnashelvy
5	Greagh Lough	Monaghan PWS
6	Corcaghan Lough	Monaghan PWS
7	Corconnelly Lough	Monaghan PWS
8	Skerrick Lough	Clones PWS
9	Carnroe	Clones PWS
10	Feagh	Clones PWS

Map ID	Name	Scheme User
11	Annaghmackerig Lough	Newbliss PWS
12	White Lough	Drumgole GWS
13	Crinkill/Toome Lough	Stranoodan GWS
14	Milltown Lough/Muckno Mill Lough	Churchill/Oram GWS
15	Lough Nagarnaman	Donaghmoynes GWS
16	Lough Namacharee	Corduff GWS
17	Lough Bawn System	LERWS
18	Baraghy Lough	Baraghy GWS
19	Killyenagh Lough	Bunnoe GWS
20	Greaghlonne Lough/Comertagh Lough	Magheracloone GWS Amenity and Bathing Area
21	Spring Lough	Carrickmacross Public Water Scheme
22	Moynalty Lough	Kilanny Public Water Scheme
23	Fane River	Inniskeen Public Water Scheme
24	Ross Lough	Newry Public Water Scheme
25	Lough Egish	Lakeland Dairies Abstraction
26	Dromore River	Abbots Ireland Abstraction
27	Hollywood Lake	Amenity and Bathing Area
28	Dromore (Haltons River)	Amenity and Bathing Area
29	Avaghnon Lough	Amenity and Bathing Area
30	Lough Muckno	Amenity and Water Sports

Map ID	Name	Scheme User
31	Creevy Lough	Amenity and Bathing Area
32	Gortnawinny Lough	Amenity and Bathing Area

Table 8.2 Private Abstraction Points. (refer to Map 8.2 Sensitive Groundwaters & Landfills)

Map ID Number	Name
25	Lakeland Dairies Lake Abstraction
26	Abbott Ireland River Abstraction

Table 8.3 Sensitive Groundwaters (refer to Map 8.2 Sensitive Groundwaters & Landfills)

MAP ID	Townland	Scheme User
1	Bragan	Bragan Water
2	Well at Packie McCaffrey's	Tydavnet GWS
3	Well at Eamon McKenna's	Tydavnet GWS
4	Forge	Tydavnet GWS
5	Well at Jimmy McElwaine's	Tydavnet GWS
6	Well at Eddie McKenna's	Tydavnet GWS
7	Well at Vinny McCaffery's	Tydavnet GWS
8	Well at Freddy Carban's	Tydavnet GWS
9	Well at Pat Woods	Tydavnet GWS
10	Cappog/ Terrytole	Monaghan PWS

MAP ID	Townland	Scheme User
11	Drumbenagh	Monaghan PWS
12	Crosses	Monaghan PWS
13	Lambes Lake/Telaydan	Monaghan PWS
14	Ballyalbany/Telaydan	Monaghan PWS
15	Kilnadreen	Monaghan PWS
16	The Wood/Kilnadreen	Monaghan PWS
17	Silverstream/Cavanreagh	Monaghan PWS
18	Roosky	Monaghan PWS
19	Corhollan	Grove Turkeys
20	Templetate 1,2	Smithboro PWS
21	Largy	Feldhues
22	Teehill	A.I.B.P.
23	Coolnacarte	Clones/Scotshouse PWS
24	Cavanreagh	Clones/Scotshouse PWS
25	Killyvaghon	Eugene Hillis
26	Tullybuck	Clontibret PWS
26	Corcreagh	Celtic Pure Water
27	Spring Lake	Carrickmacross PWS
28	Monaney	Carrickmacross PWS
29	Nafferty	Carrickmacross PWS

MAP ID	Townland	Scheme User
30	Killanny	Killanny GWS
31	Donaghmoyne	Carrickmacross PWS
32	Nafferty	Rye Valley Foods

Table 8.4 Landfills (Refer to Map 8.2 Sensitive Groundwaters & Landfills)

Map ID Number	Location	Operator
A	Killyneil	Monaghan Co.Council (Closed)
B	Castleshane	McNallys (Closed)
C	Killicronaghan	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)

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

8.12 Irish Water

The water and waste water functions which were previously under the remit of local authorities have been transferred to Irish Water following the adoption of the Water Services Act 2013. Irish Water are responsible for the operation of all public wastewater services in towns and villages.

The transfer of water and waste water began on a phased basis in 2014. Monaghan County Council has entered into a Service Level Agreement (SLA) with Irish Water to operate water and waste water services on their behalf.

Irish Water is responsible for the operation of public water services, management of national water assets, maintenance of water infrastructure, planning and investment, capital projects and customer care and billing. In respect of future investment priorities Irish Water has prepared a Water Services Strategic Plan (WSSP) which it will review on a five-year basis. Additionally, the Capital Investment Plan (CIP) will set out the investment in water service infrastructure over a cycle of five-six years.

The Water Services Section of Monaghan County Council will co-operate with Irish Water to provide and maintain an adequate public water supply and waste water infrastructure network to serve the County over the lifetime of this Development Plan and beyond. Future capital investment in infrastructure will be achieved through the Capital Investment Plan.

The provision and maintenance of quality waste water treatment infrastructure is critical in the interest of sustainable development and to protect public health. Irish Water is responsible for the treatment and disposal of waste-water in towns and villages. Irish Water’s operations will be regulated by the Environmental Protection Agency who set environmental standards which must be complied with in respect of the provision of wastewater infrastructure.

Water & Wastewater Policies	
WWP 1	To priorities with, support and co-operate with Irish Water, as relevant and appropriate, to deliver a sustainable water supply in line with the objectives set out in the Core Strategy.
WWP 2	To liaise with Irish Water to establish source management and protection zones around drinking water supply sources and advance appropriate management and maintenance measures for these sources (both ground and surface water).
WWP 3	To co-operate with and advise Irish Water in order to identify, prioritise and advance the delivery of water and waste water projects throughout the County during the Development Plan period and to only permit development in instances where there is sufficient capacity in the public water and wastewater infrastructure.
WWP 4	To implement in conjunction with Irish Water, EPA and statutory requirements in compliance with the provisions of the Urban Wastewater Treatment Regulations and the Wastewater Discharge (Authorisation) Regulations 2007 as amended.
WWP 5	To implement in conjunction with Irish Water, EPA and statutory requirements in compliance with the provisions of the EU (Drinking Water) Regulations, the Drinking Water Regulations (SI No 122 of 2014).
WWP 6	To, in conjunction with Irish Water, undertake recommendations made by the EPA arising from any failure to meet drinking water standards and any enlistment on the EPA’s Remedial Action List.

Water & Wastewater Policies	
WWP 7	To co-operate with the Federation of Group Water Schemes to improve the quality and capacity of water supply to areas served by group water schemes.

8.13 Energy

The availability of a reliable, sustainable and cost-effective energy resource is vital to ensuring economic and social progress. Society relies on the availability of energy for almost every activity; transport, communications, heating, cooking and for the production of goods and services.

The move to a more diverse mix of energy resources reduces the exposure of the economy from price fluctuations and provides greater security of energy supply. The EU Climate and Energy Package which runs until 2020 is mainly driven by three targets:

- 20 per cent share of energy to be derived from renewable sources
- 20 per cent reduction in greenhouses gases
- 20 per cent improvement in energy efficiency

Ireland's overall target is to achieve 16% of energy from renewable resources by 2020. This target is set out in The National Renewable Energy Action Plan (NREAP) as required by Directive 2009/28/EC and it sets out the mechanisms for achieving this target. This obligation is to be met by a 40% reduction from electricity, 12% from heat and 10% from transport.

At a national level a target has been set for public bodies to achieve 33% energy efficiency improvements by 2020. In the Annual Report on Public Sector Energy Efficiency Performance (2016) prepared by the Sustainable Energy Authority of Ireland (SEAI) on behalf of the Department of Communications Climate Action and Environment, public bodies are required to report on progress toward this target on an annual basis. Monaghan County Council achieved 18.3% improvements in energy efficiency between the baseline in 2015 and the annual report in 2016. By Autumn 2017 energy efficiency improvements of 24% have been achieved and Monaghan County Council is therefore well on target to achieve the targeted efficiencies for 2020.

The realisation of National targets requires action at local level. Monaghan County Council will promote and support the diversification of the energy sector in accordance with EU, National and Regional policy and the provisions of the Monaghan Local, Economic and Community Plan (LECP)

2016-2017. The National Planning Framework 2040 sets out the strategic context for the provision of energy and associated infrastructure.

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)

The Planning Authority will adopt a favorable approach to renewable energy developments. 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 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. This chapter will provide an analysis of renewable technologies and outline measures to reduce dependency on fossil fuels in order to achieve national targets.

8.14 Better Energy Communities

Since 2015 Monaghan County Council has acted as the exemplar for the implementation of Better Energy Communities a grant programme operated by Sustainable Energy Ireland. This programme assists energy efficient community projects through the provision of capital funding technical support and a partnership approach. The community or organisation must co- finance a percentage of the project cost. The measures supported include building fabric upgrades, system and technology upgrades, control systems and the provision of renewable energy sources. Partnership is a central tenet of the scheme, collaboration between public and private sectors, residential and non-residential sectors and commercial and not for profit organisations or financiers and energy suppliers is a pre-requisite for successful grant applications.

8.15 Wind Energy

Wind energy can make a significant contribution toward reducing greenhouse gas emissions. Monaghan County Council will seek to achieve a balance between enabling the wind energy resource of the County to be harnessed while taking account of the visual, environmental and amenity impacts to ensure consistency with proper planning and sustainable development. There are a number of issues which must be taken into consideration when dealing with applications for wind energy development. These include visual impact, landscape protection, impacts on residential amenity, impact on wildlife and habitats, connections to the national grid and impact of construction and ancillary infrastructure including access roads and grid connections.

The Planning Authority will adopt a favourable approach to wind energy development 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. It is a challenge 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. Regard will be given to the 'the 'European Best Practice Guidelines for Wind Farm Development' (European Wind Energy Association). The Wind Energy Strategy, Planning Guidelines', DECLG, 2006, is the most relevant guidance document to be used in the preparation and assessment of wind energy proposals.

The Irish Wind Energy Association (IWEA) indicates that the wind capacity for County Monaghan is 24.6MW provided by two wind farms at Mullananalt and Mullyash. The wind energy potential available in the County is indicated in Sustainable Energy Irelands 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.

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.

8.16 Bio-Energy

Bioenergy is a form of energy or fuel that is made from living organisms or their waste. These fuels can be produced from purpose grown energy crops, forestry deposits and agricultural wastes. There is significant potential for the use of bioenergy to make a significant contribution toward renewable energy targets. The Department of Communications, Energy and Natural Resources published a Draft Bio-energy Plan in 2014 and this publication identifies that meeting the demand for bio-energy from native sources has the potential to generate significant economic and environmental benefits for Ireland. It aligns with national policy for waste outlined in “A Resource Opportunity – Waste Management Policy in Ireland” by contributing to waste recovery. This has positive environmental impacts by diverting slurry from land spreading with resultant improvements in air quality. The process of deriving biofuel from crops can also deliver multiple benefits through farm diversification and the generation of additional income streams for farmers while at the same time increasing biodiversity and additional energy security.

Monaghan County Council acknowledges the potential of bioenergy to realise several objectives contained in this Development Plan in the areas of Energy Supply and Energy Security, Climate Change, Environmental Quality and Pollution and Economic Development & Rural Development. In this context Monaghan County Council will promote and support its development and proposals for Bio- energy

related development shall be considered on a case by case basis in accordance with planning and environmental considerations.

8.17 Solar Energy

Solar energy is any type of energy generated by the sun. It is a renewable energy source which reduces demand for electricity supply from the national grid where energy is mainly sourced from finite fossil fuels. Solar can be a passive energy source i.e. sunlight heating up a room or an active energy source where sunlight is harvested and converted to electricity in solar cells. Solar technology is developing at a rapid pace and has minimal impact on the environment.

8.18 Geothermal Energy

Geothermal energy utilises the renewable solar gain stored in earth, air or underground water bodies and transforms into to a suitable energy use via a heat exchanger. However maximum benefit can only be achieved if using a dual tariff meter and user benefitting from cheaper night- rate electricity.

8.19 Passive Solar Design

Passive solar design refers to the use of the sun's energy for the heating and cooling of buildings. The incorporation of Passive Solar Design techniques at the planning and design stages of a project can deliver significant savings to the owner/occupier. Due consideration of aspects such as siting, layout, built form and landscaping offer a cost effective means of reducing energy costs and thereby achieving a reduction in greenhouse gas emissions.

The guiding principles for the purpose of achieving Passive Solar Design are as follows:

Orientation By orientating the principle façade of a building within 30 degrees of the south, solar gain is maximized. A southerly aspect maximises solar gain the winter months.

Shelter Buildings should use existing topography and landcover to reduce the impact of prevailing winds which result in heat loss to a building

Openings Large window/door openings should be located on the southern aspect of buildings to maximise the available solar gain. Northern facades should have minimal window openings. For optimum layout non-habitable room's i.e. bathrooms, storage, garages etc. should be located on these elevations. The use of high-performance glazing provide for optimum heat retention within the building.

Avoidance of overshadowing Where possible associated building blocks/element and/ outbuildings should be carefully spaced to minimise overshadowing impacts.

8.20 Active Solar Design

Active solar systems can complement and enhance passive solar principles to harness solar energy. Such systems can be retrofitted to any existing or designed as part of new buildings to achieve energy efficiency. Solar collectors absorb and store the heat generated from the sun to provide or supplement space heating within a building, it can also be used to heat water. A correctly specified and sized unit can provide approximately half of a household's hot water needs.

8.21 Passive Housing

A passive house combines high levels of comfort all year round with low to no conventional heating required. Passive houses embody high levels of thermal insulation, triple glazing, barrier free construction and air tightness to prescribed standards. In order to achieve full Passive House Certification, a dwelling is required to demonstrate certain compliance with stringent standards in relation to space heating demand and air changes. The construction of a Passive House should have regard to the *"Guidelines for the Design and Construction of Passive House Dwellings in Ireland"*.

8.22 Low Energy Performance Buildings

The 2011 Building Regulations (SI NO 259) requires that all new buildings are designed to comply with low energy performance standards. The regulations refer to a range of fuel conservation and energy efficient measures. They also require that in the case of new buildings an element of the energy consumption of the building is supplied from renewable sources. All new development should comply with the provisions of these building regulations.

8.23 Alternative Heating Systems

Energy efficient heating systems such as mixed fuel or wood pellet stoves, boilers and ground source heat pumps (geothermal) can provide an alternative to conventional heating system which relies on fossil fuels. Geothermal heat pumps extract heat energy from the ground, air or underground water sources and upgrade it using compressor technology to a higher temperature which can then be used for space or water heating. Heat pumps generate approximately 3 units of heat for every unit of electricity used.

8.24 Exempt Development for Renewables

The Planning and Development Regulations 2007 & 2008 (SI No 83 of 2007& SI No 235 of 2008) provides for exemptions from planning permission for certain types of renewable energy infrastructure associated with dwellings, agricultural buildings and industrial developments. These exemptions relate to solar panels, small scale wind turbines, combined heat and power systems.

Renewable Energy Development Exemptions Policy	
EP 1	To support and advance the provision of renewable energy resources and programmes in line with the Government’s National Renewable Energy Action Plan (NREAP), the Governments’ Energy White Paper “Ireland’s Transition to a Low Carbon Energy Future (2015-2030) and any other relevant policy adopted during the lifetime of this plan.
EP 2	To prepare a Renewable Energy Strategy for the County over the lifetime of this plan and subject to the availability of resources. This strategy will support the development of renewable energy infrastructure to deliver government objectives on energy efficiency and the transition to a low carbon future.
EP 3	To facilitate the sustainable development, renewal and maintenance of energy generation infrastructure in order to maintain a secure energy supply while protecting the landscape, archaeological and built heritage and having regard to the provisions of the Habitats Directive.
EP 4	To support the production of sustainable energy from renewable sources such as wind, solar, bio-energy and the development of waste to energy/Combined Heat and Power Schemes at suitable locations and subject to compliance with the Habitats Directive.
EP 5	To ensure that new wind energy developments and modifications to existing development meet the requirements as set out in the DoEHLG Wind Energy Development Guidelines 2006 and any updated guidelines.
EP 6	To encourage the development of small-scale wind energy development and single turbines in urban and rural areas and industrial parks provided they do not negatively impact upon environmental quality, landscape, wildlife and habitats or residential amenity.

Renewable Energy Development Exemptions Policy	
EP 7	To support and promote the use of renewable energy technologies in the conversion and re-use of existing built developments.
EP 8	To support and promote the development and use of passive solar design principles in all new developments taking account of national guidelines and development management policies for rural and urban areas.
EP 9	To work in partnership with local communities to develop energy efficient and renewable energy projects to benefit the local area subject to development management standards

8.25 Waste Management

Ireland’s waste policy is influenced by a range of EU Directives. The Waste Framework Directive sets out the management regime applicable to waste in the territory of the community and is enshrined in Irish law by the Waste management Act 1996 (as amended) and the European Communities (Waste Directive) regulations 2011. The Directive imposes on member states a number of obligations regarding waste management, including the following:

- The application of the waste hierarchy to apply as a priority order in waste prevention and waste management legislation and policy.
- To ensure that waste is recovered (including separate collection to facilitate recovery where technically, environmentally and economically practicable) or, where it is not recovered, to ensure that waste is disposed of without causing risks to human health and the environment.
- To prohibit the abandonment or uncontrolled disposal of waste.
- To establish an integrated and adequate network of waste disposal installations and of installations for the recovery of mixed municipal waste - aiming for EU self-sufficiency and for member states to move towards self-sufficiency.
- To take necessary measures to ensure that any holder of waste has that waste handled by a private or public waste collector or recovers or disposes of it himself/herself in an environmentally sound manner and in accordance with the waste hierarchy.
- To have a system of permits and registration for all those involved in collecting, disposing of, preparing for the recovery of, or recovering of waste.

- To ensure that all those involved keep a record of all the details of their operations (the quantity, nature and origin of the waste) and are subject to periodic inspections and special controls to ensure the safe management of hazardous waste.
- To ensure that the costs of waste management are borne by the original waste producer or by the current or previous waste holders, in accordance with the polluter pays principle.

(Source: A Resource Opportunity Waste Management Policy in Ireland 2012)

The legislative basis for waste management in Ireland is contained in the Waste Management Act 1996 (as amended). The objectives for waste management in Ireland have been dictated by a number of EU Directives such as; the Hazardous Waste Directive (96/59/EC), the Landfill Directive (99/31/EC) and the Waste Framework Directive (2008/98/EC). The provisions of these Directives have been translated into national policies.

The current policy context for Waste Management in Ireland is set out in the document “A Resource Opportunity, Waste Management Policy in Ireland” (DECLG, 2012). It sets out a framework to further advance waste reduction and recycling in the Country, a key facet of this approach is to improve efficiency and to drastically reduce the amount of waste going to landfill.

8.26 Waste Management Plans

Waste management planning is the responsibility of local authorities under Part II of the Waste Management Act 1996 (as amended). In line with a key objective in ‘A Resource Opportunity – Waste Management Policy in Ireland’, the three regions of Connacht-Ulster, Southern, and Eastern-Midlands were established in June 2013, and in May 2015 three waste management plans were published for each. County Monaghan is located in the Connaught-Ulster Region.

The plans give effect to national and EU waste policy, and address waste prevention and management (including generation, collection and treatment) over the period 2015-2021. Three key targets are set out in this plan;

- A 1% reduction per annum in the quantity of household waste generated per capita over the plan period.
- To achieve a recycling rate of 50% of managed recycling waste by 2020.
- Reducing to zero the direct disposal of unprocessed residual municipal waste to landfill in favour of higher value pre-treatment option.

The Connaught-Ulster Waste Management Plan (CUWMP) advocates a shift in the current approach

to the management of waste by viewing waste product as a valuable material resource. By encouraging the development of re-use activities, the extent of waste going to landfill could be reduced while supporting economic development in ancillary waste resource recovery and reuse activities.

Monaghan County Council will play its part in the implementation of the CUWMP by increasing education and awareness in the area of waste management and performing a regulatory role by enforcing environmental legislation in respect of house holders, businesses and waste operators. In addition to this Monaghan County Council will continue to provide and maintain bring banks and civic amenity sites as appropriate with the administrative area. Monaghan Local Authorities' strategic objectives, supporting strategies and actions in the area of waste management, include the implementation of the Connaught Ulster Waste Management Plan. These are incorporated through the policies set out in this chapter.

8.27 Waste Collection

Municipal waste is collected by the private sector throughout the County and its towns. All municipal waste collection contractors are controlled by a waste permit system operated by the National Waste Permit Office, on behalf of Local Authorities, in accordance with the Waste Management Act.

Recent developments in the waste collection permit regulations include the introduction of a 3 bin system for agglomerations above 500 persons and for Waste Collectors to operate a pay-by-weight system rather than a flat fee for householders

8.28 Commercial Waste

Under the European Union (Packaging) Regulations 2014, commercial packaging waste can no longer be disposed of to landfill. Almost 40% of municipal waste (household and commercial) is packaging. The Regulations require businesses (manufacturers, hoteliers, wholesalers and retailers) to segregate specified packaging materials arising on their premises and arrange for their collection by licensed operators. There is also an obligation on specified commercial premises (under the European Food and Biowaste Regulations 2015) to have food waste collected and sent for treatment at authorised facilities.

8.29 Contamination and Remediation

Monaghan County Council will ensure that adequate soil protection measures are undertaken where appropriate. Adequate and appropriate investigations shall be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work, where brownfield development is proposed. The EPA's publication 'Code of Practice: Environmental Risk Assessment for Unregulated Waste Disposal Sites' (2007) shall be taken into account as relevant by proposals for development within or adjacent to old landfill sites.

All undeveloped, contaminated sites shall be remediated to internationally accepted standards prior to redevelopment. All applications shall be accompanied by a report from a qualified, expert consultant remediation incorporating international best practice and expertise on innovative ecological restoration techniques. These include specialist planting and green initiatives that create aesthetically improved sites, healthy environments and contribute to the provision of new green open spaces as integral parts of newly created areas.

Prior to the grant of approval on contaminated sites, developers will be required to carry out a full contaminated land risk assessment to demonstrate:

- How the proposed land uses will be compatible with the protection of health and safety (including the durability of structures and services) - during both construction and occupation
- How any contaminated soil or water encountered will be appropriately dealt with.

8.30 Construction and Demolition Waste

The management of construction and demolition (C&D) waste is a National Enforcement Policy of the Waste Enforcement Regional Lead Authorities (WERLA). The management and disposal of C&D waste is regulated by way of Waste Facility Permit Regulations 2007 and requires planning permission.

8.31 Litter Control

The Litter Management Plan contains objectives to promote education and awareness around litter and to support initiatives to tackle littering with a range of interest groups. Monaghan County Council will continue to use its enforcement powers under the Litter Acts to tackle the issue of littering.

8.32 The Circular Economy

Until recently most westernised economies were linear in nature. The modes of production involved consuming resources to create products to be used for a limited period before being disposed of at

the end of their life, usually to landfill. However, this approach is not sustainable. At a European and national level there is an emerging shift toward the concept of a ‘circular economy’, whereby resources are kept in use for as long as possible to enable the maximum value to be obtained from them while in use. In the context of a growing population and the environmental impacts and costs of waste, the circular economy offers a better economic model for the future. Embracing the concept of a circular economy where there is greater efficiency in the use of raw materials, such as energy, water, space and food, can deliver a range of economic benefits including the conservation of resources and employment opportunities in new technologies and industries. The conservation of natural resources such as land, wood and crops and the use of bio-energy can contribute to significant reductions in greenhouse gas emissions and can have a positive impact on climate change.

Waste Management Policies	
WMP 1	To implement and support the strategic objectives of the Connaught-Ulster Regional Waste Management Plan 2015-2021 and any subsequent Waste Management Plan adopted during the current plan period.
WMP 2	To implement the provisions of the Litter Management Plan 2014 -2016 and any subsequent revisions.
WMP 3	To apply the ‘Polluter Pays’ Principle, proximity principle, and the precautionary principle in respect of all waste management activities.
WMP 4	To require that all construction projects are carried out in accordance with Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects.
WMP 5	To encourage best environmental practice in all agricultural, industry, business and local authority activities.
WMP 6	To support the circular and bio-economy through the efficient use of resources and to support any development proposals which contribute to this concept.
WMP 7	To support the minimisation of waste creation and promote a practice of reduce, reuse and recycle where possible and to safeguard the environment by seeking to ensure that residual waste is disposed of appropriately.
WMP 8	To continue to fulfil its duties under the Waste Management (certification of historic unlicensed waste disposal and recovery activity) Regulations 2008 (S.I. No

Waste Management Policies	
	524 of 2008), including those in relation to the identification and registration of closed landfills.
WMP 9	To require that treatment/management of any contaminated material shall comply as appropriate with the Waste Management Act 1996 (waste licence, waste facility permit) and under the EPA Act 1992 (Industrial Emissions licensing, in particular the First Schedule, Class 11 Waste). These measures will ensure that contaminated material will be managed in a manner that removes any risk to human health and ensures that the end use will be compatible with any risk and be in accordance with Section 8.29 Construction and Remediation.
WMP 10	To have regard to the provisions of the Major Accidents Directive, relating to the control of major accident hazards involving dangerous substances, and the recommendations of the Health and Safety Authority in the assessment of all planning applications located within the consultation distance of such sites.
WMP 11	To ensure that all new waste management infrastructure is sited in accordance with the provisions of the Draft Siting Guidelines for Waste Infrastructure and any amended guidelines.

8.33 Climate Change

The impacts of Climate Change are becoming widely acknowledged due to changes in our weather systems, rising global temperatures, extreme weather events and changes to our natural ecosystems. The build-up of greenhouse gases due to the world’s over reliance on fossil fuels is believed to be a key contributory factor of climate change and global warming.

The National Climate Change Adaptation Framework – Building Resilience to Climate Change (DoECLG, 2012) recognises the importance of integrating climate change considerations into development plans, particularly with regard to the zoning of land. The document also advocates a regional approach to the issue.

The National Mitigation Plan (NMP) (Department of Communication, Climate Action & Environment, July 2017) is a shared sectoral approach to address greenhouse gas emissions in the context of Electricity Generation, Built Environment, Transport, Agriculture, Forestry and Land use sectors. The

NMP sets out the policy context and emerging trends for each sector and identifies specific actions to guide a policy framework for each sector. Planning Authorities must have regard to this plan when making or reviewing their Development Plans.

Monaghan County Council is committed to addressing Climate Change in a pro-active manner through the consideration of national policy and its translation into policies and objectives at a local level. It is committed to reduce climate change caused by human activities and to implement adaption measures as part of the development plan process.

Climate Change Policies	
CCP 1	To support and encourage the implementation of the National Adaptation Framework 2018 and any updated versions during the lifetime of this Development Plan.
CCP 2	To prepare a Climate Change adaptation strategy for County Monaghan having regard to relevant national guidelines and in co-operation with all relevant stakeholders
CCP 3	To promote a settlement strategy which provides for the re-use of brownfield lands the consolidation of existing settlements and integration of land use and transportation.
CCP 4	To ensure new development is appropriately located, so as not to be exposed to risk of flooding
CCP 5	To promote the protection of the County's green infrastructure resources
CCP 6	To support and assist a shift to a low carbon society and a reduction in the dependence on fossil fuels in County Monaghan by implementing measures to deliver energy efficiency, compact urban forms and sustainable transport patterns.
CCP 7	To promote and encourage the use of renewable energy in all areas subject to compliance with development management standards and policies
CCP 8	To support diversification and innovation in the local economy by endorsing investment in emerging products, services and technologies that assist in the delivery of a low carbon future for County Monaghan.

CCP 9	Support and facilitate European and national objectives for climate adaptation and mitigation as detailed in the National Mitigation Plan, National Adaptation Framework and relevant Sectoral Adaptation Plan(s).
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8.34 Flood Risk Management

Flooding is a natural occurrence; however, its effect can be exacerbated by built development and it is likely to become more common in the future due to the effects of climate change. While it is acknowledged that flooding cannot be fully prevented, its impact can be minimised by proper management. Accordingly, it is necessary to restrict and manage development in certain areas to reduce the risk of exposure to flooding.

National policy in relation to flood management is set out in the document “The Planning System and Flood Risk Management- Guidelines for Planning Authorities” (DoECLG & OPW, 2009). The document sets out fundamental principles to guide regional authorities, local authorities, developers and their representatives when evaluating flood risk. These are:

- Risk Avoidance.
- Substitution to alternative locations where avoidance is not feasible.
- Mitigate /Manage risk where avoidance and substitution cannot be achieved.

The Flood Risk Management Guidelines define flood zones on the basis of three tiers. These tiers are physical areas where the likelihood of flooding occurring is within a specified range. The identification of flood zones can inform flood risk management in the planning system and can assist emergency planning for flood events. The flood risk zones identified in the guidelines are:

- Flood Zone A - highest probability of flooding (greater than 1% or 1 in 100 for river flooding or 1/200 and 0.5% for coastal flooding).
- Flood Zone B- moderate probability of flooding (between 0.1% and 1 in 1000 for river flooding or 0.5% to 1 in 200 for coastal flooding).
- Flood Zone C - where the probability of flooding is low (below 0.1%).

A Strategic Flood Risk Assessment (SFRA) has been prepared for the Monaghan County Development Plan (Appendix 1). The document has been prepared on the basis of the best available current data and is subject to change over the plan period as new data and maps become available.

The SFRA identifies and maps the locations that flooding is most likely to occur within the Tier 1, 2, 3 and 4 settlements of County Monaghan. Therein flood risk is categorised under two strands - Flood Risk A and Flood Risk B. Any development proposals located in such areas shall be required to prepare a site-specific Flood Risk Assessment in accordance with the methodology set out in ‘The Planning System and Flood Risk Management- Guidelines for Planning Authorities’

The OPW carried out a national screening exercise in 2011 in order to assess and measure flood risk nationally. This study identified areas exposed to significant flood risk. These areas, referred to as Areas for Further Assessment (AFA) have been considered at greater detail as part of the Catchment Flood Risk Management Plan (CRFAM).

Monaghan is covered by the Neagh Bann CFRAM. Four AFA’s have been identified in County Monaghan:

- Monaghan
- Carrickmacross
- Ballybay
- Inniskeen

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 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.

Flood Risk Management Policies	
FMP 1	To fully implement and support, in conjunction with the OPW, the provisions of the EU Flood Risk Directive, The Flood Risk Regulations, The Planning System and Flood

Flood Risk Management Policies	
	Risk Management- Guidelines for Planning Authorities and any updated legislation or guidelines issued during this plan period.
FMP 2	To restrict development in areas susceptible to flooding except where; <ul style="list-style-type: none"> a) The proposed development can be justified on strategic grounds. b) The flood risk can be managed to an acceptable degree and without increasing flood risk beyond the site itself. c) Appropriate and detailed mitigation measures can be implemented to remove/minimise flood effects.
FMP 3	Development proposals on land identified as being at risk of flooding shall be accompanied by a site-specific Flood Risk Assessment (FRA) carried out in accordance with the methodology set out in The Planning System and Flood Risk Management – Guidelines for Planning Authorities, 2009. Such assessments shall be carried out by competent professionals with hydrological experience and identify the risk and extent of any proposed mitigation measures.
FMP 4	All applications in areas prone to flooding shall be subject to the justification test set out in the Flood Risk Management Guidelines. Compensatory flood storage provision or the provision of flood defences will not override the need for completion of the justification test.
FMP 5	To protect the capacity of rivers, streams, riparian corridors, flood plains and wetlands from inappropriate development which will contribute to increased flood risk. Development on or within a floodplain will not be permitted.

8.35 Surface Water Drainage

New development and its associated roads, yards and parking areas increase impervious surfaces which results in an increase in surface water runoff. This has the potential to cause localised flooding and pollution from contaminated surface waters. Surface water runoff is normally dealt with in two ways, either through natural drainage to watercourses; drains, streams, rivers or through artificial drainage systems.

For future developments, Monaghan County Council will require that all developments incorporate ‘Sustainable Urban Drainage Systems’ (SuDS) as part of the development proposals. SuDS are effective technologies which aim to reduce flood risk, improve water quality and enhance biodiversity and amenity. The systems should aim to mimic the natural drainage of a site to minimise the effect of a development on flooding and pollution of existing waterways.

SUDS include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakways and green roofs. In some exceptional cases, and at the discretion of the Planning Authority, where it is demonstrated that SUDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort.

Best practice guidance is available from The Greater Dublin Strategic Drainage Study (GDSDS). Development proposals will be required to meet the design criteria (adjusted to reflect local conditions) and material designs therein. This approach using Sustainable Drainage Systems (SuDS) offers a total solution to rainwater management and is applicable in both urban and rural situations. Further guidance is available in Monaghan County Councils Storm Water Technical Guidance Document (2017) .

Surface Water Drainage Policies	
SDP 1	To require best practice in the design, construction and operation of expanding and new developments to ensure minimum effects on the aquatic environment. Sustainable Urban Drainage Systems designed to ensure both water quality protection and flood minimisation should be included in developments for commercial, industrial, residential, intensive agricultural, public and institutional premises with significant roof or hard surface areas and multiple residential developments. For guidance refer to Monaghan County Councils Storm Water Technical Guidance Document 2017.
SDP 2	To ensure that new development is adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems as appropriate to minimise the effect of a development on flooding and pollution of existing waterways.

Surface Water Drainage Policies	
SDP 3	To require that planning applications are accompanied by a comprehensive SUDs assessment that addresses run-off quantity, run-off quality and its impact on the existing habitat and water quality.
SDP 4	To ensure that all storm water discharges shall be restricted onsite attenuation and or other measures to the pre-development levels (green field) in all new developments. All attenuated storage volumes must take into consideration climate change. Guidance is available from The Greater Dublin Strategic Drainage Study Technical Document, Volume 5.
SDP 5	To require all run off from new developments in towns/villages to be restricted to the pre-development levels (green field) by storm water attenuation on site and use of SUDs (sustainable urban drainage systems), as a measure to assist in flood avoidance. For guidance refer to Monaghan County Councils Storm Water Technical Guidance Document 2017.

8.36 Derelict Sites

In accordance with the provisions of the Derelict Sites Act 1990 and the Litter Pollution Act 1997 (as amended), the Local Authority can require remedial or improvement works on neglected lands, including the removal of vehicles and general waste and the renewal or repair of structures in a derelict or ruinous state. The Council will endeavour to be proactive in this role.

Policy for Derelict Sites	
DSPP 1	To utilise the provisions of the Derelict Sites, Act and the Litter Pollution Act to ensure that lands and buildings are maintained in a reasonable condition.

8.37 Dangerous Structures and Places

The Local Government (Sanitary Services) Act 1964 gives powers to local authorities to address dangerous structures in their administrative area. A Section 3 Notice can be served on owners of a property which is considered to be in a dangerous condition requiring them to carry out specific works to make the property safe.

Policy for Dangerous Structures and Places	
DSPP 2	To implement the provisions of the Derelict Site Act, 1990 in respect of dangerous structures or places.

8.38 Veterinary Services

Monaghan County Council’s Veterinary Services are responsible for Dog Control and Food Safety in the County. The Control of Dogs Act 1986 (as amended) gave statutory responsibility for dog control and licensing to local authorities. Local Authorities can appoint dog wardens, provide dog shelters, seize dogs and impose fines and initiate court proceedings against dog owners. The Control of Dog Regulations 1998 placed additional restrictions in relation to twelve dog breeds (or crosses of breed) which are considered to be dangerous.

In relation to Food Safety, the Veterinary Service of Monaghan County Council operate jointly with the Food Safety Authority of Ireland (FSAI), the Department of the Environment, Community and Local Government (DECLG) and Department of Agriculture, Food and Marine (DAFM) with regard to the inspection of abattoirs and meat processing plants (in the wholesale sector).

Policy for Veterinary Services	
VSP 1	To support the implementation of the veterinary functions of the Council.

8.39 Lighting

The Council will consider the potential for light pollution from development and the intensification or alteration of existing development. The prevention of light pollution is important in the interests of nature conservation, residential amenity and energy efficiency.

Lighting Policies	
LP 1	To control lighting in urban and rural areas and in sensitive locations, in order to minimise impacts on residential amenity and habitats and species of importance.

LP 2	To require the use of energy efficient public lighting in all new development proposals.
LP 3	To require that lighting fixtures should provide only the amount of light necessary for personal safety and should be designed to avoid creating glare or emitting light above a horizontal plane. Lighting fixtures should also have minimum environmental impact and protect light sensitive species such as bats.

8.40 Noise

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 (See Appendix 22).

Using the provisions of the development management process, the planning authority will aim to take account of and mitigate noise and/or vibration at site boundaries or adjacent to noise sensitive locations, in particular residential properties with reference to layout, design and/or noise attenuation measures.

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.

Noise Policy	
NP 1	To promote the implementation of the Noise Directive 2002/49/EC and associated Environmental Noise Regulations 2006.

8.41 Air Quality

At present County Monaghan enjoys a high-quality environment with limited air pollution. However, emissions caused by increased traffic, the burning of fossil fuels for heating and the operation of businesses is likely to have a detrimental impact on our environment.

Air Quality Policies	
AQP 1	Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) and ensure that all air emissions associated with new developments are within Environmental Quality Standards as out in the Air Quality Standards Regulations 2011 (SI No. 180 of 2011) (or any updated/superseding documents). Promote the preservation of best ambient air quality compatible with sustainable development in accordance with the EU Ambient Air.
AQP 2	To contribute towards compliance with air quality legislation; greenhouse gas emission targets; management of noise levels; and reductions in energy usage.

8.42 Environmental Hazard Zones

The European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2006 transposes the SEVESCO II Directive 96/82/EC (relating to the prevention of major accidents involving dangerous substances) into Irish Law. The Directive aims to prevent accident hazards from dangerous substances and to limit the consequence of such accidents through the following measures:

- The siting of new establishments
- Modification of existing establishments
- Development in the vicinity of an establishment which by virtue of its type or siting is likely to increase the risk or consequence of a major accident
- Site specific emergency planning by the local authority and site operator.

There are currently no SEVESCO sites in County Monaghan, the following policy is applicable in respect of any future proposal involving dangerous substances.

Policy for Environmental Hazard Zones	
EHZ 1	To comply with the provisions of the SEVESCO Directive in respect of any development with the potential to cause a major accident.

9. Strategic Objectives for Settlement Plans

9.0 Settlement Plans

The Monaghan County Development Plan 2019-2025 incorporates settlement plans for the five towns of County Monaghan. These Settlement Plans include for those towns listed in Tier 1, 2 and 3 of the Core Strategy.

This chapter sets out the Strategic Objectives for development within each of these settlements and should be read in conjunction with the plans for each of the five towns and the associated zoning maps contained within this County Development Plan. The specific strategic objective for each town is set out in Table 9.1 and this pertains directly to the position of the settlement within the Core Strategy Settlement Hierarchy set out in Chapter 2 of this Plan.

9.1 Vision

The overall purpose of the settlement plans is to set out a shared vision of how the sustainable and co-ordinated growth and development of the towns in the county can be shaped in a planned manner which will also act as a catalyst for the economic, physical, cultural and environmental development of the towns.

The concept of sustainable development is a theme which runs throughout this Plan and it requires that development occurs in a manner that meet the needs of the present without compromising the ability of future generations to meet their own needs and enjoy the same quality of life and environment. This approach will also protect the natural and built environment by ensuring that new development is of a high standard considering surrounding properties and uses.

A key challenge is to identify the most appropriate opportunities within the designated settlements to provide for the suitable expansion over this plan period. Achieving development which will consolidate the town and village structures, and which provides for the sustainable management of the environment as well as the cultural and natural heritage is fundamental.

Specific Strategic Objectives for Settlement Plan Towns

Settlement	Specific Strategic Objective
SHO 1 Monaghan Town	To facilitate the development of Monaghan to maintain its position as the principal town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of the town centre.
SHO 2 Carrickmacross & Castleblayney	To promote the Strategic Towns as prosperous and thriving local development and service towns where the principles of environmental, economic and social sustainability including protection of the town’s heritage and natural and built environment are enshrined.
SHO 3 Clones & Ballybay	To promote and develop Tier 3 Service Towns in order to create self-sufficient sustainable and vibrant communities which will act as local development and service centres for the border catchment and the mid Monaghan hinterland whilst protecting the significant built heritage and archaeological heritage aspects of Clones town.

Monaghan County Council aims to address the future sustainable development of the towns through:

- Establishment of a viable and growing population, sufficient to support a wide variety of employment and services.
- Development of infrastructure to support the existing towns and accommodate future growth within the towns.
- Improved transport links both within the county and destinations outside it.
- Re-development of back lands and derelict sites throughout the towns where appropriate.
- Provision of sufficient parking within the town centres where necessary.

Strategic Objectives for settlements within County Monaghan	
SSO 1	To create a clear strategic framework for the sustainable development of the towns and their hinterlands through the zoning and servicing of lands in a manner consistent with the Core Strategy as set out in Chapter 2.

Strategic Objectives for settlements within County Monaghan	
SSO 2	Provide a basis for public and private sector investment in infrastructure, services and development, offering clear guidance to both sectors in framing development proposals, in partnership with the community.
SSO 3	Facilitate the provision of adequate services and facilities in the areas of education, medical/health, transport and public administration and encourage co-location of these services.
SSO 4	Attract investment and new employment opportunities to the towns while supporting sustainable enterprises.
SSO 5	Promote the towns as residential, employment, retail and service centres as well as industrial and commercial centres.
SSO 6	Protect and enhance the heritage, character and streetscape of the towns and ensure they are attractive places to live and work.
SSO 7	Provide a wide range of amenity, sporting and cultural facilities including public spaces and parks.
SSO 8	Provide, as resources permit, specific area action plans and/or masterplans for the towns to provide for the most efficient and suitable co-ordinated development to take place.
SSO 9	To designate development limits around the urban areas in order to manage development in a sustainable manner and restrict urban sprawl and the merging of distinctive areas.
SSO 10	Promote the development of all settlements with an appropriate range of facilities and services including social infrastructure, retail units, commercial offices and local enterprise in accordance with the provisions of the Core Strategy.
SSO 11	Promote sustainable compact development forms, including more comprehensive backland development where appropriate and promote the efficient use of available public infrastructure and services.

Strategic Objectives for settlements within County Monaghan	
SSO 12	Facilitate and/or provide the infrastructure and services necessary to accommodate anticipated population growth in each settlement.
SSO 13	Protect important landscape features within or on the edge of settlements by prohibiting development within designated Landscape Protection/Conservation (LPC) areas unless it is proven to the satisfaction of the Planning Authority that the proposed development would not detrimentally impact on the amenity of the LPC areas or the wider setting or character of the settlement.
SSO 14	Promote public transport strategies that could facilitate services in the lower tier settlements.
SSO 15	Encourage the development of specialist niche activities or roles that could help distinguish the settlements and thereby promote their development.
SSO 16	Ensure that new development within settlements is appropriate in terms of use, siting, scale, layout, design, materials and character.
SSO 17	Promote and encourage the delivery of the refurbishment and regeneration of the back lands of the towns as well as appropriate development on infill sites, derelict sites, vacant plots and brownfield sites.
SSO 18	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.

9.2 Land Use Zoning

The settlement plans for each of the towns aim to promote growth and development while protecting the natural and built environment. The primary tool to implement this strategy is through land use zoning objectives and policies. Land use zoning indicates the purpose for which areas of land may be used and outline policies with regard to the approximate location and distribution of land uses and activities. The purpose of land use zoning is to provide for the appropriate use of land which protects the amenity of the town's function whilst providing for current and future development demand. Monaghan County Council will seek to develop and improve areas in need of development and renewal. In particular, areas covered by the following land use zonings: Town Centre; Industry;

Enterprise & Employment; Existing Commercial; Community Facilities & Services; Recreation and Amenity; Landscape, Protection/Conservation; Local Area Action Plan are where the objectives for regeneration and renewal will apply and are considered to constitute regeneration land (see table 9.4).

Land Use Zoning Policy	
LZP 1	To implement the land use zoning categories and objectives in each of the settlement plan areas as set out in Table 9.1.

The land use zones and objectives in respect of each zone identified in the settlement maps are set out in Table 9.1 below.

Table 9.1 Land Use Zoning Categories/Objectives

	Land Use Zoning Category	Land Use Zoning Objective	Map Colour
1	Town Centre	<p>To provide, protect and enhance town centre facilities and promote town centre strengthening.</p> <p>Principal permitted land use will be town centre related uses including retail, residential, commercial, social uses, cultural uses, medical/health uses, hotels, pubs, restaurants and other similar type uses.</p>	Purple
2	Existing Residential	<p>To protect and enhance existing residential amenities.</p> <p>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</p>	Peach

	Land Use Zoning Category	Land Use Zoning Objective	Map Colour
		the redevelopment proposal being in keeping with the character of the surrounding development.	
3	Proposed Residential A	<p>To provide for new residential development and for new and improved ancillary services.</p> <p>Principal permitted land use will be residential. However other uses open for consideration include education, nursing homes, creches, health centres, community facilities, guesthouses provided 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.</p> <p>Single houses will be considered on these lands provided that they do not compromise the overall objective of comprehensively developing the lands for sustainable urban housing in the future. In such cases the applicant will be required to demonstrate by way of an overall plan for the development of the lands, how the proposed development would not adversely affect the comprehensive development of the lands in the future.</p>	Light Blue
4	Proposed Residential B	<p>To facilitate for serviced low density residential development in a structured and co-ordinated manner.</p> <p>Principal permitted use is low density residential development. The location of the low-density development can be relocated within any landbank in single ownership provided a comprehensive layout for the entire land bank is being proposed and where the overall amount of ‘Proposed Residential B’ zoning is not reduced. Only 50% of this land use zoning shall be developed over this plan period.</p> <p>Single houses will be considered on these lands provided that they do not compromise the overall objective of comprehensively</p>	Medium Blue

	Land Use Zoning Category	Land Use Zoning Objective	Map Colour
		developing the lands for sustainable urban housing in the future. In such cases the applicant will be required to demonstrate by way of an overall plan for the development of the lands, how the proposed development would not adversely affect the comprehensive development of the lands in the future.	
5	Strategic Residential Reserve	<p>To protect lands that are considered strategic in location for future residential development.</p> <p>Principal permitted use is residential. The comprehensive development of these lands will only be permitted in instances whereby 75% of the proposed residential lands have been developed. Any development which would prejudice the principle use of these lands for urban residential expansion in the future will be resisted.</p> <p>Single houses for landowners or their immediate family members will be considered on these lands provided that they do not compromise the overall objective of comprehensively developing the lands for sustainable urban housing in the future. Justification for a dwelling in this instance will have to be demonstrated by the applicant including documentation to show that the landholding has been in family ownership for at least 5 years. In such cases the applicant will be required to demonstrate by way of an overall plan for the development of the lands, how the proposed development would not adversely affect the comprehensive development of the lands in the future.</p>	Dark Blue
6	Industry, Enterprise & Employment	To provide for new industrial, enterprise and employment generating development and to facilitate expansion of existing industrial and employment generating enterprises.	Red

	Land Use Zoning Category	Land Use Zoning Objective	Map Colour
		Principal permitted use is a range of employment, industry and business uses.	
7	Existing Commercial	<p>To provide for established commercial development and facilitate appropriate expansion.</p> <p>Principal permitted uses shall be related to the existing established commercial use on site. Redevelopment and expansion of existing commercial uses may be permitted on these lands.</p>	Yellow
8	Community Facilities & Services	<p>To protect, provide and improve community, civic and educational facilities.</p> <p>Principal permitted use are community, civic, religious and/or educational facilities and any uses ancillary and related to this use such as playing fields, car parks, community halls or health care facilities.</p>	Orange
9	Recreation & Amenity	<p>To protect and provide for recreation, open space and amenity.</p> <p>Principal permitted use is passive and active recreation and any associated recreational buildings/car parks.</p>	Light Green
10	Landscape Protection/ Conservation	<p>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.</p> <p>To only permit development which has clearly demonstrated to the satisfaction of the Planning Authority that it will not be contrary to the overall zoning objective of the lands. Tree felling in this area will only be permitted in exceptional circumstances.</p>	Dark Green

	Land Use Zoning Category	Land Use Zoning Objective	Map Colour
11	Flood Risk Areas	<p>To apply the precautionary principle and require justification for development on these lands.</p> <p>Any uses being permitted on these lands will be required to show full compliance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009.</p>	Green Outline
12	Local Area Action Plan	<p>To establish strategic planning principles for each area including land use, infrastructure provision, layout, open spaces, linkages and design</p>	Yellow Outline

Table 9.1 includes the land use zonings and objectives for the plan area. Permitted development within each zone will be determined having regard to the zoning matrix set out below. Uses other than the primary use for which an area is zoned may be permitted in certain circumstances provided that they are not in conflict with the primary use zoning objective. The Zoning Matrix illustrates the acceptability or unacceptability of various uses for each of the zones. The land use zoning matrix is intended to provide guidance to potential developers and the general public on the category of uses which are permitted, open for consideration in certain circumstances or are not permitted. The matrix relates to land use only and important factors such as density, building height, design standards and traffic generation are also relevant in establishing whether or not a development proposal would be acceptable at a particular location.

✓ = Permitted Uses

A ‘permitted use’ is one which is in compliance with the primary zoning objective for the area.

O = Uses open to consideration

A use that is “open for consideration” is one that by reason of its nature and scale would not be in conflict with the primary zoning objective for the area subject to the proper planning and sustainable development of the area.

X = Not permitted Use

A ‘not permitted use’ is a use that would be contrary to the zoning objectives and sustainable development. Extensions to existing non-conforming uses within any zoned area will be considered on their merits.

Other Uses

Proposed uses that are not listed in the land use zoning matrix will be considered on their merits having regard to the most appropriate use of a similar nature indicated in the Matrix. Uses that conflict with the general overall objective of the zoned area will not be permitted.

Non-conforming Uses

It is acknowledged that there are existing established uses which are inconsistent with the primary zoning objective. It is not intended that these established uses should be curtailed. Where extensions or improvements to these uses are proposed, each proposal shall be considered on its merits in accordance with the proper planning and sustainable development of the area.

Table 9.2 Land Use Zoning Objectives

Town Centre	TC	Existing Commercial	EC
Existing Residential	ER	Community Services	CS
Proposed Residential	PR	Recreation & Amenity	RA
Strategic Residential Reserve	SR	Landscape Protection/Conservation	LP
Industry, Enterprise & Employment	IE		

Table 9.3 Development Zoning Matrix

Development Type	TC	ER	PR	SR	IE	EC	CS	RA	LP
Abattoir	X	X	X	X	O	X	X	X	X
Advertising Structures	✓	X	X	X	✓	✓	X	X	X
Agricultural Buildings	X	X	X	X	X	X	X	X	X
Allotments	O	✓	✓	O	O	O	O	O	O
Amusement Arcades	✓	X	X	X	X	X	X	X	X
Bank/Financial Services	✓	X	X	X	X	X	X	X	X
B&B/ Guest House	✓	✓	✓	O	X	O	X	X	X
Betting Office	✓	X	X	X	X	X	X	X	X
Boarding Kennels	X	X	X	X	O	O	X	X	X
Business/Technology Park	O	X	X	X	✓	✓	X	X	X
Builders Providers	O	X	X	X	✓	O	X	X	X
Call Centre	✓	X	X	X	✓	✓	X	X	X
Camping/Caravan Park	X	X	X	X	X	O	X	O	X
Car Park/Park & Ride	O	X	X	X	O	O	X	X	X
Car Wash	O	X	X	X	✓	O	X	X	X
Cash & Carry/ Wholesale unit	O	X	X	X	✓	✓	X	X	X
Cemetery	X	X	X	O	X	X	O	X	X
Church/Place of Worship	✓	O	O	O	X	O	✓	X	X
Cinema/Theatre/ Bingo Hall	✓	X	X	X	X	O	O	X	X
Community Facility	✓	O	O	O	X	O	✓	X	X
Conference Facility	✓	X	X	X	X	O	O	X	X
Creche/Nursery	✓	O	O	O	O	O	O	X	X

Development Type	TC	ER	PR	SR	IE	EC	CS	RA	LP
Cultural/Library/ Museum/Gallery	✓	O	O	O	X	O	O	X	X
NightClub/Dance Hall	✓	X	X	X	X	O	X	X	X
Doctor/Dentist/Health Practitioner	✓	O	O	O	X	O	✓	X	X
Drive Through	✓	X	X	X	O	O	X	X	X
Education/Training/Sc hools	O	O	O	O	O	O	✓	X	X
Enterprise Centre	✓	X	X	X	✓	O	X	X	X
Factory Outlet	✓	X	X	X	O	O	X	X	X
Farm Shop	✓	X	X	X	O	O	X	X	X
Fire/Ambulance Station	X	X	X	X	✓	✓	X	X	X
Fuel Filling Station	✓	X	X	X	O	O	X	X	X
Fuel Depot/Distributor	X	X	X	X	✓	O	X	X	X
Funeral Home/Mortuary	✓	X	X	X	O	O	O	X	X
Garden Centre	✓	X	X	X	O	O	X	X	X
Golf Course	X	X	X	X	X	X	X	✓	✓
Health Centre	✓	O	O	O	X	O	O	X	X
HGV Park/Transport Depot	X	X	X	X	✓	O	X	X	X
Hostel	✓	X	X	X	X	O	X	X	X
Hot Food Take Away	✓	O	O	X	X	O	X	X	X
Hotel	✓	X	X	O	X	O	X	X	X
Industry (light)	X	X	X	X	✓	O	X	X	X
Industry (heavy)	X	X	X	X	✓	X	X	X	X
Offices (non-ancillary)	✓	X	X	X	O	O	X	X	X
Park/Play Ground	✓	✓	✓	O	X	O	✓	✓	✓

Development Type	TC	ER	PR	SR	IE	EC	CS	RA	LP
Pitch & Putt/Driving Range	X	X	X	X	X	X	O	✓	X
Playing Fields	O	O	O	O	X	X	O	✓	O
Public House	✓	X	X	X	X	O	X	X	X
Public Transport Depot	O	X	X	X	✓	✓	X	X	X
Public Infrastructure Project	O	O	O	O	O	O	O	O	O
Quarrying/Extractive Industry	X	X	X	X	X	X	X	X	X
Recreational Facility	O	O	O	O	O	O	O	O	O
Recycling/Waste Transfer Site	O	X	X	X	✓	O	X	X	X
Residential	✓	✓	✓	O	X	X	X	X	X
Restaurant/Cafe	✓	O	X	X	O	O	O	X	X
Retail (Convenience)	✓	O	O	O	X	O	X	X	X
Retail (Comparison)	✓	X	X	X	X	O	X	X	X
Retail Warehouse	O	X	X	X	O	✓	X	X	X
Residential Home/ Retirement/Nursing Home	O	O	O	O	X	O	O	X	X
Science Technology Enterprise	✓	X	X	X	✓	O	X	X	X
Taxi Office	✓	X	X	X	X	O	X	X	X
Telecommunications	✓	O	O	O	O	O	O	O	X
Tourist Facilities	✓	X	X	X	O	O	O	O	X
Vehicle Servicing & Repairs /Vehicle Sales	X	X	X	X	✓	O	X	X	X
Equipment Hire	O	X	X	X	✓	O	X	X	X
Vehicle Breakers Yard	X	X	X	X	O	X	X	X	X

Development Type	TC	ER	PR	SR	IE	EC	CS	RA	LP
Veterinary Surgery	✓	X	X	X	O	O	X	X	X
Warehousing	X	X	X	X	✓	O	X	X	X
Wind Turbine	X	O	O	O	✓	✓	O	O	X
Workshop	O	X	X	X	✓	✓	X	X	X

9.3 Population

Population trends are central to the planning process. Changes in population, household patterns and spatial distribution form the basis on which decisions on land use, service provision, housing, employment, retail, community and recreational needs are determined. The Core Strategy set out in Chapter 2 indicates how the development objectives set out in this development plan are consistent with national and regional objectives. The quantum of residential land use zonings must be commensurate with population growth targets set out within Chapter 2 of this County Development Plan. Strong population centres become self-generating in terms of employment, attracting inward investment in industry and commerce and supporting a wider range and quality of infrastructure, services and facilities. However, the rural area immediately surrounding the four larger towns have been designated as ‘rural areas under strong urban influence’ in order to protect these areas from sustained urban pressure. Achieving development which will consolidate the urban areas and ensure sustainable management of environment and heritage of the urban areas is fundamental. An evidence-based approach that underpins the preparation of the Core Strategy and the land use zoning maps for each of the towns, has identified suitable lands that will provide for the projected population growth of County Monaghan over the Plan period.

9.4 Derelict Sites

A derelict site is any land that ‘detracts’ or is likely to detract to a material degree from the amenity, character or appearance of land. This may be as a result of structures which are in a derelict or ruinous condition, neglected, unsightly or objectionable condition of land or structures or the presence, deposit or collection of litter, rubbish or debris. The Derelict Site Act 1990 allows local authorities to:

- Require owners to clean up their sites.
- Prosecute owners who don’t comply with notices served.
- Carry out necessary work themselves and charge the owners.
- 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.

Monaghan County Council keeps a register of derelict sites in its area, including sites owned by the local authority itself. The register gives the market value of each site and a valuation is carried out by the local authority. Owners of urban land entered on the Derelict Sites Register are liable to pay an annual levy to the local authority.

9.5 Vacant Sites

The commencement of the Urban Regeneration and Housing Act 2015 (which amended Section 10(2) of the Planning & Development Act) introduced a new statutory obligation for all Planning Authorities to establish a register of vacant sites and to make provision for a vacant site levy. Monaghan County Council established a vacant sites register on 1st January 2017 for sites in excess of 0.05 hectares in designated areas. Where a site is on the register for a period of 12 months, the County Council may apply a levy at the set national rate of the market valuation of the vacant site. The levy may be applied to all identified and registered regenerated land and residential land in the land use zoning categories set out by this County Development Plan.

Table 9.4 Applicable land use zoning categories identified as Regeneration land in respect of the Vacant Site Levy (Urban Regeneration and Housing Act 2015)

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.

Land Use Zoning Category	Land Use Zoning Objective
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

Table 9.5 Applicable land use zoning categories identified as Residential land in respect of the Vacant Site Levy (Urban Regeneration and Housing Act 2015)

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.

9.6 Regeneration & Redevelopment of Vacant Land

Part of the development and regeneration strategy of this Development Plan is to engage in the active land management of vacant sites. This will promote and facilitate the rejuvenation of regeneration areas, increase housing supply and create more opportunity for employment. The Urban Regeneration and Housing Act 2015 introduced the vacant site levy initiative as a site activation measure to ensure that vacant and underutilised land in urban areas is brought into beneficial use, while also ensuring a more effective return on State investment in enabling infrastructure and helping to counter unsustainable urban sprawl. Action under the Urban Regeneration and Housing Act 2015 will be complemented by action taken to tackle dereliction under the Derelict Sites Act 1990 (as amended). Along with a proactive stance of Local Authority to identify land/areas in need of regeneration /intervention e.g. Dublin Street Plan and LAAP in Monaghan.

9.7 Employment

It is recognised that there is a need for greater employment opportunities within the towns in order to sustain and retain the growing population of both the towns and the wider rural hinterland. A large cohort of County Monaghan’s population relies on commuting to larger urban areas and across the border for employment opportunities. The priority for the large towns is to cater for economic growth to provide secure and sustainable jobs. Business growth and development will be encouraged to provide secure, sustainable jobs and promote economic development including tourism and rural diversification.

9.8 Housing

It is important to ensure that new housing is provided for all sectors of the community including older people, families and single persons. A high standard in terms of aesthetics and functionality will be required in all new housing developments within the settlements with particular regard being had to the range of potential occupiers and the surrounding urban form. All new housing schemes should fully integrate with established settlement patterns and provide for the establishment of neighbourhoods as opposed to housing estates.

Objectives for Urban Residential Developments	
UDO 1	To promote the towns as residential centres and encourage the development of new residential accommodation on zoned housing lands.

Objectives for Urban Residential Developments	
UDO 2	To ensure there is sufficient zoned, serviceable land to meet the future housing needs of the towns as set out in the Chapter 2, Core Strategy, Monaghan County Development Plan 2013-2019.
UDO 3	To provide directly, or in partnership with the voluntary or private sector, sufficient social and affordable housing to meet the needs of the area.
UDO 4	To encourage social integration and a mixture of tenures in all housing developments.
UDO 5	To encourage the refurbishment and reuse of derelict buildings and development on derelict lands and infill sites in the towns.
UDO 6	To comply with the Housing Strategy for County Monaghan 2013 and any subsequent strategy.
UDO 7	To require developers of residential lands along existing and proposed roads to provide and employ appropriate buffers to protect the residential amenity of proposed dwellings, and to protect the visual amenity of the setting of the town. The design, scale, form and detailing of the buffer shall be dependent on the likely impact of the road or the development on amenity.
UDO 8	To promote compact forms of residential development such as infill and back land development and ensure through the development management process that access points to back land areas are reserved or that adequate frontage is reserved to provide future road access, to enable comprehensive back land development.
UDO 9	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 land resources in accordance with the provisions of the Urban Regeneration and Housing Act 2015.
UDO 10	To encourage and support proposals for new residential development that will result in the regeneration/renewal of town centre areas and/or a reduction in vacancy/dereliction in the context of the proposed planning and sustainable development of the area.

9.9 Town Centres

The town centres consist of a mixture of land uses, many of which are interdependent. While retailing underpins the function of a town centre, it also acts as an employment and service centre for the town and the wider rural hinterland. New development in town centres shall be compliant with the strategic objectives and policies of the Monaghan County Development Plan 2019-2025.

Objectives for Town Centres	
TCO 1	Promote and develop the town centres as the principal location for retail, office, leisure, entertainment, cultural and service uses and to encourage the refurbishment, renewal and re-use of existing buildings and derelict sites within it.
TCO 2	Protect the vitality and viability of the town centres by promoting a diversity of uses, with a presumption in favour of development that would make a positive contribution to ensuring that the town centres continue to provide a focus for shopping.
TCO 3	Promote the vitality and viability of the town centres by prohibiting, except in exceptional circumstances, the location of town centre uses such as financial institutions, offices etc outside the designated town centres.
TCO 4	Use statutory legislation to discourage and prevent dereliction and encourage regeneration and development in the town.
TCO 5	Ensure that sufficient parking is available for town centre uses.
TCO 6	Continue to provide public investment directly and in partnership with the voluntary and private sector to support the vibrancy of the town.
TCO 7	Encourage the principal of living over the shop within the town centres.
TCO 8	Encourage and facilitate the undergrounding of utility cables in the town centres.
TCO 9	Continue to encourage and accommodate the regeneration of back lands in the towns where appropriate, including the construction of new urban streets to provide access to inaccessible lands.

9.10 Retailing

The County Monaghan Retail Development Strategy 2016-2022, prepared in accordance with the provisions set out in the Retail Planning Guidelines for Planning Authorities 2012, was adopted in

March 2016. The overriding aim of the strategy is to create the appropriate conditions necessary to foster a healthy and vibrant retailing environment over the period of the strategy. Any new retail development should be located within the town centres and if no sites are available consideration may be given to retail development on edge of centre sites. All proposals shall comply with the sequential approach and may also be required to submit a Retail Impact Assessment and a Traffic Impact Assessment, depending on the nature, size and scale of the proposal.

Objectives for Retailing	
SRO 1	Protect the vitality and viability of the town centres as the principal shopping area by encouraging development that would maintain and consolidate the retail core (as defined by the town centre boundary) of the towns.
SRO 2	Prohibit the location of retail development outside the town centres unless where it is compliant with the policies as laid out in the County Monaghan Retail Strategy 2016-2022 (and any subsequent strategy), and the DECLG <i>Retail Planning Guidelines for Planning Authorities</i> (and any subsequent guidelines).
SRO 3	Encourage the provision of a wider range of convenience and comparison goods and size of retail units in the town centres.

9.11 Industry, Enterprise and Employment

The provision of sufficient zoned industrial and employment lands provides an indicator to potential employment generating uses as well as encouraging the location of new industries into the towns. Therefore, this Plan sets out to assist anyone who wishes to establish or expand industrial, commercial or other such endeavours that will provide increased employment opportunities in the county, subject to normal development management requirements and technical criteria.

Objectives for Industry, Enterprise and Employment	
IEO 1	Ensure that sufficient and suitable land is reserved for new industrial development at appropriate locations, where there are existing infrastructural facilities, services and good communications, or where they can be provided at a reasonable cost.
IEO 2	Facilitate the growth and/or expansion of existing industrial enterprises where appropriate, subject to development management guidelines as set out in

Objectives for Industry, Enterprise and Employment	
	Development Management Guidelines, Monaghan County Development Plan 2019-2025. Such developments should not unduly impact on the residential amenity of existing residential properties.
IEO 3	Encourage and promote the sustainable development of industry within the towns over the plan period.
IEO 4	Co-operate with IDA Ireland, Enterprise Ireland, community groups and other relevant bodies to ensure a co-ordinated approach to the provision of necessary infrastructure and services to support industrial development.
IEO 5	Ensure that a high standard of design, layout and amenity is provided and maintained in all new industrial developments.
IEO 6	Continue to support and facilitate cross-border co-operation and trade between County Monaghan and the North of Ireland.

9.12 Infrastructure & Services

County Monaghan’s national and regional road network ensures strong connectivity with the larger towns of Dundalk, Cavan, Enniskillen, Armagh and Omagh. Improvements to this road network including the by-passes of Castleblayney and Carrickmacross, have strengthened the County’s position and its future development potential.

Objectives for Roads and Parking	
RPO 1	Construct new roads and improve the existing road network in, around and through the towns, to open up development lands and improve traffic safety.
RPO 2	Reduce traffic congestion and improve access and traffic flow throughout the towns.
RPO 3	Construct and maintain pedestrian and traffic safety measures, and implement traffic control measures, where required, throughout the towns.

Objectives for Roads and Parking	
RPO 4	Regulate and manage car-parking facilities throughout the towns in accordance with Development Management Guidelines, Monaghan County Development Plan 2019-2025 and ensure that adequate off-street car parking and servicing space is provided in all new developments.
RPO 5	Strengthen and reconstruct all deficient sections of road pavement and footpath and provide additional pavements and footpaths in residential areas when resources become available.
RPO 6	Co-operate with developers in the provision of access points, roads, footpaths and services where it is deemed necessary.
RPO 7	Ensure that, where appropriate, adequate space is provided in all new developments for off-street car parking and require adequate provision of loading space within the curtilage of new developments.
RPO 8	Control and restrict any new direct access points or intensification of use of existing accesses onto the national road network within the general speed limit areas in accordance with the policies contained within the Monaghan County Development Plan 2019-2025.

9.13 Natural & Built Heritage

County Monaghan has a rich heritage, both natural and built, and the settling of County Monaghan's towns is shaped by the natural topography which provides the county with a unique character. There are fine examples of built heritage within all five towns which enhance the appearance and character of each town. All of the towns also enjoy a wealth of natural amenities which include lakes, rivers, woodlands in proximity, some of which are designated areas of primary and secondary amenity areas or Natural Heritage Areas. This plan sets out to protect these amenities from any development that would detrimentally impact on them or their designation.

Objectives for the Protection of Natural & Built Heritage	
SNO 1	Promote the value of Monaghan's Natural and Built Heritage resources as an asset for the local economy and a key benefit to the amenity of the area and the well-

Objectives for the Protection of Natural & Built Heritage	
	being of the community.
SNO 2	Prohibit development that would detrimentally impact on the value or designation of areas of natural amenity in the towns.
SNO 3	Protect individual trees, groups of trees and woodland areas because of their nature conservation value or their contribution to amenity of the town and require the retention of existing mature trees and hedgerows in all new developments, except in exceptional circumstances.
SNO 4	Prohibit development in Landscape Protection/Conservation Areas unless in exceptional circumstances, where it has been clearly proven to the Planning Authority that the works would not be contrary to the zoning objective as outlined in Chapter 9, Monaghan County Development Plan 2013-2019.
SNO 5	Have regard to nature conservation issues when considering proposals for development which may detrimentally impact on habitats, species, or features worthy of protection.
SNO 6	Protect and preserve the Protected Monuments and Structures located within the towns.
SNO 7	Protect existing Architectural Conservation Areas by ensuring that all developments within them comply with the policies set out in , Monaghan County Development Plan 2019-2025 and the DEHLG <i>Architectural Heritage Protection Guidelines</i> . In these areas repair and refurbishment of existing buildings will be favoured over demolition and new build.
SNO 8	To protect the architectural quality of the towns by investigating the potential of designating additional Architectural Conservation Area(s) (ACAs) in accordance with DEHLG <i>Architectural Heritage Protection Guidelines</i> , during the plan period.
SNO 9	Protect and conserve the streetscape character, architectural quality and heritage of the towns.

Objectives for the Protection of Natural & Built Heritage	
SNO 10	Encourage new developments to refurbish existing buildings and back lands to eliminate dereliction and reinforce the town centre where possible.
SNO 11	Ensure that new developments enhance, respect and compliment the form and scale of the existing town streetscape and architecture.
SNO 12	Preserve features which contribute to the townscape and character of the town (e.g. archways, facades, stonework, iron railings etc)

9.14 Recreation & Amenity

There are a range of existing cultural and civic facilities within each of the five towns including the County Museum, Libraries, The Garage Theatre, The Workhouse, The Wetlands Centre and the Iontas Centre. Natural amenities in close proximity to the towns also provide for walking, angling and golfing. It is therefore recognised that areas of public open space and networks of green areas should be protected. It is also a policy of this Plan to provide for essential areas of private and public open space within any new residential developments which are being proposed. The Council will endeavour to protect and preserve areas of high amenity and open space value and restrict over- development of urban areas.

Objectives for Recreation and Amenity	
REO 1	Promote the value of the County's recreational and amenity resources as a key asset to the local economy and to the health and wellbeing of the community.
REO 2	Prohibit development on zoned recreation/open space lands unless it is clearly demonstrated that it is of compatible amenity value and that there will be no adverse effect on the environment.
REO 3	Provide sufficient recreation/open space and amenity areas within the towns for their populations and prevent the loss of existing or private open space unless alternative facilities are provided in a suitable location elsewhere.
REO 4	Support the development of social, recreational, sporting and community facilities in

Objectives for Recreation and Amenity	
	appropriate locations.
REO 5	Co-operate with relevant educational authorities in developing additional facilities in the towns with the view of improving the availability of education.
REO 6	Maintain existing rights of way and investigate the creation of additional public rights of way , either by agreement, or by use of compulsory powers.
REO 7	Recreational facilities such as a Cinema or Bowling Alley shall be located within the town centre. Alternative out of town centre sites shall only be considered acceptable where it is clearly demonstrated to the satisfaction of the Planning Authority that there are no town centres or edge of centre sites that are suitable, viable or available. (sequential approach).

9.15 Tourism

Monaghan needs to establish itself as a tourism destination by improving the visitor facilities and amenities on offer. This can be achieved by focusing on protecting the built and natural environment and capitalising upon the vibrancy of the towns. It is recommended that the town centres should be developed as attractive places to visit.

Objectives for Tourism	
STO 1	Promote and facilitate the development of County Monaghan as a tourism centre in co-operation with the public and private sector.
STO 2	Accommodate sustainable tourism related projects related to natural assets of the towns.
STO 3	Encourage and accommodate the reopening of the Ulster Canal.
STO 4	Promote and develop improved cross border networks to encourage tourism and business to operate in both Northern Ireland and the Republic of Ireland.

STO 5	Develop facilities to provide accessible tourist information throughout the towns and their environs within the plan period.
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9.16 Local Area Actions Plans

Local Area Action Plans will be required for specified sites within some of the towns. They will establish strategic planning principles for each area including land use, infrastructure provision, layout, open spaces, linkages and design. Existing residential amenities must be given strong consideration as well as potential to create linkages to surrounding lands. A Local Area Action Plan will be required to be prepared on such designated lands prior to any planning permission being granted and it should set out an overall urban design framework for the development of the area. Any such plans should be prepared in consultation with the Planning Authority and agreed with the Council. Notwithstanding the land use zoning provision set out in this plan , development that would prejudice the development and implementation of a Local Area Action Plan will be resisted. Any such plans shall have full regard to the provisions of national policy guidelines as appropriate.

Objectives for Local Area Action Plans	
APO 1	To require, in areas which have been identified as requiring the preparation of a Local Area Action Plan, that any such plan shall be prepared and agreed with the Planning Authority prior to any development application being considered on the subject lands.
APO 2	To require a written statement and a plan indicating the objectives, in such detail as may be determined by the Planning Authority, for the proper planning and sustainable development of the area to which it applies ,shall be provided.
APO 3	To require proposals in relation to the overall design of a development to include details of; maximum heights, external finishes of structures and overall appearance. The proposal should positively contribute to the public realm.
APO 4	To provide linkages with the Town Core in terms of safe and accessible pedestrian and vehicular linkages.

Objectives for Local Area Action Plans	
APO 5	To require that all plans are consistent with the policies and objectives of the County Development Plan 2019-2025
APO 6	To include guidance with regard to quality architectural treatment, topography, urban structure and built form consistent with the established character of the town.

9.17 Social Inclusion

Prioritising new and existing accessible services, facilities and amenities are important in reducing rural isolation and promoting more sustainable communities. Public transport provision is limited in many of County Monaghan’s settlements which means that the population is heavily reliant on having access to private cars. The level of community facilities provided varies greatly within the settlements. It is important that recognition is given towards the provision of necessary local services and community facilities in order to prevent further isolation.

Objectives for Social Inclusion	
SIO 1	To identify and zone land for the purposes of providing or extending educational, community or recreational facilities where a demonstrated need exists.
SIO 2	To secure greater social inclusion through the provision of an appropriate mix of house types within residential areas in accordance with the provisions of the Chapter 3 (Housing) of the Monaghan County Development Plan 2019-2025
SIO 3	To require that the quantitative and qualitative standard for public open space in all new residential developments as required in Chapter 15 (Development Management) of the Monaghan County Development Plan 2019-2025 are complied with.
SIO 4	To ensure that adequate provision is made for public transportation infrastructure including pedestrian and cycling linkages.

9.18 Tier 4 Village Plans

County Monaghan has a strong village network providing basic services to the wider rural community. There are 10 villages recognised within Tier 4 of the Core Strategy Settlement Hierarchy, each of which have a designated village development envelope to provide for appropriate growth which protects their character and function.

Specific Strategic Objectives for Tier 4 Village Plan Areas	
VPSP 1	To promote and facilitate development that is commensurate with the nature and extent of the existing settlement to support their role as local service centres.

Within the development envelope of these villages the Planning Authority will normally grant planning permission for appropriate development proposals that are in keeping with the size and character of the settlement, can be accessed and serviced satisfactorily and are appropriate in terms of use. It should be noted that the inclusion of lands within the village envelope does not guarantee that planning permission will be granted for any particular development.

Objectives for Tier 4 Village Plans	
VO 1	To support the villages in their role as local rural service centres for their population and its rural hinterland where the principles of environmental, economic and social sustainability including protection of the village’s heritage and the natural and built environment.
VO 2	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 an otherwise demonstrable need.
VO 3	To facilitate additional community facilities and services within the village envelope, where possible and on the fringes of the village envelope where no other suitable sites are available.

9.19 Tier 4 Settlements:

Ballinode, Emyvale, Glaslough, Inniskeen, Newbliss, Rockcorry, Scotshouse, Scotstown, Smithborough, Threemilehouse.

The village envelopes are based on the existing established footprint with the aim to consolidate existing development and promote the regeneration of existing derelict and/or vacant sites. Lands are not zoned for specific uses within the village plans in order to provide for a less restrictive approach to the suitable expansion and growth of the villages. Notwithstanding this, development constraints may exist which include protected structures, protected monuments and flood risk areas. Residential development within the village envelope will be considered on its merits in terms of quantum, location and in accordance with the relevant polices set out in this Plan including the Core Strategy. Section 15.7.8 and Policy RDP5 as set out in the Development Management Chapter is open to consideration in those Tier 4 settlements which have capacity in their public foul drainage systems. Otherwise, permitted development within these settlements will be on the basis of individual wastewater treatment systems, on minimum site areas of 0.2 hectares (0.5 acres). This is considered necessary in order to protect the environment and preserve a degree of consistency in design and scale.

Policies for Tier 4 Settlements	
VIL 1	<p>To require applications for residential development within these settlements to demonstrate the following:</p> <ul style="list-style-type: none"> 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. d) The quantum and location of the proposal must be in accordance with the provisions of the Core Strategy set out in Chapter 2.

Policies for Tier 4 Settlements	
VIL 2	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.
VIL 3	To consider applications for industrial and commercial development which cannot be accommodated within the village envelopes due to conflict of land uses or amenity on the fringes of the village envelope. Sites on the edges of the village envelopes shall be given preference over those located in the open countryside and any proposal shall comply with all other relevant policies set out in this Plan.

10. Settlement Plan for Monaghan Town 2019-2025

Monaghan Settlement Plan Strategic Objective	
MTSO 1	To facilitate the development of Monaghan to maintain its position as the principal town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of its town centre.

10.1 Location and Context

Monaghan with a town and environs population of 7,678 is the largest town in the County, with the County Hospital, County Court, Garda Headquarters and County Council offices all located in the town. The strengthening of Monaghan town as a major centre of population in the regional and cross border context is important in terms of attracting private sector investment in jobs and the economy. Monaghan Town performs important employment, retailing and administrative functions servicing the economic needs of a large rural hinterland. A number of key industries are located within the town, including Kingspan Century Homes, Irish Joinery Manufacturing, Lacpatrick, Mallons and Combi-lift Ltd. Monaghan Town is strategically located at the intersection of the N2 Dublin – Derry/Letterkenny route and N12/N54 routes which link Belfast to Galway and the Midlands.

The town’s role as the county town will continue to strengthen its function as a business and administrative centre. The town benefits from an extensive radiating regional road structure to compliment the national road infrastructure, linking the village network in North Monaghan and counties Armagh and South Tyrone with the town.

10.1.2 Historical Context

Monaghan is a historical town of notable architectural and civic character. The earliest references to Monaghan are from the fourteenth century, when the McMahon family established their primary residence on a crannog on Convent Lake. Monaghan Town developed many of its characteristics during the Ulster Plantation. The central Market Square, or Diamond, with the principal centres of administration, religious buildings and commerce were common in Mid-Ulster towns. The current streetscape of the centre of town, with long narrow streets (Glaslough St, Park St and Dublin St) off the central Diamond and Church Square developed during this period.

The town and surrounding area developed throughout the 20th century, based upon the

establishment of indigenous local industries such as food production, engineering and furniture making in the town and throughout the North Monaghan area. The expansion of construction and engineering-based industries over the last decade has contributed greatly to the local economy. Monaghan Town today retains the Diamond and an enhanced open space at Church Square. Whilst the main arteries through the town remain busy, the completion of the town by-pass has diverted north/south bound traffic from the town centre. The improved landscaping and general improvements carried out in the town centre have improved its general appearance and add value to the new and existing properties.

10.2 Strategy & Vision

The purpose of this plan is to set out a shared vision of how the sustainable and co-ordinated growth and development of Monaghan Town can be shaped in a planned manner which will also act as a catalyst for the economic, physical, cultural, and environmental development of the town. The Plan aims to give direction to the town's expansion while encouraging an inclusive, transparent and accountable approach to future development during the plan period of 2019-2025 and beyond. The 2016 Census indicates that the population of Monaghan town is 7,678. This represents an increase of 226 from the 2011 Census, an increase of 3%. The Census results also indicated that of the total housing stock of 3,384 available in the town, 11% were vacant.

The main employment sectors in Monaghan Town in 2016 were in Commerce and Trade (20%) Professional Services (21%), Industries 18.6% and Manufacturing 12.9%. Although the employment figures reinforce the standing of Monaghan Town as the county's main commercial, administrative and service centre, there is a deficiency in the number of jobs in hi-technology based industries and employment opportunities for graduates . It is hoped that with improved third level educational facilities and the provision of sufficient serviced industrial lands in the town, this form of industry may be attracted to the town.

The Core Strategy set out in Chapter 2 of this Plan projects that the population of Monaghan town will grow to 9,415 over this Plan period and a housing land requirement of 44 hectares is being provided within the settlement boundaries in order to accommodate this projected growth. In this settlement strategy Monaghan is identified as a Tier 1(County Town) town. The town will be promoted as the primary growth centre for industrial development, as the primary retail and service centre and as a strong and attractive residential centre. Monaghan town also aspires to be a third level education provider. One of the main aims of the plan will be to consolidate the town centre as advocated in the National Planning Framework . Strong population centres become self-generating

in terms of employment, attracting inward investment in industry and commerce, and thus support a wider range and quality of infrastructure, services and facilities.

Table 10.1 Monaghan Town Population Projections

2016 Population	Population as a % of County Monaghan population	2025 Projected Population	Projected Population as a % of County Monaghan Population
7,678	12.5%	9,415	14%

10.3 Education

Monaghan Town has five secondary schools and five national schools. The numbers attending each college are outlined in the table below.

Table 10.2 Numbers Attending Schools and Colleges in Monaghan Town

Name of School N=National / S= Secondary	No. of Students
(N) St. Mary's National school	276
(N) St. Louis Girls National school	240
(N) Model School	146
(N) Gael Scoil Ultain	364
(N) Nai Scoil St. Louis National school	289
(S) Beech Hill College	521
(S) St. Louis Convent (girls)	529
(S) St. Macartan's College (boys)	614
(S) Collegiate School	256
(S) Coláiste Oiriall	290

Name of School N=National / S= Secondary	No. of Students
(T) Monaghan Institute	

The multi user education campus at Knockaconny provides education at primary, post-primary and further education levels Gael Scoil Ultain, Colaiste Oiriall and Monaghan Institute. In addition to this the site houses The Garage Theatre and a sports hall which is shared by all education users on the campus. Monaghan Institute provided courses at Levels 4, 5, 6 (QQI) and level 8 honours degrees in Business and Childcare (part time) in association with Dundalk Institute of Technology and Stranmillis College respectively. In addition to this a number of traineeships and apprenticeships courses are provided with strong links to local businesses. There are also various Community Education part time courses taking place in the college e.g. Cookery, both during the day and in the evening, as well as in service training for local businesses/teaching staff etc.

10.4 Town Centre

Monaghan Town centre consists of a mixture of land uses, many of which are interdependent. While retailing underpins the function of a town centre, it is also an employment and service centre for the town and the wider hinterland. Residential, retail and commercial developments in the town centre over the last two decades, particularly to the rear of Glaslough Street, have contributed to the increasing vitality and viability of the centre.

A Local Area Action Plan (LAAP) for lands to the North East of Dublin Street, Roosky, Monaghan was adopted as part of the Monaghan County Development Plan 2007-2013. The plan provides a strategic framework to promote planned development in a co-ordinated manner in this area of the town which has considerable potential. The LAAP will assist in promoting the growth and development of Monaghan Town and in directing development to appropriate locations. Proposals for development within it shall have regard to its provisions. The implementation of this plan remains an objective of the Monaghan Town Settlement Plan.

The Dublin Street Regeneration Plan has been prepared to provide guidance and options for the future development of the Dublin Street back land area. The aim of the Regeneration Plan is to:

- Realise the potential for growth and to improve the range and quality of retail and non-retail offers
- To deliver a more attractive shopping and visitor environment

- To develop the town as a service centre given its strategic location
- To increase the number of people visiting Monaghan for shopping and other purposes
-

It is an objective of the Development Plan 2019-2025 that all new development in the Dublin Street regeneration area and its associated backlands has regard to this plan.

Monaghan County Council will promote and encourage the redevelopment of brownfield and derelict sites to consolidate the town centre.

Monaghan Town Centre Objectives	
MPO 1	Ensure that all development proposals in the vicinity of Dublin Street/Roosky have regard to the Local Area Action Plan for lands to the North East of Dublin Street.
MPO 2	Ensure that all development proposals within the Dublin Street Regeneration Plan area have regard to the regeneration strategy and development objectives of the Dublin Street Regeneration Plan.
MPO 3	To provide a new multi-user Peace Campus on the old Machinery yard site within the lifetime of the plan subject to the availability of funding.
MPO 4	Encourage new developments which refurbish existing buildings and back lands in order to eliminate dereliction and reinforce the town centre

10.5 Retailing

Monaghan is identified as a Tier 1 town in the retail hierarchy as set out in the Monaghan County Retail Strategy 2016-2021. A total of 32,522sq.m of retail floor space is provided in Monaghan town and there is a 20% vacancy rate for retail premises in the town. A Retail Development Strategy for County Monaghan for the period 2016-2021 sets out the policy context for retail development within County Monaghan. New retail development within Monaghan shall be compliant with the objectives and policies contained in the Monaghan County Development Plan, 2019-2025.

Retailing Objective	
MPO 5	Extend the town's retail base as the County Town and maintain the Tier 1 designation in the County Monaghan Retail Strategy 2016

10.6 Industry and Enterprise in Monaghan Town

Monaghan Town has a large number of traditional industries which have provided constant employment, notably in the engineering, furniture and agri-food industries. Employers in the town include Combilift, LacPatrick, Kingspan Century Homes and IJM Timber Engineering Ltd. These industries provide employment for a substantial proportion of the working population of Monaghan Town. The Industrial Development Authority (IDA) has a serviced estate at Knockaconny, including small cluster units, which are occupied by a mix of tenants. The MTEK I and MTEK II facilities at Knockaconny provide high quality office space on the edge of the town.

Approximately 224 hectares of land has been zoned for industry, enterprise and employment development in Monaghan Town as indicated on Map MDP1. The provision of sufficient zoned industry, enterprise and employment lands will provide certainty and clarity for all potential developers and encourage the location of new industries in the town.

Specific objectives for industry, enterprise and employment in Monaghan Town are:

Industry, Enterprise and Employment Objective	
MPO 6	Promote Monaghan as the key industrial and employment centre in line with its County Town Status

10.7 Power and Telecommunications

Monaghan Town benefits from good communication infrastructure including Project Kelvin – an extensive submarine and terrestrial cable deployment which connects directly and securely to Canada, US, UK and mainland Europe. Metropolitan Area Networks (MANS) have also been provided in Monaghan town. This infrastructure provides opportunities for the development of e-working centres throughout the region in line with Smarter Travel Policy of reducing the number of journeys to work by car. High speed broadband is also available in the town.

10.8 Roads and Traffic Management

Monaghan Town is located at the intersection of the N2 Dublin-Derry/Letterkenny and N54 Belfast-Galway National Routes, linking Dublin to the North-West and Belfast to the Midlands, respectively. The town is also located along a key east-west corridor linking Dundalk and Newry to Sligo and South Donegal. Monaghan is linked by the improved national and regional road network to Cavan town and

Enniskillen, Omagh, Dungannon and Armagh in Northern Ireland. The M1 Dundalk-Dublin Motorway, Carrickmacross By-pass, Castleblayney By-pass, and Monaghan By-pass have strengthened the town's strategic position and connectivity to the cities of Belfast and Dublin.

10.8.1 Monaghan Land Use & Transportation Study

A land use and transportation study has been prepared for Monaghan Town. The Monaghan Land Use and Transportation Study (MLUTS) sets out the transport and land use options for the town to cover the period of this development plan and beyond. This study was a response to resolving the competing demands for more housing and employment generating land uses with the provision of better transportation, environment and community facilities in the MLUTS Area.

New road proposals for Monaghan Town are as follows:

- Development of Northern link road from N54 Clones Road to N2 North
- Continuation of Oriel Way Southern link road from the N54 Clones Road to R188 Cootehill Road
- Development Southern link road from R162 Ballybay Road to N2 at Corlat roundabout
- Development of Industrial Link Road from N12 Armagh Road at Knockaconny to N2 Dublin Road at Annagh Roundabout
- Widening of Annahagh Lane to facilitate residential development
- Development of Link Road from Roosky Vale to rear of Dublin Street
- Development of Mid-town link road from Old Cross Square Roundabout to Annagh Roundabout.

These potential links are identified by indicative lines on Map MDP1. As the potential new links will be subject to detailed design and will be taken through the relevant consent procedures, these indicative lines represent the centre line of a 100-metre-wide preliminary corridor. The opening of the Monaghan Town (N2) by-pass has removed most north-south bound through traffic from the town centre, particularly Glaslough Street, the Diamond, Church Square and Dawson Street. While east-west (N54) traffic continues to pass through the town, the reduced traffic flows have improved the town centre environment and pedestrian safety and has created a positive impact on commercial activity.

A key objective of this plan is to relieve traffic congestion and divert through traffic, particularly commercial traffic and heavy goods vehicles, from residential areas and the town centre by providing alternative routes around the town.

A Walking and Cycling Strategy for Monaghan Town adopted in 2012 sets out a vision to develop a network of safe and convenient walking and cycling routes that will improve the quality of living for everyone in the community.

Public Transport Objective	
MPO 7	To investigate the feasibility of creating a town centre ‘hub’ that caters for public bus and taxi connections.

10.9 Tourism

Monaghan needs to establish itself as a tourist destination by improving the visitor facilities and amenities on offer. This can be achieved by focusing on protecting the built environment and capitalising upon the vibrant shopping status the town now holds. There are a number of hotels in Monaghan Town, all of which provide high quality accommodation and service, as well as a number of guesthouses located within the town. Notwithstanding this provision, there remains a shortage in bed nights for tourists at peak times. Increased linkages between festival organisers and accommodation providers will be important to ensure packages can be offered that will assist in addressing this bed night issue.

The town centre should continue to be developed as an attractive place to visit with the linking of the older parts of the town through a series of connecting walkways and newly built courtyards, creating a safe and pleasant environment for pedestrians. The redevelopment of the back-land areas of Dublin Street and the existing amenities around Peter’s Lake will contribute to an improved environment, which coupled with the conservation and restoration of the major buildings and monuments in the town, will add to the experience of the visitor. Key festivals include the Country Music Festival and the Blues Festival, and these will continue to be supported as they can be significant generators of visitor numbers and revenue.

The re-opening of the Ulster Canal would constitute a large engineering project which would provide significant direct and indirect benefits in the areas of tourism, heritage and economic development. A canal basin could be formed thus providing a vital source of recreation and economic spin-off to the town and help generate new development opportunities within the town centre. The provision of marina-type development at an appropriate location within the settlement boundaries should be investigated.

Monaghan Tourism Objectives	
MPO 8	To support the established festivals and events and to deliver on increased bed nights in suitable locations.
MPO 9	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.

10.10 Recreation and Amenity

Monaghan Town offers a range of cultural and civic facilities including the County Museum, Library Service, the Garage Theatre and the Market House. There are two public exhibition spaces in the town, in the Museum and in the Market House. The Garage theatre provides a home for drama and the arts, and a multi-screen Cinema is located on the edge of the town. Monaghan Leisure Complex is the largest health and fitness centre in the area providing public swimming and gymnasium facilities. There are also two private leisure facilities in hotels as well as a number of other private gyms along with facilities for GAA, rugby and soccer. Outdoors recreational pursuits such as angling, walking and golf are related primarily to the natural amenities around the town. Rossmore Golf Club, an 18-hole golf course, is located on the outskirts of the town. Other facilities in Monaghan include a pitch and putt course on the Ballybay Road, an all-weather playing pitch, a skate board park, and a picnic area located at Oriel Way.

10.10.1 Open Space

The Council will endeavour to protect and preserve areas of high amenity and open space value and restrict over development of urban land as well as seeking to develop further amenity areas in the town. The Council will seek to maintain existing rights of way and investigate the creation of additional public rights of way either, by agreement or by use of compulsory powers.

10.10.2 Monaghan Greenway

The first phase of the Ulster Canal Greenway project opened in 2013, the 4.5km route passes through 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 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.

10.10.3 Rossmore Forest Park

Rossmore Park (320 hectares in size) is a beautiful natural resource situated at the edge of the town. The park was purchased by the Irish Forestry Division (now Coillte) from the barony of Rossmore in 1950. Most of the estate was replanted by Coillte with broad- leaved and conifer species. Within the park are a number of walks and trails along with a series of excellent coarse fishing lakes namely Priestfield Lake and Castle Lake. The park provides excellent views of the local countryside and it is a sanctuary for a large number of birds, animals and plant life. The park provides a key asset for the town with a number of excellent walks and trails.

The park is a largely unspoiled recreational and natural amenity, which is convenient to the town both for locals and visitors coming to Monaghan Town. The significance of the estate’s history plays a central part in the protection of this amenity and the park has a number of significant Megalithic tombs within its area. Rossmore Park is not within the development envelope of Monaghan Town but is recognised as an important asset to the town. It is designated an Area of Secondary Amenity Value (Refer to Map 6.1 Secondary Amenity Areas , Chapter 6) in the Monaghan County Development Plan 2019-2025. In 2017 Monaghan County Council undertook a Consultation Process for Rossmore Forest Park Draft Masterplan to ascertain the views of the public on the future of the park. Work has already been completed to upgrade pathways and trails within the park and improvements have been carried out to the toilet block facility and to provide new signage. There are plans to construct a giant’s trail in the park , the first giant Roddy Den Drum was installed in 2018. Construction also commenced on a new playground facility which is due to completion in Spring/Summer 2019. Funding has also been secured to prepare a Conservation Management for the park and Monaghan County Council will continue to protect and promote this special amenity area.

Recreation, Amenity and Open Space Objectives	
MPO 10	Ensure Peter’s Lake and its environs are a key amenity area both for urban dwellers and the general public.

MPO 11	To provide sufficient open space and amenity areas within and adjacent to the town.
MPO 12	Encourage and facilitate the provision of appropriate and sensitive recreational development within Rossmore Park

10.11 Natural Heritage

The setting of Monaghan town is shaped by the natural topography which provides Monaghan with a unique natural environment. There are natural amenities such as Peter’s Lake and a number of important deciduous woodlands scattered throughout the town. Rossmore Park and its environs is located on the outskirts of the town while Wright’s Wood, a proposed Natural Heritage Area, and Tom Young’s Wood are situated along on the Clones Road. A number of important trees and woodlands in Monaghan Town have been outlined in Appendix 3 of the Monaghan County Development Plan 2019-2025.

10.12 Built Heritage

Monaghan Town has a wealth of buildings of architectural interest. The present layout of Monaghan Town is striking in its unconventional triangular branching from the centre. The town centre consists of a series of four urban spaces of quite different character, Market Square, Church Square, Old Cross Square and the Diamond. The open space of the Diamond, with the Rossmore Memorial at the centre provides the main focus of the town. The prevalence of softly rounded corners on buildings is one of the most striking and unique features of the town’s architecture, a feature to be repeated in the redevelopment of corner sites. Another interesting architectural feature is the arch, a typical feature of the town’s buildings. Both the open arch and the arch incorporated into the wall, the arch at first floor level and segmented arches at ground level are all worthy architectural features. The streetscape is characterised by a narrow plot width with buildings of two and three storeys forming narrow wedges along a uniform building line. A list of Protected Structures and Architectural Conservation Areas are contained in Appendices 9 of the Monaghan County Development Plan 2019-2025.

10.13 Archaeology

Monaghan is a fine example of a seventeenth century plantation town and much of the street pattern of this time has survived. Dublin Street, the Diamond, Glaslough Street, Mill Street, Park Street and Market Street all appear to be of seventeenth century origin. The “Zone of Archaeological Potential”

within the town, which comprises the area of the seventeenth century town together with the area around the site of Mullaghmonaghan Fort, is delineated on the map MDP 3. Within this area there is a possibility of discovering archaeological deposits such as seventeenth century house foundations, refuse pits, industrial areas and workshops.

Developers should also refer to the County Monaghan Urban Archaeology Survey which detail other known archaeological findings in the urban area. A list of Recoded Monuments and Places are contained in Appendix 10 of the Monaghan County Development Plan 2019-2025.

10.14 Architectural Conservation Areas (ACAs)

There are eleven Architectural Conservation Areas (ACAs) within Monaghan Town as indicated in Appendix 21 of the Monaghan County Development Plan 2019-2025. Within ACA’s the repair and refurbishment of existing buildings will be favoured over demolition and new build. New development should be sympathetic in scale, massing and detailed design to the existing character of the area. Guidance in relation to new development/works situated within an ACA is provided in the Development Management Chapter of the Monaghan County Development Plan 2019-2025.

Specific objectives in respect of Natural and Built Heritage are as follows;

Natural and Built Heritage Objectives	
MPO 13	To protect natural amenities such as Peter’s Lake, Rossmore Park, Tom Young’s Wood, and Wright’s Wood from intrusive development that would detrimentally impact on them or their designation
MPO 14	To protect natural amenities such as Peter’s Lake, Rossmore Park, Tom Young’s Wood, and Wright’s Wood from intrusive development that would detrimentally impact on them or their designation

11. Carrickmacross Settlement Plan 2019-2025

Carrickmacross Settlement Plan Strategic Objective	
CMSO 1	To promote Carrickmacross town as a prosperous and thriving local development and service town where the principles of environmental, economic and social sustainability including protection of the town’s heritage and natural and built environment are enshrined.

11.1 Location and Context

Carrickmacross is strategically located close to the M1 Motorway link at Ardee, approximately, 80 km north of Dublin, 35 km south of Monaghan Town and 21 km west of Dundalk and is the main town in the south of the County located on the Dublin to Derry (N2) National Route. The town serves the economic needs of a large rural hinterland, which extends into counties Cavan, Meath, Louth and Armagh. The town has a firm commercial and industrial base and its strategic location has attracted significant inward investment resulting in a buoyant local economy, strong growth and demand for residential and retail development. The provision of the N2 Carrickmacross by-pass to the east of the town has relieved the town centre of the traffic congestion that was limiting its function and attractiveness as a retail and commercial centre.

The development of the Convent Lands south of the town centre by Monaghan County Council for residential purposes created new opportunities for growth and development of the town. In November 2011 new civic offices, comprising Carrickmacross Town Council, Area Engineer Office and Carrickmacross Branch Library were opened at Convent Lands. Carrickmacross Civic Offices is the administrative headquarters for Carrickmacross-Castleblayney Municipal District. In recent years development to the south of the town has expanded to include C-TEK and an Aldi. There are further opportunity sites along the new Riverside road.

11.1.1 Historical Context

A noted market town since the 16th century, it housed the principal pig and butter market for the region. The town was heavily affected by the Great Famine and the population dropped from 2,711 in 1841 to 1,779 in 1891. This period saw the construction of the Workhouse and the Fever Hospital on the Shercock Road. During the 19th Century the town established itself as a market town. The

arrival of the Sisters of St. Louis established education for girls at primary and secondary levels. The sisters were associated with the revival of Carrickmacross lace after its decline in the mid-19th Century. Throughout the 20th Century the town developed as a market town and industrial centre, with the establishment of new industries throughout the 1970's and 1980's offering stable employment. The town centre has a wide main street enclosed by the Courthouse to the north and St. Finbarr's Church at the top of Castle Street, to the south. There are a number of historical buildings in the town, which complement the range of bustling shops on Main Street.

11.2 Strategy & Vision

Carrickmacross performs important retail, residential, service and amenity functions for local rural hinterlands as well as the town's urban population. It is a town that acts as a driver for local economies to the south of the County with well-established economic, administrative and social functions. The 2016 Census indicates that the population of Carrickmacross is 5,032. This represents an increase of 138 from the 2011 Census. Census 2016 indicated that 11% of the housing stock was vacant. The main employment sectors in Carrickmacross are commerce and trade (28%), professional services(19.7%), other industry (18%) and manufacturing (13%).

The Core Strategy set out in Chapter 2 of this Plan projects that the population of Carrickmacross town will grow to 6,052 over this Plan period and a housing land requirement of 25.9 hectares is being provided within the settlement boundaries in order to accommodate this projected growth. In this settlement strategy Carrickmacross is identified as a Tier 2 Strategic Town that will be promoted in driving growth and economic development in the south of County Monaghan.

Table 11.1 Carrickmacross Town Population Projections

2016 Population	Population as a % of County Monaghan population	2025 Projected Population	Projected Population as a % of County Monaghan Population
5,032	8%	6,058	9%

11.3 Education

Monaghan County Council will ensure that adequate provision is made for educational infrastructure within Carrickmacross during the plan period. Carrickmacross has four national schools and three secondary schools. The number of students attending each school is shown in the table below. There are a number of crèches/pre-schools spread throughout the town.

11.4 Town Centre

Carrickmacross prospers as a service and retail town, functioning as a district centre for south Monaghan. In terms of turnover and selling space, the town ranks second in the County with most commercial activity. With the increased commercial significance of the town of Monaghan and the growing influence of Dundalk, there is a need for the retail sector to expand the commercial base of the town to meet the needs of an increasing population by redeveloping backland areas and expanding the retail sector onto other streets, while protecting the built heritage of the town and adding value to the town’s shopping image. By enhancing the experience of the shopper and improving the facilities on offer the town will undoubtedly retain its current standing as a quality shopping town with the added attraction of a high class built environment.

Table 11.2 Numbers Attending Schools in Carrickmacross

School	No. of Students
St. Joseph's National School	273
Scoil Rois	221
Bunscoil Louis Naofa	282
Patrician Brothers High School	561
St. Louis Convent Secondary	589
Inver College (V.E.C.)	310

Town Centre Objectives	
CMO 1	Support the existing town centre use along Main Street while developing an expanded town centre south of the town.
CMO 2	Prepare and implement Local Area Action Plans (LAAP) for lands identified on map CKDP1, between Main Street and Mullinary Street, and lands between Chapel Lane and O’Neill Street.
CMO 3	Require that any development along the by-pass provides appropriate buffers to protect

Town Centre Objectives	
	the residential amenity and the visual amenity of the setting of the town. The design, scale, form and detailing of the buffer shall be dependent on the likely impact of the road or the development on amenity.

11.5 Retailing

Surveys conducted as part of the County Monaghan Retail Strategy review showed that in 2015 there was 10,190sq.m of retail floor space in Carrickmacross and an overall vacancy rate of 11% which is the lowest of all the towns in the county. The County Monaghan Retail Strategy sets out the policy context for retail development within County Monaghan.

11.6 Industry, Enterprise and Employment

Carrickmacross has a number of industries and the major employers in the town are Rye Valley Foods (Kerry Group), Farney Foods, C&M Coldstores & Gernord. These industries provide a substantial amount of work for the local population and a large number of people who come to live and work in the town.

115 hectares of land has been zoned for industry, enterprise and employment development in Carrickmacross as indicated on Map CKDP1. These lands will provide sufficient capacity for the development of the town’s industrial base during the plan period. The provision of sufficient zoned industry, enterprise and employment lands will provide certainty for potential developers and encourage the location of new industries to the town.

Industry, Enterprise and Employment Objectives	
CMO 4	Promote Carrickmacross as the key industrial centre in the south of the County.
CMO 5	Promote lands to the east of Carrickmacross bypass for strategic industrial development with potential for significant employment generation.

11.7 Power and Telecommunications

The Carrickmacross Metropolitan Area Network was completed in 2006, providing a fibre ring around Carrickmacross. In addition, fibre optic broadband is available in Carrickmacross Town. Monaghan

County Council will continue to co-operate with statutory and regulated bodies in the provision of power and communication facilities throughout the town.

11.8 Roads and Traffic Management

The Carrickmacross Town (N2) By-pass which opened in 2005 has significantly improved the quality of life within the town, by reducing congestion and improving amenity in the town centre. East-west traffic must continue to access the town centre, but a key objective of this plan is to relieve traffic congestion and divert through traffic, particularly commercial traffic and heavy goods vehicles, from residential areas and the town centre by providing alternative routes around the town. In this context it is an objective of the Monaghan County Development Plan 2019-2025 to carry out a Transportation Study for Carrickmacross Town to identify the priorities for future road programmes in the environs of the town.

The following list of proposed roads will contribute towards improved traffic and pedestrian safety, provide greater and safer access to all parts of the town and open lands for development:

- Completion of Industrial Link Road (R178 to R180)
- Link from Kingscourt Road (R179) to Shercock Road (R178)
- Link from Shercock Road (R178) to Ballybay Road (R180)/Castleblayney Road (N2)

These potential links are identified by indicative lines on Map CKDP1. As these new potential links will be subject to detailed design and will be taken through the relevant consent procedures, these indicative lines represent the centre line of a 100-metre-wide preliminary corridor.

Public and private bus service operators travel from and through Carrickmacross Town offering services to Dublin Airport, City and third level institutions. A number of walking and cycling routes have been developed and promoted for locals and tourists. Amenity walks include Bath Avenue and Lakeside Walk, Market Square /Shirley Arms Rural Walk and the Nuremore Walk.

Carrickmacross Active Travel Town – A Walking and Cycling Strategy was adopted in 2017. This document identifies a strategy and actions for the improvement of walking and cycling infrastructure including improved routes/linkages, signage etc together with soft measures such as awareness, the promotion of community involvement and actions that tie in with school and workplace plans.

11.9 Tourism

Carrickmacross is a recognised tourist destination and there are a number of quality hotels and

guesthouses located within the town. The hotels in the town, namely the Nuremore and the Shirley Arms have some recreational facilities on their premises including ballrooms, swimming pools, gymnasium and golf. The town is a suitable venue for anglers who avail of the good coarse angling lakes dotted around the local area and there are also a number of tourist amenities close by, including the Carrickmacross Lace gallery and the Patrick Kavanagh Centre in Inniskeen. The rural hinterland of Carrickmacross has benefitted from the opening of the Treacy’s hotel which has future plans for expansion to provide additional bedrooms and leisure facilities. Golf is increasingly becoming an important recreational amenity and the town has a number of courses in close proximity namely the golf course at the Nuremore Hotel, Cabra Castle Golf Course and Mannan Golf Course at Donaghmoynce. There is also a pitch & putt course and a golf driving range located close to Inniskeen. Carrickmacross Arts Festival is an established key event for the town which attracts local visitors and revenue.

Monaghan County Council has commenced work on the refurbishment of the main building block of the Market House Building along Main Street. It is intended that this building will be used as a permanent exhibition space for Carrickmacross Lace.

Specific objectives for Tourism in Carrickmacross are;

Tourism Objectives	
CMO 6	Promote and facilitate the development of Carrickmacross as a tourism centre in co-operation with the public and private sector.
CMO 7	To support the refurbishment of the Market House building within the lifetime of the plan.

11.10 Recreation and Amenity

Recreational needs in Carrickmacross are well catered for throughout the town. Apart from the facilities provided by the local hotels, other facilities within the town include the existing Gaelic and football grounds on the Ballybay Road and the soccer grounds on the Shercock Road. Carrick Fitness Centre and the Phoenix Sports Centre provide high quality indoor facilities. Carrick Aces running track and sports field is located at Drummond Otra which includes a basalt surfaced running track and a central sports field incorporating two long jump pits, a pole vault area, a shot putt and a high jump area.

Proposals are in place to provide a new recreational walkway from the Ardee Road to the Running Track ground at Drummond Otra. This will provide an additional walking route for people in Carrickmacross and will link with and complement the existing recreational facilities on offer as well as achieving an objective of the Carrickmacross Cycling and Walking Strategy. Golf facilities are available at Mannan Golf Club outside the town in Donaghmoynne and at the local golf club facility attached to the Nuremore Hotel. Coarse fishing is a popular activity in the area and is a recognised fishing destination for a large number of anglers.

Bath Avenue, also known as the Convent Walk, a tree lined walkway through the Convent Lands, and the town park at Lisanisk Lake provides important passive recreational amenities close to the town centre. In addition, there are several lakes located in or close to the town including Lough Naglack with its wooded shoreline and Lough Fea, which is of natural scientific value.

Carrickmacross Workhouse is one of the few remaining workhouses in Ireland to be restored, it is now a not for profit Community Resource, Training, Heritage and Tourist Centre operated by Farney Community Development Group. The building incorporates a Community Crèche and the Carrickmacross Famine Workhouse Museum, and provides conference, meeting and training room space for various state, community and charitable organisations. The building also offers office space for business start-ups etc.

Recreation and Amenity Objectives	
CMO 8	Develop lands at the Ardee Road as the primary location for active recreational development in the town.
CMO 9	Develop and expand the town park at Lisanisk Lake.
CMO 10	Protect Bath Avenue from intrusive development.
CMO 11	To support the implementation of the Carrickmacross Active Travel Town - Walking and Cycling Strategy 2017 and any subsequent versions.

11.11 Natural Heritage

Lough Naglack (and its environs) and Lough Fea are both designated as Areas of Secondary Amenity in the Monaghan County Development Plan 2019-2025. Bath Avenue, an attractive tree-lined walk to the south of the town, is an important recreational route for walking and cycling which links the

town to the wider area and is an important part of green infrastructure of Carrickmacross Town.

11.12 Built Heritage

Carrickmacross was a noted market town from the 16th century. Its broad Main Street facilitated the holding of various markets. Today, Main Street has a number of buildings of architectural merit including the Bank of Ireland, The Allied Irish Bank, The Ulster Bank, the Shirley Arms Hotel and the Garda Barracks, which date from the 19th Century. At the north end of Main Street, a considerable portion of the original Market House and Square remains, with its cast iron colonnade, pediment and cupola. The Courthouse is an excellent example of a fine, five bay Georgian building with entrance doors at either end. Other buildings of note throughout the town are the Fever Hospital and the Workhouse on the Shercock Road, the stone cottages with the Bath Crest in St. Joseph's Terrace, St. Joseph's Church, with its soaring slender spire, and the castellated Convent of St. Louis. A list of protected structures and architectural conservation areas are contained within Appendix 9 of the Monaghan County Development Plan 2019-2025.

There are five architectural conservation areas designated within Carrickmacross which are listed in Appendix 9 of the Monaghan County Development Plan 2019-2025. Guidance in relation to works within an ACA is also provided for in Chapter 15 of the Development Plan.

11.13 Archaeology

From the earliest days of Christianity in Ireland a monastic establishment was sited in the town of Carrickmacross and was referred to as "Cell Rois". On the earliest known map of the area, Thomas Raven's survey of the Essex Estate 1634, Essex's Castle and bawn indicated a prominent mound at the southern end of the Main Street. Essex's castle was destroyed in the Williamite Wars but was partially rebuilt as a lodge for Lord Bath's land agent. The St. Louis nuns acquired this in turn, and beneath the Convent and its immediate environs may lie the foundations of the extensive fortification that was the castle and bawn. The remains of 18th Century industries are to be found in various parts of the town. At one time the town had three distilleries, a brewery, a tanyard, tobacco manufacturers and bakeries.

On the perimeter of the town there are two features of historical importance. They are the fort on Lurgans Hill and the Crannog on Lisanisk Lake. The Lurgans fort was the seat of the McMahan's of Farney, and on occasion the seat of the ruling chieftain of Monaghan. Towards the end of the 1500's the McMahan's moved their residence to the crannog on Lisanisk Lake, and it was there that the leaders of the 1641 rebellion planned the rising. The old famine graveyard called "Bully's Acre" is considered worthy of preservation.

All those undertaking development work should be aware of their obligation under the National Monuments Act to report the discovery of archaeological objects to the National Museum.

Objectives for protection of Natural and Built Heritage are:

Natural and Built Heritage Objectives	
CMO 12	To protect the natural amenities from intrusive development that would detrimentally impact on their designation as areas of secondary amenity.
CMO 13	To protect and enhance the character of the Architectural Conservation Areas within the town.
CMO 14	Prohibit development within the environs of Lough Naglack, unless in exceptional circumstances, where it has been proven to the satisfaction of the Planning Authority that the integrity of the Lough and its surrounding landscape will not be threatened.

13. Clones Settlement Plan 2019-2025

Clones Settlement Plan Strategic Objective	
CSSO 1	To promote and develop Clones as a service town to create self-sufficient sustainable and vibrant community which will act as a local development and service centre for the border catchment and the west Monaghan hinterland

13.1 Location and Context

Clones Town serves the economic needs of a large rural hinterland, which extends into County Fermanagh. The overall character of Clones is typified by a contrast of the grandiose formal buildings fronting onto the Diamond and the low scale residential/retail properties adjacent to this. Due to the topography of the town, the surrounding landscape is often visible, and this provides a rich contrast to the developed town and built form. The streets vary in character from a built up ‘urban’ form such as with Fermanagh Street, to the ‘rural’ nature of Ball Alley, typified by the high dry-stone wall which surrounds the abbey ruins set against views into the adjacent landscape. An interesting feature throughout the historic town of Clones are the number of arches and archways that link the backland areas of the main streets with interesting and appealing spaces, once vibrant and full of residential activity. The town has retained the feel of a principal town, typified by the dominance of the two churches and the scale of the public space at its heart. The ‘planned’ nature of its layout, and the scale of its civic buildings, particularly in the Diamond, harks to a more prosperous past than most towns.

Clones, located on the N54 midway between the towns of Cavan and Monaghan, and 35km from Enniskillen, must increase its population and develop its weak urban structure, to sustain its role as a service and employment centre. The development of the town as a vibrant, residential centre is critical to its future. In addition, Clones must provide social, recreational and economic facilities that encourage residential development in and around the town.

13.2 Historical Context

Clones is associated with the monastic settlement of its patron, Saint Tiarnach, who established a Church and monastery named Cluain Eois in the sixth Century. However, the Ring fort located on the hill overlooking these ruins indicates a much earlier pre-Christian settlement on this site. The Abbey (of Saints Peter and Paul) was established by Saint Augustine’s’ canons in the early twelfth century and the ruins of this Abbey are still to be found at the junction of Abbey Street and Mac Curtain Street.

A Norman Motte and Bailey located to the west of the Diamond exists from this era and a Planter's castle erected and garrisoned by English settlers in the 17th century overlooks O 'Duffy's Street.

In recent centuries much of the development of the modern town and surrounding abbey can be traced to the efforts of the agents who represented its absentee landlords, the Barrett-Lennards. Linen production was successfully introduced to the town and its environs, and Clones assumed its position as the market centre for a wide hinterland in both counties Monaghan and Fermanagh.

During the first half of the nineteenth century St. Tiarnach's Church of Ireland was built in a commanding position at the top of the Diamond. The completion of the courthouse and a new and more substantial market house provides evidence of affluence and confidence. Such confidence was encouraged by the opening of the Ulster Canal in 1841 and by the immediate arrival of the railway. As it entered the twentieth century, Clones was comfortably situated, with its by then well-established market and rail communications with Belfast and Dublin. This was the situation until the partition of Ireland changed the relative geographical location and importance of Clones when it became a border town with its commercial hinterland almost sliced into two halves.

13.3 Regeneration of Clones

Clones Regeneration Partnership (CRP) was formed in December 1999 and with support from Clones Town Council sought to break the cycle of decline and contribute to good quality of life by generating and retaining the confidence of those living and willing to invest in the town, as well as those providing and willing to provide services and facilities. It consisted of representatives and community groups from Clones, supported by the executive members of the local authority and the various grant agencies. The Partnership created the Regeneration Strategy Report for the town which was aimed at outlining a way forward for the continued regeneration of the economy of the town and its hinterland. The Strategy identified the elements of the town's economic and social infrastructure that require rebuilding and delivered projects such as The Clones Technology Park and the Peace Link to achieve this aim.

The Ballybay-Clones Erne East Partnership was established in June 2014 after the reconfiguration of the Local Government system arising from the Local Government Reform Act 2014. It involves collaboration between two councils Fermanagh-Omagh District Council and Monaghan County Council. The primary objective of this partnership is to work together on common issues to achieve more effective solutions on a cross border basis to collectively deliver improvements in the social and economic development of the area.

The Clones Peace Link facility was opened in October 2014 on a 14-acre site at Liseggerton. Funding for the facility was provided by the EU Peace III programme, delivered by the Clones Erne East Sports Partnership and supported by Monaghan County Council. One of the core objectives of the project is to increase the levels of cross-community and cross-border integration through the creation of a shared space through the provision of modern facilities for all sporting traditions and improving the links between Clones and Fermanagh which were hampered during the troubles.

The years since the establishment of CRP have seen positive advancement in infrastructural and property developments in Clones arising out of the vision of the Strategy. Several successful projects have been delivered, including the Clones Business Technology Park, which focused upon attracting technology-based industries into the town, the provision of broadband, the development of the Peace Link Facility and the redevelopment of the Canal Stores. The principle achievement of the Partnership was to revive the hope and vision within the community of Clones. 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.

Regeneration Objective	
CPO 1	To support the aims of the Clones Regeneration Partnership (CRP) with an objective to reverse the economic and social decline of the town and provide an improved quality of life for the people of Clones and its hinterland population.

13.4 Strategy and Vision

The purpose of the Clones settlement plan is to support the regeneration of Clones town centre and support facilitate the development of the town by way of supporting the expansion of services to meet the needs of its locality.

Census 2016 recorded a population of 1680 for the settlement of Clones which was a decline of 81 persons from the previous census in 2011. This represents a population decrease of almost 5% and marks a more significant decrease from the previous Census period 2006-2011 which is a worrying trend for the town which provides services to a substantial cross- border catchment. Of the total housing stock of 918 units, 185 units were recorded as vacant in the 2016 census, this equates to 20% of the overall housing stock. It is an objective of this plan to address this trend by encouraging residential development within the settlement as well as the regeneration of brownfield sites and derelict properties.

Table 2.4 in Chapter 2 (Core Strategy) of this Plan projects that the population of Clones will grow to 2018 persons over the plan period. A housing land requirement of over 11 hectares is provided for within the settlement boundaries in order to accommodate this projected growth. In this strategy Clones is identified as a Tier 3 service town where the regeneration and renewal of the town centres is being promoted in order for town centres to continue its function in providing local services.

Table 13.1 Clones Town Projected Population Projections

2016 Population	Population as a % of County Monaghan population 2016	2025 Projected Population	Projected Population as a % of County Monaghan Population 2025
1680	2.7%	2087	3%

13.5 Education

Clones has two national schools and one secondary school.

Table 13.2 Numbers of Students attending Schools in Clones(2018)

School	No. of Students
St Tiarnach's	249
Gaelscoil Eois	87
Largy College	396

13.6 Town Centre

There is a high level of vacancy and dereliction in the retail core of Clones and in particular Fermanagh Street. Dereliction is also present in a number of other areas such as the backlands between Fermanagh Street and '98 Avenue, and the rear of the Diamond and Mac Curtain Street. The closure of Ulster Bank in 2016 after 120 years of occupation in the town represents the loss of financial services in the town however there is scope to promote a new use for this building which occupies a prominent position between Monaghan Street and the Diamond.

If the current trend of a declining urban population continues there is a significant danger that existing and traditional services will withdraw from the town. The Council will continue to encourage development and will use its statutory powers to tackle dereliction in the centre of the town and to regenerate the commercial centre of the town. Monaghan County Council has already used Derelict Sites legislation to purchase a number of derelict properties in Clones town with a view to providing new housing in the town centre.

There are opportunities to provide new uses for vacant buildings and an encouraging example of this is the re-use of the former post office building in the Diamond as an Artist/Writers Studio, exhibition and workshop space by and for local artists. The Post Office is also used in connection with the annual Clones Film Festival. The town centre contains numerous opportunities for urban housing developments. Derelict and vacant properties to the rear of Fermanagh Street, '98 Avenue, Mac Curtain Street and Cara Street provide ideal locations for town housing, apartments over business premises and infill developments.

The Clones Courthouse was adapted to allow the building to function as a multi-purpose community resource and as a venue for social and cultural events. The Courthouse is used for screenings during the annual Clones Film Festival and for similar cultural events throughout the year. This innovative adaptation provides for the sustainable future use of a formerly underutilised public building.

Specific Objective for Clones Town Centre

Clones Town Centre Objectives	
CPO 2	To prioritise development on brownfield lands and derelict sites and incentivise such development.
CPO 3	To regenerate the town centre as a residential, retail and services centre, with particular emphasis on Fermanagh Street and the Diamond and to encourage the refurbishment, renewal and re-use of existing buildings and derelict sites.

13.7 Retailing

Clones town trading consists of one supermarket on Fermanagh Street and a limited number of comparison shops in the town. There are two filling stations on the eastern side of the town with ancillary retail and deli facilities. There is currently one hotel and one B&B in the town centre. The variety and range of shops and offices in Clones needs to be broadened and expanded. The viability

of local businesses does however depend on achieving and maintaining a sustainable population and catchment area. Whilst dereliction and passing trade are issues that need to be addressed, the town has the potential to develop its function as a vibrant residential centre to sustain its retail and service sectors. The Council will in collaboration with the business sector and local traders, improve and develop the town centre shopping facilities as resources become available.

The County Retail Strategy identified a need for specific actions to address the issues in Clones such as preparing a co-ordinated marketing strategy to build on the town’s key attractions, the need to tackle vacancy and dereliction, and to provide enhanced parking in the vicinity of Fermanagh Street.

13.8 Industry, Enterprise and Employment

Clones has a number of core industries which have provided constant employment, notably in the food processing and engineering/steel industries. The largest employers are ABP and Feldhues GMBH. The John Matthews Enterprise centre in the centre of Clones provides small incubator work units to a number of small family operated businesses in the town

The Clones Business Technology Park was funded by the International Fund for Ireland, Border Action, Clones Town Council and Monaghan Enterprise Fund, and was facilitated by the Clones Regeneration Partnership. The 750 sqm modern business park provides attractive, modern office accommodation divided into 9 units varying with flexibility to combine some of the units into larger work areas. The Technology Park aims to attract technology-based service industries to locate in Clones particularly since there is a keen information technology expertise available locally. According to the 2016 Census the principle occupations of the workforce in Clones are employed in manufacturing (25%), Commerce and Trade (21.6 %) and Professional Services(21.6%).

Approximately 43 hectares of land have been zoned for industry, enterprise and employment (Refer to Map CDP1). The majority of this land is adjacent to the N54. Any application for development on these lands proposing direct access onto the national road shall be accompanied by a master plan for the entire Industry, Enterprise and Employment zoning at this location.

Industry, Enterprise and Employment objective	
CPO 4	To promote the location of start-up enterprises within Clones Town.

13.9 Power and Telecommunications

Metropolitan Area Networks (MANS) have been provided in Clones. MANS is a network that consists of telecom ducting and fibre optic cable that it allows licensed telecom providers to connect their equipment to commercial premises and buildings. MANS infrastructure provides opportunities for the development of e-working centres throughout the region in line with Smarter Travel Policy of reducing the number of journeys to work by car. In addition, Broadband is available in Clones Town. Monaghan County Council will continue to co-operate with statutory and regulated bodies in the provision of power and communication facilities throughout the town. The Council, in conjunction with telecommunications companies will work towards supplying the necessary infrastructure on demand.

13.10 Roads and Traffic Management

Clones is located on the N54 National Secondary Route linking Belfast to Galway. It is also linked to its hinterland, both north and south by four regional roads (to Enniskillen, Roslea, Scotshouse and Newbliss) and a local road (to Magheraveeley).

The N54 route services a large number of heavy goods vehicles. The junction of Cara Street and The Diamond is particularly narrow and the impact of these vehicles on residents in Cara St is particularly acute. The Council, in recognising the need for a by-pass for traffic along the N54 and in seeking to open up development land for housing and industry and improve traffic linkages, aims to develop a series of new roads around the town. Two alternative routes for traffic using the N54 that avoid the town centre along with a number of potential links have been identified as follows:

- Inner Relief Road from Monaghan Road (N54) to Newbliss Road (R183) to Scotshouse Road (R212) to Cavan Road (N54).

The provision of an inner relief road would provide an alternative to the existing N54 route through the Diamond and Cara Street. Consequently, a potential route linking these roads has been identified and regard will be had to it when assessing new development proposals.

- Link Road from Cara Street (N54) to Newtownbutler/Enniskillen Road (R183).

This potential link would open up extensive lands for future residential and commercial development and improve traffic movement in and around the town

- Link Road from Monaghan Road (N54) to Roslea Road (LP2110)/Extension of Monaghan Road (N54) – Roslea Road Link Road (around St. Tiarnach's Park).

This potential link to the north of the N54 Clones-Monaghan road, east of the existing Feldhues plant,

would open up a substantial parcel of land for industrial and residential use and has the potential in future to link directly with the Roslea Road, with a possible further link to Millbrook and the Magheraveeley Road. Such a route would also ease access to St. Tiarnach's Park GAA ground.

- Outer Relief Road from Monaghan Road (N54) to Newbliss Road (R183) to Scotshouse Road (R212) to Cavan Road (N54).

The provision of an outer by-pass will provide an alternative to the existing N54 route through the Diamond and Cara Street. Consequently, a potential route linking these roads has been identified and regard will be had to it when assessing new development proposals.

These potential links are identified by indicative lines on Map CDP1 Clones Town . As these potential new links will be subject to detailed design and will be taken through the necessary evaluation and relevant consent procedures, these indicative lines represent the centre line of a 100-metre-wide preliminary corridor.

13.11 Tourism

The town's important archaeological and historic sites, together with its heritage features, such as the Ulster Canal, have the potential to be developed as a significant tourist attraction, given its pivotal position and profile.

The reopening of the Ulster Canal to connect the Shannon-erne Waterway and Lough Neagh would also offer significant opportunities to develop tourism related facilities throughout the town. A marina development is proposed as part of the Ulster Canal regeneration project and it is acknowledged that such a development affording for the overnight stopping for canal users, offers great tourism potential for the town. The Canal Stores which was restored in recent years by Clones Development Society incorporates a Clones Lace exhibition and sales area.

Clones attracts large volumes of visitors to the town attending G.A.A. matches in St. Tiarnach's Park each summer. The town has traditionally been closely associated with the Ulster Final and other major G.A.A. matches. The Council would support and encourage further development of the ground and its facilities in order to secure the long-term viability of St. Tiarnach's Park as the home of Ulster G.A.A. The development of a new road access to the ground and enhancement of the approaches to St. Tiarnach's Park are essential to its development. The Peace Link is a state-of-the-art sporting facility providing a range of outdoor and indoor sports. Other sports-related attractions of the town include angling and golf, which have provided huge potential to attract visitors to the town.

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.

13.11.1 Ulster Canal

The Ulster Canal (74 in length) stretches from the River Blackwater at Charlemont/Moy in the centre of Northern Ireland to the river River Finn on the Erne System, and thereby links up the Shannon-Erne Waterway and the inland waterway network 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.

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.

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.

Tourism Objectives for Clones Town	
CPO 5	To encourage the provision of tourist accommodation on appropriate sites.
CPO 6	To upgrade and develop angling facilities in Clones and the Erne East Area in co-

	operation with Inland Fisheries Ireland and other relevant water bodies.
CPO 7	To 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.
CPO 8	To develop a new image for the town through promoting its heritage assets such as the Round Tower, High Cross, Clones Castle the Ulster Canal and its sporting tradition as the home of Ulster GAA.

13.12 Recreation and Amenity

A number of new recreational and amenity facilities have been provided in Clones in recent years which provide a range of economic, social and health benefits to the town and will improve the quality of life for residents of the towns and its hinterland.

The Peace Link has extensive facilities on site including a 400m Tartan running track, soccer pitch, 3G multipurpose playing pitch, indoor sports facilities for badminton, basketball and a fully equipped gymnasium. The facility has been designed to host major sporting competitions which has the potential to improve the economy of the local area. The facility won the Best Overall Fitness Facility in 2016 and also won a Supporting Active Communities award in the same year.

The playground at Cara Street has been redeveloped to complement the refurbishment of the Canal Stores building. A community run cafe “The Canal Stores Cafe and Bistro” has been established in the Canal Store building which will enhance the tourism product on offer in Clones.

Monaghan County Council provided a new linear park adjacent to the Ulster Canal. This development provides access from the R212 to the 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.

13.12.1 Open Space

Clones has a number of important public spaces which contribute to the character and positive amenity of the town. The Diamond area is the most important public space and it is imperative that

this space is preserved in a dignified and appropriate manner. In addition, the town also has a number of important historical and heritage sites within close proximity to the Diamond area. These sites need to be maintained and visitor access improved with due recognition given to the status of these amenities and their role in the development of Clones. There are two public recreation parks locally called the Seamus McCabe Park and the Barry McGuigan Park.

13.13 Natural Heritage

Kilroosky Lough Cluster (SAC), located north of Clones, is a cross Border designated site under the EU Habitats Directive due to the nature of water quality and the life forms supported within this cluster of lakes. Ramages Lough is the closest of these lakes to the town with Kilroosky Lough and Dummy's Lough located in close proximity to the town also. This cluster of loughs is also a proposed Natural Heritage Area. It is vital that these sensitive habitats are protected from inappropriate development which may impact on their integrity. Specific policies for European Designated Sites and NHAs are set out in Chapter 6 (Heritage, Conservation and Landscape) of the Monaghan County Development Plan 2019-2025.

13.14 Built Heritage

Clones is located in a pivotal position in South Ulster and has a long history of being at the centre of cultural, religious, social and commercial life since pre-Christian times, as evidenced by the Round Tower and Abbey, the High Cross, and the Ring Fort. The town has a large number of important archaeological and historic sites of notable importance within Ireland. The town has also retained its industrial heritage with the Ulster Canal, the restored Canal Stores (housing examples of Clones Lace) and the railway turntable building.

Clones as a town is characterised by the "Diamond", a public open space located in a central prominent position within the town. Formal buildings, several of townscape merit, help define the "Diamond". This public space is dominated by the Church of Ireland to the north-west. The graded approaches heighten the civic importance of the Diamond as a public space. The sense of enclosure is strong throughout the narrow streets, which lead up to the Diamond.

In later years a number of important buildings were developed including a large selection of Georgian and Victorian houses. The Market House was built in 1844 and the Courthouse on Mac Curtain Street was also built during this period. The beautiful Cassandra Hand Centre adjacent to the Round Tower graveyard was built in 1859. Other buildings around the town which are worthy of note are the Late 19th Century Chapel of the Sacred Heart, The Masonic Hall, Orange Hall, Protestant Hall, High School and the Canal Stores.

All views into the Diamond are terminated by views of buildings on the opposite side, creating a feeling of formal space. Each of the roads that feed the Diamond vary in character and townscape terms. The most notable are:

- **Fermanagh Street** – This is the main retail street for the town comprising 2/3 storey properties in terraced formation. The buildings are mainly finished in painted render with little embellishment, and the fenestration is generally of Georgian proportion. The streetscape is enhanced by several ornate/well-proportioned shop frontages, which include “The Tower” at the lower end and a terraced series of shop fronts on entrance to the Diamond. The height- to -width ratio of the street creates enclosure, which provides a rich contrast to the openness of the Diamond ahead. The street gently curves and rises steeply into the square. The view into the Diamond is terminated by the grandeur of the Market House.
- **Cara Street** – This is principally a domestic street of residential scale. The small-scale buildings provide a link between the formal scale of the Diamond and the rural landscape beyond. The street rises into the Diamond and the ornate shop frontages at the head of Fermanagh Street terminate the view into the Diamond. At the other end of the street (leaving town), the row of small terraced cottages completes the transition from town to countryside. The buildings within this street are characterised by a number of modest two- storey dwellings finished in coloured rendered finishes with brick detailing to window surrounds, brick chimneys and slate roofs.
- **Mac Curtain Street** – The detailing along this street shows the character and variety of buildings commonly found in many Irish towns. Shops are of various sizes, with dwelling houses and public houses inter-linked. Each maintains a generally cohesive building line and has continuity in the colour and type of roof materials. Individual design details highlight individual properties, but visual unity is maintained through parity of scale, colour and materials used. Mac Curtain Street has been noted by An Taisce as having special architectural merit.

Architectural Conservation Areas

There are three Architectural Conservation Areas in Clones town including the Diamond, Mac Curtain Street from the Diamond to Ball Alley, and the Ball Alley itself.

13.15 Archaeology

The historical development of Clones is reflected in its urban archaeology and built environment to

an extent not seen in any other south Ulster town. The earliest monuments in the town are the Round Tower and Celtic Cross. Situated adjacent to the Round Tower is a stone Sarcophagus carved in the shape of an early Irish Church.

The Augustians built Clones Abbey dedicated to Saint Peter and Saint Paul, in the 12th Century. The Church of Saint Tiarnach on the Diamond appears to occupy a site in use from early Christian times. On the same hill is a well-preserved Motte and Bailey, constructed by the Normans in 1212.

General objectives and policies for the protection of Natural and Built Heritage in Clones Town are provided in Chapters 7 and 8 of the Monaghan County Development Plan 2019-2025. Specific objectives for the protection of Natural and Built Heritage in Clones are as follows:

Natural and Built Heritage Objectives	
CPO 9	To protect and preserve the Protected Monuments and Structures located within the town of Clones in particular Clones Fort, the Round Tower and Abbey and the High Cross on the Diamond, in accordance with the Council’s statutory duties.
CPO 10	To protect and conserve the streetscape character, architectural quality, and heritage of the Diamond, Mac Curtain Street, Cara Street and Fermanagh Street.

14. Ballybay Settlement Plan 2019-2025

Ballybay Settlement Plan Strategic Objective	
BYCO 1	To promote and develop Ballybay Town to create a self-sufficient sustainable and vibrant community which will act as a local development and service centre for the mid Monaghan hinterland.

14.1 Location and Context

Ballybay is located in the centre of County Monaghan and is less than twenty kilometres from all the towns within the county. The town is dominated by Lough Major located to the east of the town centre. The Dromore River also forms an important part of the town's physical structure and it is these water features and local drumlins that have helped to dictate how the town has developed and evolved over the years. Traditionally the town was a market town which served a large rural hinterland and subsequently the town developed an increasing dependence on the agricultural sector with the town's mart being the central focal feature bringing farmers and rural dwellers into the town.

Ballybay Regeneration Committee was established in 2015 and is administered by staff in the Clones/Ballybay Municipal District. The Committee is made up of Municipal District Staff, Elected Members, Ballybay Chamber of Commerce, Ballybay Development Association, Ballybay Credit Union, Ballybay Community Crèche and Ballybay GAA Club, and the purpose of the group is to bring all groups together to discuss plans and projects to help regenerate the town with the support of the Municipal District.

14.1.1 Historical Context

It would appear that Ballybay developed due to its location at the ford over the Dromore River at Corrybrannan where the outflow from the adjoining Lough Major narrows and makes its way down stream, through a clump of Birch Trees, to the lake lands of Derrynalooabinagh, Annaneese and Derryvally. The road from Carrickmacross to Monaghan and the road from Clones to Castleblayney intersect at this point. Historically the town developed a rest point for travellers and their animals and as a place to carry out maintenance of carts, carriages and wagons. Tradesmen such as blacksmiths, saddlers and carpenters were the occupations of its first inhabitants and it became the natural centre for markets, fairs, public meetings, conventions, parades and processions for all types

of organisation and societies.

In the 1820's the Leslie family took up permanent residence on the Ballybay Estate and they built the present Market House in 1848 to help promote local trade and business. In the second half of the eighteenth century, the various religious congregations built new churches and schools. In 1850, the population of the town was approximately 1500. At that time, it did not have its own water supply, town drainage, disposal services, street lighting or proper footpaths. This changed with the construction of the railway line from Dundalk to Enniskillen via Ballybay and Clones in 1854 and the conveyance of livestock, timber, coal, merchandise and passengers promoted trade and industry within the town.

14.2 Strategy and Vision

This Plan sets out to support the development of Ballybay by way of supporting the expansion of services to meet the needs of its locality as well as developing the potential for tourism based on the recreation facilities on offer.

The 2016 Census indicates that the population of Ballybay declined during a period of economic downturn by 15% in the period 2011-2016 from 1461 to 1241 persons. The Census also revealed that almost 19% of the total housing stock in the settlement is vacant. It is an objective of this plan to redress this trend by encouraging residential development within the settlement as well as the regeneration of brownfield sites and derelict properties.

The Core Strategy set out in Chapter 2 of this Plan projects that the population of Ballybay town will grow to 1,547 over this plan period and a housing land requirement of over 10 hectares is being provided within the settlement boundaries to accommodate this projected growth. In this strategy Ballybay is identified as a Tier 3 town that provides a range of retail and educational services. In accordance with this strategy it is proposed that Ballybay be developed as a residential centre as well as a service centre for the surrounding hinterland.

Table 14.1 Ballybay Population Projections

2016 Population	Population as a % of County Monaghan population 2016	2025 Projected Population	Projected Population as a % of County Monaghan Population 2025
1,241	2%	1,547	2.3%

14.3 Education

Ballybay has two National schools and one secondary school. The number of students attending each school is shown in Table 14.2 below.

Table 14.2 Numbers of Students attending Schools in Ballybay

School	No. of Students
Ballybay Community College	316
Scoil Eanna	239
Ballybay Central School	38

Specific aims for Ballybay are:

- Establishment of a viable and growing population, sufficient to support a wide variety of employment and services.
- Development of infrastructure where necessary to accommodate growth within the town.
- Improved transport links both within the county and to destinations outside it.
- Encouragement of re-development of back lands and derelict sites throughout the town.
- Provision of sufficient parking within the town centre.
- Facilitation of the development of Lough Major and the Dromore River System as tourist assets.

14.4 Town Centre

Ballybay offers considerable potential for regeneration by developing projects which are sensitive to the character of the town. The Main Street is an attractive streetscape with continuous building frontages and a pleasant mix of building heights, materials and colours which define the town. There is considerable potential for regeneration through projects which are sensitive to the character of the town. In recent years funding was secured under the REDZ Scheme, (Rural Economic Development Zones) to improve the appearance of properties on Main Street.

Ballybay maintains a strong community network with a large number of community groups active in the area. Ballybay Development Association (BDA) was responsible for the development of Ballybay Wetlands Centre which is located at Derryvalley, Ballybay.

A masterplan was prepared for the back- lands of Main street in 2005 and ,whilst a number of planning permissions were granted for development in this area ,the redevelopment of the area was not completed and a renewed vision for these lands is now required.

Town Centre Objectives	
BO 1	To prioritise development on brown- field lands and derelict sites and incentivise such development.
BO 2	To support the provision of a new Ballybay Fire station to serve the town and the surrounding hinterland.

14.5 Retailing in Ballybay

The type of retailing available in the town includes clothing and footwear, newsagents, pharmacists and a florist. Main Street is the traditional commercial centre of the town whilst a number of units operate from the streets off Main Street. Whilst the viability of local businesses depends on a sustainable population and catchment area, there is potential for the variety of shops and offices to be expanded. Monaghan County Council will continue to encourage the location of retail and service businesses within the town centre area and, in collaboration with the business sector and local traders will aim to improve and develop the town centre shopping facilities.

Retailing Objective	
BO 3	To support a wide variety of employment and services in Ballybay town centre.

14.6 Industry, Enterprise and Employment

Ballybay has a small number of core industries which have provided consistent employment, in the food processing and engineering/steel industries. The major employers are Kepak Foods (located on the Monaghan Road) and Leonard Engineering (located close to the town centre). The Ballybay Business Centre developed by the Monaghan Community Enterprise Forum has a number of small employers providing local jobs for the town. The 2016 Census indicates that the top three

industries/employers in the settlement of Ballybay are manufacturing (21%), commerce & trade (22%) and Professional Services (21%.)

An extension to Ballybay Enterprise Park was completed in 2015. It includes an incubation unit which can be used for a variety of uses such as food start-ups allowing early stage- food businesses to research and develop their products in a professional commercial environment. Larger businesses can avail of the facility for new product development, diversification and research and development. In addition to this training agencies and businesses can avail of the workspace to cater for food training programmes and as a venue for events and functions facility for caterers. Monaghan County has a strong tradition of agri-food and food processing businesses and this complements this tradition.

Approximately 30 hectares of land has been zoned for industrial, enterprise and employment development in Ballybay, as indicated on the attached Map BBDP1 for Ballybay Town . This is considered sufficient to accommodate the anticipated level of industrial development in the town during the life of the Plan.

Industry, Enterprise and Employment Objective	
BO 4	To support and encourage the development of research facilities and start-up operators within the food business sector at Ballybay Enterprise Park .

14.7 Tourism in Ballybay

The enhancement of the facilities on the Dromore River system offer significant opportunities to develop tourism facilities throughout the town and could be a catalyst for regeneration given its pivotal position as a tributary of the Erne System. The town’s important archaeological and historic sites, together with its natural and built heritage features could be developed as significant tourist attractions.

14.7.1 Ballybay Wetland Centre

Ballybay Wetland Centre to the west of Ballybay town and adjoining the Dromore River system was developed as a multi-purpose venue for social, cultural, recreational and educational events. The centre contains conference and seminar facilities and includes an IT suite. The centre has been used as an educational resource for field studies for students of all ages and has also acted as an eco-

tourism resource offering tours of the unique habitats in the locality. The centre has hosted a number of angling competitions annually. As a recreational resource there is a floating pontoon walkway which is well used by the local community and angling stands for fishing.

Tourism Objectives	
BO 5	To promote Lough Major and the Dromore River System as the premier tourist attractions in the area.
BO 6	To accommodate sustainable tourism related projects in and around Lough Major and the Dromore River System which are compatible with objectives and policies for the protection of natural heritage set out in Chapter 6 (Heritage, Conservation and Landscape) of the Monaghan County Development Plan 2019-2025.
BO 7	To upgrade and develop angling facilities in Ballybay in co-operation with Inland Fisheries Ireland and all other relevant water bodies.
BO 8	To develop a new image for the town through promoting its heritage assets such as Lough Major and the new heritage centre located along the Dromore River.

14.8 Recreation and Amenity

There are approximately thirty voluntary and community groups in Ballybay and community meeting rooms and facilities are available at Birch Court, the Church of Ireland Hall, and the Presbyterian Hall. The Town Park located to the east of the town, between Lough Major and the Castleblayney Road provides an excellent area of open space for passive recreation and active recreation for young children and this facility has recently been upgraded to include play equipment for children with disabilities. Ballybay Wetlands Centre, which is situated on the Dromore River to the west of Ballybay Town is a wetland site recognised as being a regionally important site for wintering migratory birdlife including Whooper swan and Siberian widgeon.

Other recreation facilities in the town include the following:

- Pearse Brothers GFC which is located to the east of the town and recently underwent an expansion. A school playing field is also located on the Cootehill Road.
- Ballybay Scouts camping area along Lough Major.
- Ballybay/Derryvalley Outdoor Bowls Club all weather Bowling Green, opened in August 2006, with lights erected in 2008.

- The Town Park at Lough Major, which includes walkways, a playground, a juvenile playing pitch and angling facilities.

Many of these amenity facilities are linked by the Dromore Waterway. As such, there is significant potential to capitalise on the towns green infrastructure to promote tourism and improve quality of life for the residents of Ballybay.

Specific objectives for Recreation and Amenity in Ballybay are:

Recreation and Amenity Objectives	
BO 9	To support the development of social, recreational, sporting and community facilities in Ballybay in appropriate locations.
BO 10	To maintain existing rights of way and investigate the creation of additional public rights of way either, by agreement or by use of compulsory powers to create and enhance walkways around the town, with particular emphasis on the lands around Lough Major.

14.9 Natural Heritage

Lough Major and the Dromore River System are designated as Proposed Natural Heritage Areas and Areas of Secondary Amenity. They are an important natural resource that have helped shape the development of Ballybay and should be protected. Lough Major is the venue for International Course Angling competitions and is well used by visiting German and English anglers. It is also utilised by the Scout Association of Ireland for canoeing and sailing during camp sessions, as well as by individuals for more passive recreation.

14.10 Built Heritage

Ballybay is characterised by attractive and continuous building frontages with a pleasant mix of building heights, materials and colours. The scale of buildings in the town are in the main, typical of eighteenth and nineteenth century Irish market towns where three storey commercial/residential premises line the street on both sides, with single and two-storey returns behind. In 2010, a Historic Landscape Characterisation Plan (HLCP) was produced to document the built heritage of the town. Any development proposals will have regard to the Ballybay HLC Plan. The main streets in Ballybay are as follows:

- **Main Street.**

Main Street is a mix of two and three storey buildings of different styles. The Square contains some elegant buildings such as the former offices of the Department of Agriculture, which was formerly the Bank of Ireland, built in 1880 by James Harvey & Co., Enniskillen. Ardmore Guest House was formerly a branch of the Royal Bank of Ireland and originally a Jackson property. The 'Tavern' was destroyed by fire in 1910 and was subsequently completely restored.

- **Church Street.**

Church Street is off Main Street and contains a selection of two and three storey dwellings, some of recent construction. The entrance to the Court House is here. Church Street was once the location of the flax and pork markets. On the summit of the hill on this street is Christ Church, built in 1798 by Henry Leslie DD. The Church of Ireland national school located adjacent, endowed by the Leslie family is now a community centre. The Methodist Church or Evangelical Hall was another notable building in this street. It was opened for worship in 1876.

- **Hall Street**

Hall Street contains a variety of two and three storey buildings and was previously the location of the cattle fair. The Fair Green occupied the grassy area on which now stands the Garda Barracks. The Temperance Hall and National School were located close to Second Ballybay Presbyterian Meeting House. The church was founded in 1834 and the school in 1885. Buildings of note along Hall Street include the convent of Our Lady, St Joseph's Nursing Home, St Anne's Convalescing Home and the Parochial House.

- **St. Patrick Street**

St. Patrick's Catholic Church is located on an elevated site originally occupied by the original town chapel. It was dedicated in 1865 during the pastorate of Rev. Fr. Andrew Carney PP. That site also contained the residence of the parish priest and his curates. St. Patrick's was designed by William Hague of Cavan and the supervisor of construction was George Burnett. The design is early Gothic.

Patrick Street was formerly known as 'Albert Street' and was the location of the Horse Fair. The dwellings are a mix of two/three storeys. The Irish National Foresters built St Patrick's Hall in 1936. The main railway line from Ballybay to Clones passed over a metal bridge at the junction of St. Patrick Street and the Main Street. It was demolished some years after the railway closed in 1957.

- **Barrack Street**

Also known as 'Castleblayney Road', Barrack Street includes a mixture of two/three storey dwellings. The old Great Northern Railway passenger station was located off this street. The street was so named because of the presence of the Royal Irish Constabulary station. In 1921, it became the local Garda station. Pearse Place is a nice terrace of nine dwellings, in three lots of three. They were built in the early 1930's. Beyond is the entrance to the Town Park, which has its original entrance and gatekeeper's residence. The local boys and girls national schools are located here.

- **The Meeting House Lane**

This was once a densely populated area. There were 35 two-storey houses of two up/two down style, lining both sides of this narrow roadway. It was originally the main entrance to the Main Street from the Clones Road. Its steep incline made it impossible for carts and carriages to negotiate and the present entrance to the Main Street from Hall Street was made when two derelict houses on the Main Street were demolished and a new road and bridge were erected to connect with the Clones Road at the original entrance to Meeting House Lane, in the early 1800's.

The Ballybay Gas Company had its works in this area. The stand for the old gasometer was evident until recently. The Manager's residence was on the Clones Road, opposite Second Ballybay Presbyterian Church. The stone-built bridge on Meeting House Lane was erected c.1785.

- **Lake View Terrace**

This scheme of ten terraced dwellings was designed and built in 1936. It was designed to provide housing for those living in poor conditions in Meeting House Lane. The site overlooks Lough Major and consists of two- storey houses with garden attached.

14.11 Archaeology

There are a number of features of archaeological interest in close proximity to Ballybay and there are remains of old Crannogs or Lake Dwellings and Ring Forts visible in many areas near the town. Features of significant interest are at the following locations:

- Dunmaurice – where there is a Megalithic Tomb, locally known as 'the Giant's Grave' which is a court tomb chamber dating to 3000 BC.
- Lennan – where a Dolmen is sited, dated to 4000/5000 BC.
- Drumguillew –which is a court tomb.

Natural and Built Heritage Objectives	
BO 11	To protect and conserve the streetscape character and heritage of the town with emphasis on Main Street and the Square.
BO 12	To encourage the restoration of Ballybay Courthouse during the Plan period 2019-2025
BO 13	To protect Lough Major and the Dromore River System and their environs by prohibiting development within their environs, unless in exceptional circumstances, where it has been proven to the satisfaction of the Planning Authority that the integrity of the Lough and System, and its surrounding landscape will not be threatened.

15. Development Management Standards

15.1 Introduction

Development Management is the process that ensures that development takes place in an orderly and sustainable manner. It is a statutory process which outlines specific controls to ensure that new development relates to the character, scale, layout and form of the wider areas. This process is also informed and directed by established best practice and guidance, and in particular guidelines issued to the planning authority by the Minister regarding its functions under Section 28 of the Planning and Development Act 2000 (as amended).

This chapter sets out the planning standards and design criteria that are applicable to ensure development takes place in accordance with the strategic vision for the County. Furthermore, the Council are obliged to ensure that permissions granted under the Planning and Development Act 2000 (as amended) are consistent with the policies and objectives set out in the County Development Plan. The guidance set out in this chapter is not exhaustive, but it seeks to set out general principles for guiding potential applicants.

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 in this Chapter Development Management Standards.

15.1.1 Pre-Planning Consultation

In accordance with Section 247 of the Planning and Development Act 2000 (as amended), any person interested in applying for planning permission can engage in discussions with the Planning Authority prior to lodging an application. Such consultations will not pre-determine any subsequent decision made by Monaghan County Council.

15.1.2 Enforcement Functions

The planning legislation also provides the Council with enforcement functions to ensure that the integrity of the planning system is maintained and that it operates for the benefit of the wider community. As per the Planning and Development Act 2000 (as amended) any development which not specifically exempt development is requires planning permission. If a development has not been granted planning permission or indeed if a development has been or is being carried out in breach of conditions specified in a planning permission, it is an unauthorised development. The Council may

issue Warning Letters and/or Enforcement Notices or take injunctive proceedings pursuant to Section 160 of the Planning and Development Act 2000 (as amended) to have the matter remedied.

Development Management Strategic Objective	
DMO 1	To ensure the orderly and sustainable development of County Monaghan by setting out policies and standards for the management of development within the County.

15.2 Urban Design in Towns & Villages

15.2.1 Settlement Identity

A settlement’s identity can be as much a result of its setting within the surrounding countryside as with the quality of buildings and streetscape within it. The development of new buildings can be an opportunity to enhance an area, a streetscape, a town and a village through high quality innovative design which will improve the character and function of the settlement overall. Contemporary design will be acceptable where it is of high quality and it clearly demonstrates a positive contribution to the setting of the town or village within which it is located.

15.2.2 Compact Urban Centres

The Planning Authority will endeavour to create compact urban centres and establish strong definition for the County’s towns and villages by discouraging ribbon development on the approaches to the urban areas and unnecessary development on the urban fringe.

15.2.3 Infill Sites

Development within infill sites must consider the context of the surrounding area. Development proposals on sites along streetscapes shall comprise an active frontage and shall continue the established building line. On larger infill sites new development can have the potential to establish a new pattern of development; it should however consider matters such as streetscape layout, pedestrian permeability, location of car parking and service bays as well as the amenity of any adjoining buildings.

15.2.4 Brownfield Sites

Brownfield sites are classified as any land which has been subjected to building, engineering or other operations excluding temporary uses or urban green spaces. These sites generally comprise of redundant lands and/or buildings. The redevelopment of these sites has the potential to revitalise

areas by utilising the capacity of existing social and physical infrastructure and thus shall be encouraged.

15.2.5 Backland Sites

Backland sites are usually undeveloped parcels of land located to the rear of existing buildings. Development proposals on these lands should be prepared using the principles of master planning to ensure that large areas of land, often in multi-ownership, are appropriately planned and developed in a sustainable manner. Masterplans provide a plan-led approach and may include provisions for phasing, infrastructure provision, community facilities, density, layout, open spaces, landscaping and development design briefs and statements. Piecemeal development of individual plots will generally not be permitted unless it is satisfactorily demonstrated that the development does not jeopardise the comprehensive redevelopment of adjoining lands in a sustainable manner.

15.2.6 Scale & Mass

The size of a building should be relative to its surroundings and scale and is a key element in the design consideration for new buildings. If a building's design is incongruous or excessively large when compared to adjoining buildings within the streetscape, then the proposal will be resisted. Exceptions may be accepted in the following situations:

- The building is of major public significance or it contributes to the regeneration and/or redevelopment of an urban area.
- If the nature of the use demands such a building and the site is suitable for its scale.
- The significance of the building in contributing to the economic vitality of the town centre.

15.2.7 Key Buildings

Landmark buildings will usually contribute to the identity of a settlement and have the potential to act as a significant place. Suitable locations for these buildings include important corner or junction sites, centre sites or at the edge of public squares. At these locations it may be acceptable to increase the building heights and a higher architectural design quality will be required. Buildings located on corner sites shall be designed with windows and, where appropriate, entrance ways onto both streets/facades.

15.2.8 Building Lines

Within towns and villages of County Monaghan building lines are generally continuous but can be staggered at intervals which add to the character of the streetscape. Generally, established and

existing building lines should be maintained and strengthened. Exceptions may be where a site-specific design demonstrates how it can positively enhance the streetscape.

15.2.9 Roofline

The older and more traditional buildings within a streetscape generally have slated pitch roofs which contain features such as chimneys that can add to the visual interest and character of the building. In more contemporary designs, roofs may be flat or mono pitch. Roof design should have regard to the scale and roof form of the street frontage and use materials which are chosen to complement the existing roof within the streetscape.

15.2.10 Building Heights & Overshadowing

The height of new or extended developments shall not be determined solely by the height of adjoining properties. In general, heights should respect the local streetscape. Buildings of different heights may be appropriate to reinforce the urban form or when buildings are designed as landmark structures in response to their settings.

All proposals must minimise overlooking, overbearing and overshadowing to ensure no significant adverse impact on adjoining properties. Proposals which impact negatively on the residential amenity of adjoining properties by reason of overlooking or overshadowing will be resisted. Project drawings determining the degree of impact may be requested. Shadow projection drawings in accordance with 'Site Layout Planning for Daylight and Sunlight; A guide to good practice (1991)' or 'Lighting for Buildings Part 2; A code of practice for day lighting (1992)' may be required.

15.2.11 Materials

The use of hardwood for windows and doors in all new structures is encouraged as well as the use of local materials which should contribute to the character of the area. Existing stone facades should be retained, and the plastering of stone facades will generally not be permitted. The choice of colours for external finishes should complement surrounding buildings. Within Architectural Conservation Areas (ACAs), the use of blue-black roof slates is desirable, and the use of uPVC windowing and guttering will not normally be permitted. Contemporary finishes, where appropriate, may be acceptable where they positively contribute to the design of the building and its setting.

15.2.12 Fenestration

Window patterns should have vertical emphasis, reflect the pattern of the area and respect traditional proportions of the building and the streetscape. Existing door and window openings should be

retained where possible. Replacement windows should be of similar style, design and material of the original design.

15.2.13 Access for All

The refurbishment of existing buildings or proposals for new development, particularly those intended for public use, must be designed in accordance with the standards outlined in ‘National Disability Authority – Building for Everyone; A Universal Design Approach (2012)’ and in compliance with Part M of the Building Regulations.

15.2.14 Alterations & Extensions

Any refurbishment, alteration or extension to an existing building should respect the scale, form, detailing and materials of the original building. The degree of sensitivity required will vary according to the quality and visual significance of the site within the wider urban areas.

15.2.15 Public Realm

The public realm of a town or village includes all the outside spaces that are used and seen by people. A high-quality public realm is a place that is pleasant to use and easy to access. All new developments will be required to enhance and complement the public realm of the area comprising of facades buildings, shop fronts, signage, lighting fixtures on buildings, lamp posts, bollards, footpaths, squares, parks etc. Minimal measures for improving public realm include reducing visual clutter, harmonising signage and adopting a consistent approach in terms of street furniture, lighting and paving. A public realm plan should be prepared for any urban area where significant improvements are being proposed.

Urban Development Policies for Public Realm	
UDP 1	To promote the development of backland and infill sites and the reuse and regeneration of brownfield sites within the urban areas in accordance with the principles set out in Section 15.2 of Chapter 15 (Development Management Standards) of the Monaghan County Development Plan 2019-2025 unless otherwise provided for within the plan.
UDP 2	To require development within all urban areas to comply with the assessment criteria and guidance and principles set out in Section 15.2 Chapter 15 (Development

Urban Development Policies for Public Realm	
	Management Standards) of the Monaghan County Development Plan 2019-2025 unless otherwise provided for within the plan.
UDP 3	To promote the provision and modernisation of residential accommodation within town and village centres, and particularly above commercial premises in order to improve the vibrancy and vitality of the county's settlements.

15.3 Shop fronts

Well maintained shop fronts add character and charm to a street and they have an important role in defining the character of the streetscape. The quality of townscapes can be diminished by shop fronts in poor condition or of poor design.

Policy for Shop fronts	
UDP 4	<ol style="list-style-type: none"> 1. To encourage the preservation of original, traditional shop fronts and good quality contemporary designs. 2. To require new shop fronts: <ol style="list-style-type: none"> a) To relate to the architecture of the building to which it forms part of and particularly to relate to the upper floors in proportion, scale and alignment. b) To respect the scale and proportions of the streetscape by maintaining existing fenestration and plot width including, as required, vertical division or features breaking up long horizontal facades. c) To include appropriate use of signage and advertising and include details of fascia signage as part of any planning application. 3. To require roller shutters to be perforated in a colour to complement the facade and contained within the shop front behind the fascia. External steel roller shutters will not be permitted. 4. To permit canopies/awnings only in exceptional circumstances where they will not detrimental impact on the visual amenity of the shop front or its setting. Where they are permitted, they shall be incorporated within the shop front.

15.4 Development Management within Architectural Conservation Areas (ACAs)

Any alterations proposed to protected structures and buildings within Architectural Conservation Areas (ACAs) must comply with Chapter 6 Heritage , Conservation and Landscape and The Architectural Heritage Protection Guidelines for Planning Authorities (2005). Any alterations proposed to a building adjoining or adjacent to an ACA shall be sensitive to its setting.

Table 15.1 Development Management Guidelines for ACAs

Detail	Development Management Guidelines for ACAs
Plot Widths	Traditional plot width should be retained (generally 5-6m) Where plot amalgamation is considered necessary the existing narrow land uses and narrow plot frontage should be reflected in the streetscape design.
Building Height	The range of building height and number of storeys which are evident within a streetscape should be retained. The roofline should reflect the rhythm, harmony and scale of the existing street frontage. Roof extensions will not be acceptable where it interferes with the architectural integrity, proportions or uniformity of a building or a group of buildings, or the streetscape
Proportions	Proportions in roof to wall ratio should reflect that of neighbouring historic buildings, with a greater wall to surface ratio than windows and doors relationship.
Roofing Materials	Original roofing materials including ridge tiles, chimneys, bargeboards, eaves detail, cast iron gutters and down pipes should be retained, repaired and reused. Where required, replacement of materials with historically correct materials shall be encouraged.
Chimney Stacks	Removal of chimney stacks shall not be permitted. Chimney detail should normally be placed centrally on the ridge of the roof. Chimneys at gable ends should normally be flush with the face of the gable wall. Chimneys of any original structure should be replicated in any new build scheme.
Dormer Windows & Roof Lights	Dormer windows can alter the special character of the streetscape and may only be acceptable on hidden roof pitches or where they are an original feature of the building or the area. The installation of roof lights will normally only be accepted on hidden roof pitches or where they are an original feature of the building or the area.
Eaves, Soffits & Bargeboards	Projecting eaves or verges should be avoided except in buildings where this was an historical detail.

Detail	Development Management Guidelines for ACAs
	UPVC fascias or bargeboards will not be permitted.
Rainwater Goods	Historic gutters, downpipes and associated details generally of cast iron enrich an ACA and all intact rainwater goods should be retained and should only be replaced with high quality replicas of the same material when they are beyond repair. White rainwater goods will not be permitted.
Wall Materials	Where traditional renders are being repaired the material, style and detailing should match that of the original in as far as is possible. In general, the stripping of render to expose brickwork in ACAs will not be acceptable. Traditional finishes including lime-based renders, natural cement renders, wet dash, smooth or coursed painted renders, random coursed stone and cut stone should be used in new or redeveloped buildings.
Cills & Doors	Cills are usually a minimum 100mm deep stone with bull nosed profile but concrete may be considered acceptable in some instances. All doors fronting into the street should be hardwood in traditional form and dimension. Fan lights, where appropriate, should be above the door and not part of the door design.
Street Railings, Gates & boundary features	Widening an entrance or altering flanking walls or railings will alter the visual impact of the streetscape and should be given careful consideration as such alterations can have a detrimental impact on the character of an ACA. Where the repair of historic ironwork is proposed, as much of the original material as is possible should be retained.
Special Features	Elements and details which are becomingly increasingly rare should be identified for special protection in any redevelopment/refurbishment scheme. These include railings, plinths, cisterns, stone stairs, external fabric of basement areas, iron handrails, stone paving and drainage channels.

Policies for Architectural Conservation Areas (ACAs)	
ACAP 1	In general, ensure that proposals within Architectural Conservation Areas or within a historic traditional streetscape complies with the principles and guidance as set out in Table 15.1 Development Management Guidelines for ACA's as contained in Chapter 15 (Development Management) of the Monaghan County Development Plan 2019-2025.

15.5 Advertising, Signage & Lighting

Advertising can impact the appearance of the building, structure or place where they are displayed. Therefore, all advertising must be appropriate in terms of the building, town or setting in which they are located. The display of adverts at inappropriate locations can result in a loss of visual amenity and can constitute a danger to public safety or traffic safety.

The relevant Municipal District must be consulted in relation to the erection of temporary signage on public or private property for cultural and social events. Directional signage in the form of finger posts signs for tourist attractions or commercial businesses require a licence under Section 254 of The Planning and Development Act 2000 (as amended) from the Roads Office of Monaghan County Council.

The assessment of planning applications for signage shall be considered in accordance with the following criteria:

- a) In general, to resist the erection of advertising unless it is located on the same site to which the advert relates to or is in close proximity to a particular commercial activity.
- b) The impact the advertisement will have on the general characteristics of the area including any special features of historic, archaeological, architectural, landscape, cultural or special interest. Large scale commercial advertisements will not be permitted on or near protected structures, within Architectural Conservation Areas, in parks, residential areas, in Areas of High Amenity value or where it is considered it would detract from the visual amenity of the area.
- c) The size, scale and siting of the advertisement relative to the building and street in which it is to be located. Signs should not interfere with windows or other facade features at any level.
- d) The design and materials of the advertisement and its impact on the appearance of the building on which it is to be attached, the site and adjoining buildings.
- e) The concentration of existing advertising structures in the area and the cumulative effect of the proposal to result in visual clutter.
- f) Signage will not be permitted at roundabouts, at traffic signalised junctions, at locations where they obstruct sight lines or compete with other traffic signs or would endanger traffic safety.
- g) To ensure that the proposed advertising makes use of the original fascia where existing.
- h) Signage above the first floor, at sub fascia level or across pillars or columns will not be permitted.

- i) The use of Irish Language on shop front signage will be encouraged.
- j) The number, location, dimension and design of sandwich board advertisements must not undermine the use and amenity of the streetscape in which it is located.
- k) To generally only accept one principal advertisement at industrial/commercial/retail parks incorporating a number of uniform individual advertisements at the entrance to the development.
- l) Advertising shall not be permitted where it interferes with the safety of pedestrians, the accessibility of the public footpath or roadway, the safety and free flow of traffic or where it obscures road signs.
- m) Signage shall be of an appropriate size and sited and designed to harmonise with the shop front, the facade of the building and any detailing thereon.
- n) If illuminated, the impact on the amenities of adjoining properties including its size, scale and levels of illumination and the potential for light pollution. Back lighting of individual letters is preferred to spotlighting and internal illumination. All external lighting shall be cowled and directed away from the public roadway.
- o) External illumination on fascia signs shall be extended over the whole fascia and be integrated into the whole display.
- p) Internally illuminated plastic fascia and neon signage shall be resisted.
- q) To generally restrict projecting signs, and where they are permitted, ensure that they are sympathetic to the design of the building where they are to be displayed and respect any fascia signage.
- r) Temporary permission for advertising hoarding, bill boards, tri-vision and three-dimensional signs shall only be permitted where they are replacing an authorised sign of similar type or where they are utilised to screen a building site.
- s) Permanent advertising along the road network particularly on approach to towns and villages shall be resisted.

Policy for Advertisements	
ADVP 1	To require that advertising proposals comply with the assessment criteria, guidance and principles set out in Section 15.5 of Chapter 15 of the Monaghan County Development Plan 2019-2025.

15.6 Retail

Recent trends have seen a decline in the number of small independent retailers and the emergence of larger franchise-based stores, as well as greater levels of online shopping. These trends increasingly influence shopping patterns and have created a demand for large shopping locations where extensive car parking facilities are available. However, the vitality and viability of the traditional town and village centres is recognised as an important objective, and the overriding aim is to promote healthy competitive retail environments commensurate to the settlement size and function. The assessment of planning applications will focus on the qualitative aspects of the proposal including urban design, integration with the built fabric of the town centre and its contribution to the quality of life to both the town centre and the wider area. All applications for retail must demonstrate compliance with the provisions of the County Monaghan Retail Development Strategy.

Policy for Retail Development	
RLP 1	Assess all retail planning against the criteria set down in the County Monaghan Retail Strategy 2016-2022, the Retail Planning Guidelines for Planning Authorities 2012 and the Planning Guidelines for Planning Authorities 2012 and the accompanying Retail Design Manual (or any superseding strategies/guidelines)

15.7 Multi- Unit Residential Developments

The location, design and integration of new residential development into established communities significantly impacts on existing and future communities. All stakeholders concerned with residential development including developers, the planning authority and the community they serve, share a common goal to create high quality living environments. Multi-unit residential developments (2 units or more which have shared services) will not be permitted outside of the designated settlements of County Monaghan. Residential developments serviced by developer provided waste water treatment systems, with the exception of single house systems, will be resisted.

Residential developments within the towns and villages will be assessed against the following guidelines published by the Department of Environment and Local Government:

- Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009)
- Urban Design Manual; A Best Practice Guide (2009)
- Delivering Homes, Sustaining Communities, Sustainable Urban Design Guidelines – Standards for New Apartments (2015)

- Irish Design Manual for Urban Roads and Streets (2013)
- Quality Housing for Sustainable Communities 2007

In particular, compliance with the twelve assessment criteria set out by the Urban Design Manual will be required when determining planning applications for residential and mixed-use developments within the towns and villages. In this regard a Design Statement setting out how a scheme meets with the twelve criteria should be submitted.

Policy for multi-unit residential developments	
RDP 1	To ensure all developments for multi-unit residential developments are consistent with the guidelines and best practice manuals issued by the DECLG in the planning for and provision of sustainable communities within new residential areas and are appropriate to the settlement within which they are proposed.

15.7.1 Layout

The layout of a scheme and how it relates to its surroundings is an essential component to creating a quality environment for a community. The following components should be considered when designing the layout for new developments:

- a) The existing character, street pattern, streetscape and building lines of the area, particularly for infill sites where new dwellings adjoin existing buildings.
- b) A hierarchy of interconnecting roads/streets which are permeable and easy to navigate. Pedestrian routes should be generated along existing or potential desire lines.
- c) Road considerations which do not dominate the scheme and a layout which incorporates a movement pattern that supports walking, cycling, and convenient access to public transport, and includes traffic calming, as required.
- d) The layout is well connected and integrated with the surrounding urban area and, where necessary, can provide connecting footpaths and public lighting to existing provision.
- e) The creation of active frontage should be incorporated, with corner sites providing dual frontage. Extensive fencing fronting on to streets and public roads should be avoided.
- f) Cognisance should be taken of natural and built heritage features. The existence of watercourses should be considered, particularly when determining the location and design of public open space and/or linear parks provision.

- g) Provision of passive surveillance through design should be incorporated by ensuring housing overlooks streets, car parks, open space areas.
- h) The creation of different urban forms to provide a more varied building line in order to reduce the often-regimented appearance of suburban layouts. However, where there are established building lines, particularly on infill development sites, these should be respected.
- i) The submission of a design concept statement and site layout plan which outlines the overall design concept and objectives for the site and includes a conceptual site layout plan. The level of detail required will depend on the nature, scale and location of the proposed development, but should include a consideration of the context and characteristics of the site, information on any special designations, details of infrastructural needs (including community facilities) and an explanation of the rationale behind the final design.

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 21) as a minimum unless requirements to accommodate older people, disabled people and others with special needs are necessary.

Policy for Residential Development	
RDP 2	To ensure that all applications for residential development comply with the guidelines outlined in Section 15.7 of Chapter 15 of the Monaghan County Development Plan 2019-2025.

15.7.2 Orientation & Separation of Dwellings

Houses should overlook streets, footpaths, pedestrian paths, cycle routes and open spaces. Layouts should consider orientation according to the sun path in order to maximise amenity, daylight and the benefits of passive solar gain. Houses should be designed to ensure that overlooking and overshadowing of adjoining properties is minimised. Individual pedestrian access to rear garden areas should be provided for every property.

15.7.3 Shared Spaces/Home Zones

The concept of shared spaces within residential areas is where the road space is shared between drivers and other uses and where the needs of residents, including pedestrians, cyclists and children are emphasised in the design. The DoEHLG “Urban Design Manual Guidelines” advocates the creation

of shared spaces and provides for very low traffic speeds that create a sense of place which is prioritised over movement. The road layout shall have regard to the Design Manual for Urban Roads and Streets (DMURS). Shared space characteristics include incorporation of a wide variety of housing design and development layout, including variations in building lines, building heights, deviations in the width and alignment of vehicle paths, variety of surface treatments and extensive use of street furniture and planting.

15.7.4 Dwelling Mix

For a residential development to be considered inclusive, it should make provision for housing of different types, sizes and tenures. This provides choice and helps to create a balanced, sustainable community. The provision of a variety of different house types will create visual variety and social dynamic, thereby preventing residential development being homogenous in character. In particular developers will be encouraged to provide single storey dwellings for the elderly, those with impaired mobility, and to facilitate downsizing within the dwelling mix being proposed in all developments.

15.7.5 Layout & Design of Apartments

The ‘Sustainable Urban Housing; Design Standard for New Apartments’ (2018) identify minimum standards for floor areas of apartments including storage space and individual room areas. Apartment design should aim to achieve higher standards than those prescribed for in the guidelines.

15.7.6 Housing Density

The Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2007) require higher densities, having regard to smaller household sizes, the need to encourage affordable housing and to support more efficient use of zoned residential lands. Within designated towns it is recommended that new development should contribute to maintaining compact forms. The guidelines also require that new development should provide for easy connectivity to existing facilities especially by pedestrians and cyclists and that leapfrogging of development at some distance from the existing built up area should be avoided. To ensure suitability of house type choice it is considered appropriate to provide for lower density housing within the urban settlement boundaries.

Policy in relation to Housing Density/Mix	
RDP 3	To generally require 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

15.7.7 Low Density Residential Development, including Serviced Sites on Proposed Residential B lands

An application for low density residential development, including serviced sites, of up to 50 detached dwellings or plots, at a maximum density of 10 units per hectare, will be permitted by the Planning Authority on lands zoned as ‘Proposed Residential B’, in the following circumstances:

- Where Planning permission has not already been granted for residential development on more than 50% of all lands zoned as Proposed Residential B in the settlement in which the application is sited
- Where the applicant, either acting alone, or in partnership with others, has already obtained planning permission for residential development under this policy on zoned Proposed Residential B lands, and where substantial works have been carried out on more than 50% of the permitted residential units
- The development represents sustainable and efficient use of existing infrastructure and services or of proposed infrastructure for which funding has already been secured.

Where it is proposed to develop serviced sites, the developer shall be required to submit a design brief for the entirety of the development, so as to ensure a continuity of design throughout. The brief shall specify details in relation to a maximum plot ratio, the form of dwellings, finishes, materials and boundary treatments, ensuring that they are complementary for the entirety of the development. The design brief should also confirm the sequencing arrangements for the release of sites to ensure that the development takes place in a suitable and co-ordinated manner. A condition shall be attached to any subsequent grant of permission ensuring that all dwellings within the development comply with this brief.

Proposals to develop only part of a zoned Proposed Residential B land bank shall be accompanied by a concept master plan for the entirety of the land bank, demonstrating that its overall development will not be prejudiced by the proposal.

Policy for Low Density Residential Development	
RDP 4	To permit low density residential development of up to 50 units, including serviced sites, on zoned Proposed Residential B lands at a maximum density of 10 units to the hectare where infrastructure can be provided subject to compliance with all of the criteria set out in Section 15.7.7 of Chapter 15 of the Monaghan County Development Plan 2019-2025.

15.7.8 Tier 5 & 6 Settlements

This section relates to proposals for low density residential development on suitable lands located within any of the designated Tier 5 and 6 settlements which have capacity within existing public foul drainage systems. An application for low density residential development or serviced sites shall be assessed in accordance with the following:

- a) The development reflects the nature, scale and form of existing residential development in the settlement.
- b) The development will represent sustainable and efficient use of existing infrastructure and services.
- c) The arrangement of the development is complementary to the setting and character of the settlement.
- d) Where it is proposed to develop serviced sites, the developer shall be required to submit a design brief for the entirety of the development, to ensure a continuity of design throughout. The brief shall specify details in relation to a maximum building to plot ratio, the form of dwellings, finishes, materials and boundary treatments, ensuring that they are complementary for the entirety of the development. The design brief should also confirm the sequencing arrangements for the release of sites to ensure that the development takes place in a suitable and co-ordinated manner. A condition shall be attached to any subsequent grant of permission ensuring that all dwellings within the development comply with this brief.
- e) It is demonstrated that the required infrastructure can be provided for at the developer’s expense.

Policy for Tier 5 & 6 Settlements	
RDP 5	To permit small scale multi-unit residential developments where infrastructure can be provided in accordance with the criteria set out by Section 15.7.8 of Chapter 15 of the Monaghan County Development Plan 2019-2025. Applications that result in the unsustainable expansion of a settlement, the loss of areas of amenity, important biodiversity areas, community facilities or playing fields will be resisted.

15.7.9 Applications for single dwellings on lands zoned as ‘Proposed Residential’

Planning permission for single dwellings on lands zoned as Proposed Residential will be granted subject to all of the following criteria being complied with:

- a) It is satisfactorily demonstrated that the development of one site within a larger land bank does not compromise the overall objective of comprehensively developing the lands for sustainable urban housing in the future.
- b) An overall concept plan for the development of the lands is submitted illustrating how the proposed development could be carried out without affecting the comprehensive development of the entire land bank is submitted.
- c) The development will represent sustainable and efficient use of existing infrastructure and services or of proposed infrastructure for which funding has already been secured.
- d) It is demonstrated that the required infrastructure can be provided for at the developer's expense.
- e) A minimum site area of 0.2 hectares is proposed if sewerage services are to be installed within the site.

Policy for single dwellings on Proposed Residential Zonings	
RDP 6	Planning permission for single dwellings on lands zoned as Proposed Residential will be granted subject to compliance with all of the criteria set out by Section 15.7.9 of Chapter 15 of the Monaghan County Development Plan 2019-2025

Policy for All Housing Developments	
RDP 7	All housing developments shall be constructed in accordance with the DEHLG Recommendations for Site Development Works for Housing Areas (1998), Monaghan County Council Taking in Charge Procedures (2010), Monaghan County Council Storm Water Technical Guidance Document (2017) (or other such publications as specified by Monaghan County Council) and the NRA Specification for Road Works (2000) or any policy document which supersedes those listed.

15.8 Recreational Facilities & Open Space

The provision of local neighbourhood facilities and recreational facilities is essential in all areas of large-scale housing. The need for these types of facilities will be assessed by the planning authority and the Local Community Development Committee dependent on the scale of the development proposed and the existing level of provision of facilities in the area. Where a number of residential developments are proposed adjacent to each other, developers are encouraged to provide a design solution that integrates facilities into the overall development of the wider area.

A key requirement within residential developments is the quality of open space provision. Open space should be made for both active and passive recreation as well as contributing to the character and attractiveness of a development. It should be safe, convenient, usable and accessible for all sectors, but in particular for children, the elderly and those with disabilities. Furthermore, open space should provide linkages to adjoining residential areas and community facilities.

The provision of public open space within new developments should facilitate the retention of existing landscape features such as mature trees, hedgerows, biodiversity rich areas, streams, watercourses and archaeological features. The landscaping of the open space areas should include semi mature trees. Peripheral areas, narrow tracks, backland areas, steeply sloping and poorly proportioned areas will not be considered acceptable.

Table 15.2 Open Space Standards					
Number of Dwelling Units	10% Open Space	15% Open Space	Formal Play Area	Playing Pitch	Recreational Changing Facilities
Brownfield	Yes				
0-40	Yes	Yes			
40-150	Yes	Yes	Yes		
150-200	Yes	Yes	Yes	Yes	
>200	Yes	Yes	Yes	Yes	Yes

Table 15.2 (Open Space Standards) above outlines the minimum required open space and/or recreational facility provision for residential developments, according to unit numbers.

The above thresholds are approximate, and the planning authority may require the provision of areas/facilities where the number of dwellings proposed in a development falls marginally below the threshold. Generally, the recreational facilities should be provided directly by the developer. However, where the planning authority is satisfied that open space/facilities are already available for residents, or where the proposed development is so small that their provision would not be reasonable or useful, the Council may impose conditions accepting the payment by way of a special development contribution for the improvement of existing recreational facilities and/or the provision of alternative recreational facilities, in lieu of direct provision.

Where a developer has previously or proposes in the near future, to carry out separate developments in the vicinity of the proposed development the Planning Authority shall determine the need for recreational facilities based on the total number of units in all the developments combined. This shall also apply where the developer is working in concert with others.

15.8.1 Private Open Space Standards

The provision of outdoor private amenity space attached to residential properties is important for the quality of the residential environment for the occupiers. All new residential units should have access to an area of private amenity space. Within town centres and/or apartment developments innovative layouts will be required to ensure the provision of acceptable private amenity space. This can be accepted in the form of shared private areas, courtyards, terraces, patios, balconies and roof gardens.

Table 15.3 Private Amenity Space Standards	
Private Amenity Space Standards	Min. Private Open Space Standard (Square metres)
Greenfield Site	
Houses - 1 & 2 Bed	50
Houses - 3+ Bed	70
Apartment	15
Town Centre	
House	50
1/2 bed Apartment	10
3+ bed Apartment	15

Table 15.3 above (Private Amenity Space Standards) outlines the minimum private open space requirement for residential units. A relaxation of the provision of public and private open space will be permitted where development is proposed within vacant and/or derelict town centre sites, protected structures, within Architectural Conservation Areas or where residential developments are in close proximity to public parks or other natural amenities and where it can be demonstrated that alternative amenities and facilities are available within the neighbourhood and privacy is not compromised.

Policies for Public and Private Open Space	
RDP 8	To provide appropriate recreational facilities such as open spaces, formal play areas, playing pitches, all weather surfaces, changing facilities etc, the nature and scale of which is reflective of the scale of the residential development and in accordance with Section 15.8 and Table 15.2 of Chapter 15 of the Monaghan County Development Plan 2019-2025.
RDP 9	To require that public and private amenity space provision is in accordance with the standards and requirements as set out in Section 15.8 of Chapter 15 of the Monaghan County Development Plan 2019-2025.
RDP 10	The loss or reduction of an area of public open space in a residential development will only be permitted where the proposed open space can be enhanced through the redevelopment of the site, an alternative provision of equivalent benefit is provided elsewhere or where there would be an overall community gain from the development. It must also be demonstrated that the loss of the open space will have no significant adverse impact on the amenity of the area or level of open space provision.

15.9 Taking in Charge

Under the provisions of Section 180 of the Planning and Development Act 2000 (as amended) the Council is required to Take in Charge developments (development of 2 or more houses) where requested to do so by the developer or by a majority of the owners or occupiers of the houses involved, and where it is completed to a satisfactory standard. The Council's policies and procedures in relation to Taking in Charge are set out in the document 'Taking in Charge of Private Housing Developments' (2010)- see Appendix 16.

15.10 Bonds

To ensure the satisfactory completion of housing developments a guarantee in the form of a cash deposit of €7,000 per residential unit (updated in accordance with the wholesale price index) will be required to be lodged with the planning authority prior to the commencement of development. This guarantee shall remain in place until the development is completed to the satisfaction of the Council, and is taken in charge, in accordance with the provisions of Section 180 of the Planning and Development Act 2000 (as amended). As an exception to the above, the planning authority may consider accepting a guarantee in the form of a bank bond, insurance company bond or other suitable surety in respect of larger developments (i.e. greater than 30 units).

In exceptional circumstances the planning authority may accept a phased bond payment where the development is designed and carried out on a phased basis and is taken in charge in the same phased manner.

Policies to ensure the satisfactory completion of Multi-unit Residential Developments	
RDP 11	To take in charge on request, housing developments of two or more houses where the development has been completed to the satisfaction of the Council, in accordance with the permission, and any conditions related to the permission having regard to 'Taking in Charge of Private Housing Developments (2010)' or any publication which supersedes it.
RDP 12	Developers will be required to give security to the Council in the form of a cash deposit or where deemed appropriate , A bank bond, insurance company bond or other suitable surety to ensure satisfactory completion of estates until they are taken in charge by the local authority.

15.11 Naming of Developments

All planning applications for housing developments will be required to include proposals for the naming of the development upon completion. The proposed name should be in bi-lingual format and should reflect local place names, townlands and/or cultural features in the area in accordance with the Department Circular 'Naming of Streets and Roads, Numbering of Houses and the Use of Irish'. The use of non-traditional or non-local names should be avoided and the names for all new housing developments are subject to the agreement of the Council.

Policy for the Naming of New Residential Developments	
RDP 13	To require the naming of new residential developments to be in accordance with Department of Environment, Community and Local Government (DECLG) Circular 'Naming of Streets and Roads, Numbering of Houses and the Use of Irish' and to be agreed with the Council and An Coiste Logainmneacha.

15.12 Waste Storage

Suitable provision must be made for the storage, segregation and recycling of waste and for convenient access for its deposit and collection in all new developments. Refuse enclosures should be designed in such a manner to ensure their integration within the associated building or boundary

enclosure and should be appropriately screened. Communal bin storage facilities of sufficient size to accommodate segregated waste streams should be provided in a secure well-ventilated space convenient to the units served and for the purposes of collection.

Policies for Waste Storage	
RDP 14	To ensure that provision is made for waste storage, segregation and collection and that they are designed in such a manner to ensure their integration with the associated users and with appropriate screening.
RDP 15	To ensure that all new development proposals contain adequate provision for the three-bin system.

15.13 Miscellaneous Residential Development

15.13.1 Extensions to Dwellings

Renovations, alterations and extensions allow for adapting existing houses to meet the changing needs of its occupants. Proposals to renovate or extend a dwelling will be considered on its individual merits but the main consideration is that of design and to what extent the proposals are sympathetic in scale and form to the existing property and/or adjoining property.

Policy for Extensions to Dwellings	
RDP 16	<p>To require proposals for extensions and/or alterations to existing dwellings to comply with the following:</p> <ul style="list-style-type: none"> a) The proposed extension should be ancillary/subordinate to the main dwelling. An exception to this may be considered in instances where the existing dwelling is so small that any extension will not meet the needs of the occupants. An exception to this can also be considered where the entire house is being remodelled as part of a comprehensive re-design. b) The form, proportion, heights, fenestration, design and material should be in keeping with that of the main dwelling. Where contemporary designs are proposed a relaxation of this will be considered where it is determined the contemporary design does not detract from the visual amenities of the main dwelling.

	c) The extension must ensure that there is no negative impact on the residential amenities of adjoining dwellings, be overbearing within the surrounding area or cause overshadowing or overlooking of adjoining property.
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15.13.2 Dependent Relative Accommodation

Any proposal for dependent relative accommodation will only be acceptable where it provides a modest scale of accommodation and the unit remains in the same ownership of the principle dwelling on the site. This usually involves proposals to convert and/or extend an existing house, garage or outbuilding within the curtilage of a dwelling for the purposes of dependent relative accommodation.

Policy on accommodation for dependant relatives	
RDP 17	<p>To facilitate the provision of accommodation for dependent relatives by way of an extension to an existing dwelling or the conversion of an existing outbuilding/garage on site subject to all of the following:</p> <ol style="list-style-type: none"> 1. The accommodation shall not exceed a gross floor area of 70 sqm. 2. It shall be attached and linked internally to the main dwelling (not applicable to conversion of an outbuilding). 3. A separate access shall not be provided on the front elevation. 4. The accommodation shall remain in the same ownership as that of the main dwelling on site. 5. The residential amenity in the vicinity of the development shall not be compromised. 6. Proposals must comply with normal planning considerations such as the ability of the site to accommodate the unit, compliance with environmental standards, effluent disposal requirements, drainage, water and amenity.

15.13.3 Garages & Domestic Stores

Dwellings commonly have garages and/or ancillary outbuildings which serve purposes incidental to the enjoyment of the dwelling, such as storage needs. These are normally visually subservient in terms of size, scale and bulk to the dwelling served. Car ports will only be considered where they do not unduly add to the bulk and form of the dwelling and where they are not visible from the public domain. In order to protect the landscape character, particularly in the rural areas from the combined visual

impact of houses and garages, and to protect the residential amenities of adjoining dwellings, the Planning Authority considers it necessary to limit the scale of domestic garages as provided for in the following policy.

Policy for domestic garages, stores and outbuildings	
RDP 18	<p>To accommodate domestic garages/stores/ancillary outbuildings where the proposed development on site complies with the following criterion:</p> <ul style="list-style-type: none"> a) Design form and materials are consistent with the design of the main dwelling on site. b) Structure is normally separated, to the side or rear of the house and sited in such a manner to minimise visual impact. c) Structure is used for purposes incidental to the enjoyment of the dwelling and not for any commercial or other purpose. d) Where the structure is in excess of 80m², satisfactory justification is provided for its size. e) Car ports which are not visible from the public domain. f) The residential amenity in the vicinity of the development will not be compromised

15.13.4 Mobile Homes

It is acknowledged that it may be necessary to temporarily erect a mobile home to facilitate site specific, exceptional and/or personal circumstances. In these instances, the Planning Authority will consider granting temporary permission for the installation of a mobile home within a site. Planning permission shall not be granted for the permanent retention of a mobile home.

Policy for mobile homes /temporary accommodation	
RDP 19	<p>To grant permission for a mobile home/temporary accommodation for a period of up to 5 years where a permanent dwelling is being constructed on site, or to facilitate site specific and compelling domestic or personal circumstances where genuine hardship would result if planning permission for the temporary accommodation were refused. Proposals must comply with normal planning considerations such as the ability of the site to accommodate the unit, compliance with environmental standards, septic tank requirements, drainage, water and amenity.</p>

15.13.5 Home Based Work Units

Home based work activities which are secondary to the use of the dwelling can be appropriate where the amenity of surrounding residences is not adversely affected. Over- the- counter services and associated developments such as business signage, advertising, security gates and excessive security lighting will not be appropriate in these instances. Planning permission for a home-based work activity may be granted for a temporary period to allow for monitoring of the impact of the activity. The assessment of this type of unit will be guided by the following criteria:

- Nature and extent of the secondary use proposed
- Potential effects on the amenity of surrounding occupiers
- Level of traffic associated with the proposed commercial activity
- Impact, if any, on the refuse and waste collection operations

Policies for home-based work units	
RDP 20	To restrict home-based work units for use by the residential occupier only where it is demonstrated that the nature and extent of the proposal has no adverse impact on the residential amenities of adjoining occupiers, the visual amenities of the area, traffic safety or traffic movements in the area.
RDP 21	To grant a temporary permission for a home-based work unit where appropriate in order to monitor the impact of the development on the amenity of the area.

15.13.6 Nursing Homes/Residential & Retirement Homes

The demand for nursing homes and analogous services has grown as life expectancy has increased. In assessing planning applications for nursing homes or similar services the planning authority will refer to the following for guidance:

- The zoning objective for the area and the site’s size, location and compatibility with other uses in the area.
- Access is provided for in a safe and adequate manner for pedestrians and vehicles including adequate parking provision in accordance with the standards set out in Chapter 15 of the Monaghan County Development Plan 2019-2025.
- The design and layout should respect the characteristics of the site and fit comfortably within the landscape and with adjoining properties.
- Sufficient amenity space and landscaped areas should be provided to meet the needs of the residents and provide an attractive setting.

In the interests of sustainability, there will be a presumption against permitting nursing home/residential retirement homes in the rural area but also for reasons relating to poor accessibility, social exclusion and visual intrusion. The Planning Authority considers that these services should be located within the designated settlements and villages where public utilities are available and opportunities for greater social integration and inclusion to the community exist. Nursing home services will be considered on lands adjacent to existing settlements and villages whereby a sustainable proper planning rationale can be set out for the location proposed.

Policies for Nursing Homes	
RDP 22	To generally require nursing homes/analogous services to be located within the designated Tier 1-3 settlements of County Monaghan.
RDP 23	To require that all applications for nursing home/analogous services comply with the guidelines set out in Section 15.13.6 of the Monaghan County Development Plan 2019-2025.

15.13.7 Residential Amenity

All developments must have regard to the potential impact upon the residential amenity of existing and permitted residential land uses in the vicinity of the development.

Policy for Residential Amenity	
RDP 24	Development which has the potential to detrimentally impact on the residential amenity of properties in the vicinity of the development, by reason of overshadowing, overbearing, dominance, emissions or general disturbance shall be resisted.

15.14 Industrial & Commercial Developments

The Council is committed to facilitating developments which contribute to the economic development of the County and create sustainable employment opportunities. Notwithstanding this, the impact of such proposals on the landscape and the environment must be carefully assessed.

Policy for Industry and Commercial development	
ICP 1	Proposals for industrial and commercial developments will be permitted subject to the following criteria:

Policy for Industry and Commercial development	
	<p>a) Industrial/commercial development shall be located in or adjacent to settlements where infrastructure has been provided in line with the principles of sustainable development.</p> <p>b) A change of use for the redevelopment of existing industrial lands/buildings will be considered acceptable where it has been clearly demonstrated to the satisfaction of the planning authority that the loss of the industrial use is justified on the grounds of amenity, operation, economic benefit to the county or to secure the future of a building of historical or architectural merit.</p> <p>c) New industrial/commercial uses or the expansion of existing industrial uses within settlements shall be permitted where;</p> <ul style="list-style-type: none"> • The scale, design and materials are cognisant of the setting and are in keeping with the surrounding area and adjoining developments. • There is no adverse impact on the character or setting of the settlement or the amenity of residents. <p>d) The provision of a buffer zone up to 15m in width, or as otherwise determined by the Planning Authority according to the proposed operations, where industrial and other sensitive land uses adjoin, to ensure amenities of adjacent properties are not adversely affected and that there is no significant amenity loss by way of noise, smell or other nuisance to immediate neighbours or the area in general as a result of the proposed development, lighting and the amount of traffic generated or the servicing arrangements.</p> <p>e) The provision of a high-quality layout scheme which demonstrates that the proposed buildings are not dominated by extensive car parking, hard standing or roads and that the topography and surrounding landscape are respected as appropriate.</p> <p>f) The provision of a detailed quality landscape plan, planting schedule and planting programme with all applications to include semi-mature indigenous trees that will reduce the visual impact of the proposed buildings.</p> <p>g) The redevelopment of redundant mushroom, poultry and pig units within 2.5km of designated settlements for light industrial units maybe permitted subject to compliance with all other usual planning considerations.</p>

Policy for Industry and Commercial development	
	<p>h) Small scale indigenous industrial/commercial development in the rural area outside of designated settlements may be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> • There is no alternative suitable site within the boundaries of nearby settlements. • The design of the development can integrate with the surrounding landscape. • The associated traffic generated by the proposal is appropriate for the surrounding road network and will not result in unsustainable traffic movements and will not necessitate roads improvements that would damage the character of the rural roads in the area. • The proposal will not detract from the character of the rural landscape. <p>i) Any external storage is adequately screened from the public domain/road and any adjoining residential properties.</p>

15.15 Agricultural Development

The importance of agriculture, horticulture and forestry in County Monaghan is recognised. All planning applications shall be required to include a completed application form for ‘Agricultural Developments’. Due to modern farming practices the traditional form of agricultural buildings is disappearing from the landscape and modern farm buildings have the appearance of industrial buildings, which due to their scale and mass can have significant visual impacts.

All planning applications shall be required to be accompanied by a completed supplementary planning application form for agricultural developments.

Policy for Agricultural Development	
AGP 1	<p>To permit development on new and established agricultural or forestry holdings where it is demonstrated that;</p> <p>It is necessary for the efficient use of the agricultural holding or enterprise,</p> <ul style="list-style-type: none"> a) The appearance, character and scale are appropriate to its location, b) The proposal visually integrates into the local landscape and additional landscaping is provided where necessary, c) The proposal will not have an adverse impact on the natural or built heritage,

	<p>d) The proposal will not result in a detrimental impact on the amenity of residential dwellings outside of the holding including potential for issues arising from noise, smell and pollution. Where a development is proposed within 100m of any residential property not located on the holding within the rural area (i.e. outside of a designated settlement) written consent, witnessed by a solicitor or a peace commissioner, from the adjoining property owner stating there is no objection to the proposal must be provided,</p> <p>e) The proposal will not result in a pollution threat to sources of potable water, water courses, aquifers or ground water,</p> <p>f) Proper provision for disposal of liquid and solid waste is provided.</p> <p>g) The proposal will not result in a traffic hazard.</p> <p>Where a new building is proposed applicants must also provide the following information:</p> <p>h) Outline why there is no suitable existing building on the holding that cannot be used.</p> <p>i) Design, scale and materials which are sympathetic to the locality and adjacent buildings.</p> <p>j) The proposal is located within or adjacent to existing farm buildings, unless it has been clearly demonstrated that the building must be located elsewhere for essential operational or other reasons.</p> <p>k) Ensure that the proposal will not seriously impact on the visual amenity of the area of the natural surrounding environment and that the finishes and colours used blend into the surroundings.</p> <p>l) Where possible, the development is grouped with existing buildings in order to reduce their overall impact in the interests of amenity.</p>
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Policy for Intensive Agriculture /Poultry and Pig Farming	
AGP 2	In addition to the information required under AGP 1 the following additional information will be required for assessing applications for intensive poultry units or similar specialised agri-developments the Council:

	<ul style="list-style-type: none"> a) An Environmental Impact Statement (EIS) and/or Appropriate Assessment depending on the size and use of the unit, and its likely impact on the environment. b) Details of the scale and intensity of existing operations in the vicinity of the site, including the cumulative impact of similar type developments within proximity of the site. c) Methods for waste management including frequency and location of disposal relative to the proposed unit. d) Details of air pollution arising from the units and effluent storage, transportation and spreading. e) Proximity of development to aquifers and water courses and its impact on them. f) The potential impact of the proposal on the residential amenity of adjoining occupiers must be considered. A unit shall not be developed at a distance of less than 100 metres from a dwelling within the rural area (i.e. outside of a designated settlement) unless the third party has given written consent, witnessed by a solicitor or a peace commissioner. g) Details of associated activities such as cleaning, ventilation and heating. h) A comprehensive landscaping plan. i) A statement outlining why a location on the landholding was deemed more appropriate to alternative options. If the Planning Authority, consider a more appropriate location is available on the landholding the application may not receive favourable consideration. j) Traffic management plans and traffic assessment associated with the proposed development may be required for large proposals.
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Policies for Afforestation	
AGP 3	To facilitate afforestation in appropriate locations in co-operation with the Forest Service/Coillte and in accordance with the principles of sustainable forest management and code of best practice.
AGP 4	To resist excessive afforestation that would negatively impact on the visual amenity of the rural environment including landscapes of importance and public rights of way.

15.16. Rural Character

The pace of development and change occurring within the countryside is now more rapid than ever. It is therefore vital that any new buildings being proposed do not further erode the rural character of area. If a building is poorly sited or designed, it can be unduly prominent. Equally, a building when considered cumulatively with other existing and approved buildings could be detrimental to the rural character. The assessment of the impact of new buildings on the rural character will be considered from critical views along the public roads, laneways, public rights of way and other areas of the public domain. The impact of ancillary works associated with a new building will also be assessed.

Policies for Buildings in the Countryside	
RCP 1	<p>To only grant planning permission for a building in the countryside where it is demonstrated that the development will not cause a detrimental impact or further erode the rural character of the area.</p> <p>Any new building will be unacceptable where;</p> <ul style="list-style-type: none"> - It is unduly prominent in the landscape - It results in build-up of development when viewed with existing and/or approved buildings and where it would detrimentally impact on the rural character of the area. - It does not respect the traditional pattern of settlement within the area. - It creates or adds to a ribbon of development except where it is considered infill or a replacement building. - The impact of the ancillary works including the creation of visibility splays would damage the rural character of the area.
RCP 2	<p>To restrict new development which mars the distinction between the open countryside and the built-up edge of the designated urban areas.</p>

15.16.1 Rural Accesses

The location and design of a rural access can have a significant visual impact on the countryside. The following policy shall apply to all new rural accesses.

Policy for Rural Accesses	
RCP 3	<p>To require that access to new developments in the countryside are positioned to minimise loss of hedgerow/tree, where possible follow alongside existing</p>

	boundaries/hedgerows, follow the natural contours of the site and use existing lanes where practical.
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15.17 Housing in the Rural Area

Housing in the rural area of County Monaghan requires careful consideration to ensure that it integrates successfully into the landscape. This requires specific focus on the design, siting, scale and form of the proposed dwelling. The most successful designs and those that integrate best into the countryside, are those which use simple shapes, forms and materials which are reflective of the vernacular. For example, the traditional dwelling in Monaghan usually had had a linear plan form, with returns located to the rear. The roof was constructed with full gables and chimneys were located along the ridge line. The elevations had a greater proportion of solid than void, and windows had a vertical emphasis. This design when combined with the use of simple materials, ensured that the dwelling integrated successfully into the countryside. New rural housing, including contemporary designs, should reflect the traditional vernacular.

Table 15.4 Design Guidelines for Rural Housing

Features	Design Guidelines for Rural Housing
Site Study	<p>Choose the most sheltered part of the site.</p> <p>Use areas already sheltered by trees, hedgerows, ditches and walls or other buildings.</p> <p>The building should not break any ridgeline or shore line.</p> <p>Make use of natural contours of the landscape and set the site into the landscape.</p> <p>Set the site back from the road and aim to retain frontage and other existing boundary treatments.</p> <p>Create secluded private gardens instead of suburban type layouts and gardens.</p> <p>A minimum site area of 0.2 hectares is normally required.</p>
Orientation	<p>Orientate the dwelling to maximise daylight and solar gain in order to create a brighter home and reduce fuel costs. 30% energy savings can be achieved if a house is orientated within 15 degrees of south.</p> <p>Appropriately glazed south facing elevations capture the sun’s energy and limiting glazing on north elevations aids heat conservation.</p>

Features	Design Guidelines for Rural Housing
Passive Housing	<p>A passive house is an energy efficient building. The concept is based on minimising heat losses and maximising heat gains thus enabling the use of simple building practices. The main elements with regard to siting, design and layout are:</p> <ul style="list-style-type: none"> - Orientation – principle facade should be within 30 degrees of south where feasible. - Wind – Design and location to reduce the impact of wind chill and suitable shelter belts should be incorporated. - Openings – large glazed surfaces should be located on the southern aspect and be highly insulated through high performance glazing to prevent heat loss. - Internal Planning – designed by setting occupied spaces to the south and service spaces to the cooler north. - Avoidance of overshadowing - carefully spaced buildings where possible to minimise the loss of solar gain due to overshadowing. <p>The construction of passive houses will be considered and should have regard to SEAI publication ‘The Guidelines for the Design and Construction of Passive Housing Dwellings in Ireland’.</p>
Scale	<p>The scale of the building must be appropriate to its setting – a large house may require a large well screened site to enable effective integration into its surroundings.</p> <p>Larger houses should be sub-divided into smaller elements of traditional form to avoid bulky structures.</p>
Form	<p>Simple plan form of modest scale and vertical emphasis to gables should be used.</p> <p>Generally dwelling frontage should not exceed 14m for two storey, 18m for single storey or 20m where the roofline is broken, or the frontage is set back.</p> <p>External gable depth should not exceed 9m (6.5m for narrow plan form)</p> <p>Roof pitch should be 35 to 40-degree pitch except where the gable depth is below 7.5m, then 45 degrees is acceptable.</p>

Features	Design Guidelines for Rural Housing
	<p>Generally, two storey dwellings should not exceed 9m in height above ground level.</p> <p>Any projections or returns should be simple form and pitch. Two storey dwellings should have a central projected porch.</p>
Proportions	<p>A high solid to void relationship should entail greater wall surface area than window or door openings.</p> <p>Windows and doors should be simple and of vertical emphasis.</p> <p>Adopt a simple, symmetrical arrangement of opening.</p>
Materials	<p>Materials and finishes should be traditional to the area and in keeping with the character of the landscape unless the material proposed is matching that of the locality.</p> <p>Plastered finishes are suitable in all rural areas.</p> <p>Brick, cladded stone and pebble dash are not traditional finishes and should be avoided.</p> <p>Stone detailing on wings or boundary walls can provide an attractive contrast.</p> <p>Natural slate is preferable.</p>
Detailing	<p>Chimneys should be centrally located on the ridge with vernacular proportions.</p> <p>Chimneys at the gable end should be flush with the gable.</p> <p>The eaves on a traditional dwelling is typically flush with the wall. Low eaves will also be accepted.</p> <p>Decorative fascia's or fasciae should be avoided.</p> <p>Porches and conservatories should be of simple design and in proportion to the dwelling.</p>
Boundaries	<p>Application sites should have at least two natural existing boundaries to soften the impact of the development in the landscape.</p> <p>Sites should preferably be accessed off laneways where possible or by a shared entrance rather than providing a new access directly off the public road.</p> <p>New frontage should be incorporated into existing roadside treatment using compatible hedgerow planting, walls, timber fencing and/or dry-stone work.</p>

Features	Design Guidelines for Rural Housing
	<p>Existing roadside hedgerows and ditches should be retained as much as possible. The entrance should be carefully considered to achieve the required sight distance with the removal of a minimum extent of existing hedgerow.</p> <p>Unsympathetic fencing, walls and planting should be avoided.</p> <p>All post and rail fencing proposed should be back planted with native hedgerow planting.</p>

Policy for the design of Rural Housing	
RHP 1	Applications for one- off housing in the rural areas shall demonstrate compliance with the design guidelines as set out in Table 15.4 “Design Guidelines for Rural Housing”

15.17.1 Replacement & Restoration of Dwellings

The replacement of dwellings with modern homes within the rural area will often result in the loss of traditional vernacular dwelling/structures, the preservation of which is increasingly viewed as an important element of our built heritage. With carefully designed extensions and sensitive restoration, these houses can be brought up to standard capable of meeting modern day demands. Where a new building is necessary, the original building should be retained for ancillary uses. Former school houses, churches, traditional farm buildings and outbuildings can also be capable of reuse as dwellings. The Council will encourage restoration or adaption over the demolition of vernacular dwellings.

Policies for refurbishment or replacement of existing dwellings	
RHP 2	To encourage the sensitive refurbishment of existing vernacular buildings unless it is clearly demonstrated to the satisfaction of the planning authority that it is not reasonably capable of being made structurally sound and adapted for modern living standards.
RHP 3	A replacement dwelling shall be located within the curtilage of the dwelling to be replaced, except where it is demonstrated to the satisfaction of the planning authority that the siting of the replacement dwelling represents an improvement in siting or provides benefits in respect of the amenity, heritage or the landscape and/or access arrangements for the development on site.

15.17.2 Residential Dwellings and Agricultural Buildings

County Monaghan has a significant agricultural base with many agricultural enterprises located throughout the rural area. It is considered necessary to protect the current operations of a working farm from development that could prejudice their expansion. Where it is proposed to site a dwelling within 100 metres of an existing farm building within County Monaghan, the applicant shall be required to submit a written agreement from the owner of the farm building, consenting to the construction of the dwelling. This requirement shall only be applicable where the proposed dwelling is located within the rural area. Where written consent has been provided, 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.

This policy shall not apply to the following instances:

- The proposed dwelling is located within a designated settlement
- Refurbishment of vacant dwellings or protected structures
- Where an agricultural use has clearly been abandoned and is proven as such. In this instance, the onus of proof shall rest with the applicant.

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, sheep dips etc or other similar structures.

Policy for dwellings within 100m of agricultural buildings	
RHP 4	To only permit a dwelling within 100m of an agricultural building where written consent has been provided by the owner/occupier of the agricultural unit. Written consent must be signed by both parties and witnessed by a solicitor or a peace commissioner.

15.17.3 Ribbon Development

The Council, in accordance with the guidance given in the DEHLG Sustainable Rural Housing Guidelines for Planning Authorities, will resist ribbon development, primarily on grounds of visual amenity, reinforced on occasions by road safety reasons. Where a proposed development would create or extend ribbon development, planning permission will be refused. The Sustainable Rural Housing Guidelines define ribbon development as five or more houses on any one side of a given 250 metres of road frontage. The ribbon may not have a uniform building line, and buildings set back from the

road, staggered or an angle to the road will also be considered as ribbon development, where they are visually linked. Any dwelling that fulfils the criteria laid out in policy NRP2 for a replacement dwelling shall be considered as a 'house' in the definition of ribbon development as laid out in the Sustainable Rural Housing Guidelines.

Policy in relation to ribbon development	
RHP 5	<p>To resist development that would create or extend ribbon development. A relaxation of ribbon development 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** 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.</p> <p>Where four or more houses plus a derelict dwelling or a derelict non-domestic building (that is mushrooms, poultry and agricultural buildings) exist within a 250m frontage on one side of the public road and have done so for a period of at least 10 years, a dwelling house on the site of the derelict building will be permitted, subject to the entire derelict building being demolished. The Planning Authority will apply an occupancy condition for a period of seven years in such cases.</p> <p>The infilling of gaps between houses will not normally be permitted. Exceptionally however where there is a small gap, enough to accommodate a single dwelling only, in an otherwise substantially and continuously built up frontage, planning permission may be granted.</p>

* 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 maybe 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.

15.18 Effluent Treatment

Waste water treatment systems should be located, constructed and maintained to the highest standards to ensure minimal impacts on water quality. Applicants must satisfy the Council that the method of disposing of wastewater is fully in compliance with the guidelines and requirements of the Environmental Protection Agency ‘Code of Practice; Wastewater Treatment Systems for Single Houses, 2009’ as well as the policies and criteria set out in Chapter 8 (Environment, Energy and Climate Change) of this Plan. All applications in this regard must be accompanied by a Site Characterisation Form.

Wastewater Treatment Policies	
WWTP 1	To protect groundwater and surface water from contamination from domestic effluent by ensuring that all sites requiring individual waste water treatment systems are assessed and deemed suitable by suitably qualified persons in accordance with the ‘Code of Practice; Wastewater Treatment Systems for Single Houses’ published by the Environmental Protection Agency, 2009 or any subsequent code of practice which supersedes it.
WWTP 2	Private Waste Water Treatment facilities serving more than one houses will not be permitted. Consideration may be given to granting permission for a private waste water/communal facility in developments managed by suitable institutions.

15.19 Landscaping (Urban & Rural)

New planting schemes should consist of local native plant types that are indigenous to the area and can be incorporated into sites to enhance the visual amenity and the biodiversity of the area. Landscaping plans should be submitted with all planning applications and the inclusion of semi-mature trees in larger development schemes will be required. Where sites contain mature trees and/or substantial hedgerow(s) a detailed tree and hedgerow survey should be submitted clearly outlining the extent of what will be retained and replaced. Any existing mature trees must be protected during site development works and incorporated into the scheme design.

The removal of hedgerows to facilitate development must be clearly identified on the application drawings and a detailed replanting proposal shall be submitted. This should at a minimum provide for the replacement of an equal amount of similar hedgerows including three trees for every tree felled. The replacement of hedgerows shall have due regard to the ecological function of hedgerows as a wildlife corridor and a part of the green infrastructure network.

Walls, fences, railings and gates used within urban settings to define spaces can have a significant impact on the visual character of the area and as such should be carefully considered as part of the overall design concept.

Hard landscaping, including paving and street furniture is an important element in defining the character of open spaces. Materials must be appropriate and of good quality and as such careful consideration should be given to the design of hard surfaces such as streets, open spaces, paved areas and footpaths. Hard landscaping proposals for public areas will be assessed with regard to the principles of Urban Design Manual Best Practice Guide (2009) as appropriate and shall have regard to the use of Sustainable Urban Drainage Systems (SUDS) to minimise run off and maximise efficient management of surface water.

Landscaping Policies	
LCP 1	To require all planning applications to include a comprehensive landscaping plan commensurate to the scale of development on site in accordance with the specifications set out in Section 15.19 of Chapter 15 of the Monaghan County Development Plan 2019-2025.
LCP 2	Developments which necessitate the removal of extensive hedgerow and trees shall only be permitted in exceptional circumstances. In these instances, a comprehensive landscape plan must be submitted with the proposal which includes a replanting schedule along with the replacement of planting being lost.

15.20 Renewable Energy

The most common form of renewable energy developments in County Monaghan are wind farms. However other forms of development can include biomass, solar, geothermal and hydro power. In assessing planning applications for these types of development, particular regard will be shown to the following:

- Impact on the visual amenities of the area.
- Impact on the residential amenities of the area.
- Scale and layout of the project, any cumulative effects due to other projects and the extent to which the impacts are visible across the local landscape.
- Visual impact of the proposal with respect to protected views, scenic routes and designated scenic landscapes.
- Impact on nature conservation, ecology, soil, hydrology, groundwater, archaeology, built heritage and public rights of way.
- Impact of development on the road network in the area.
- Level of noise disturbance and where applicable shadow flicker.
- Level of compliance with national and regional guidance documents.

Renewable Energy Policies	
ENP 1	To encourage and facilitate renewable energy proposals at suitable locations where it is demonstrated the development will not have a detrimental impact on the visual and residential amenities of the surrounding area and other matters of acknowledged importance where it is located and assessed in line with the criteria set out in Section 15.20 of the Monaghan County Development Plan 2019-2025.
ENP 2	To require the provision of at least one energy efficient measure in the design of all new developments (solar panels, geo-thermal, passive design, wood burning installation, etc.). Details shall be included at planning application stage.

15.21. Telecommunications

The provision of telecommunication services is essential to promoting commercial and industrial development, enhancing social inclusion and improving personal and household security. It is therefore a policy of the Council to facilitate development involving telecommunications provided it does not detrimentally impact on the natural environment or the character of the area.

Policies for Telecommunications	
TCOP 1	To facilitate the orderly development of telecommunications in accordance with the requirements of the ‘Telecommunications Antennae and Support Structures –

Policies for Telecommunications	
	Guidelines for Planning Authorities' (1996) and Circular PL 07/12 or any subsequent national guidelines in this regard.
TCOP 2	To promote best practice in siting and design for all telecommunications structures to ensure the visual amenity and the landscape character of the area is protected as far as is possible. Where possible they should be located so as to benefit from the screening afforded by existing tree belts, topography or buildings. On more obtrusive sites the Council may require alternative designs of mast to be employed, unless where its use is prohibited by reasonable technical reasons.
TCOP 3	To resist the location of antennae or other support structure in sensitive landscapes, areas of primary or secondary amenity, special protection areas, special areas of conservation, architectural conservation areas or on or near protected structures.
TCOP 4	To require co-location of antennae support structures and sites where feasible unless it demonstrated to the satisfaction of the Planning Authority that the co-location is not feasible.

15.22. Electricity & Gas Infrastructure

The provision of a secure and reliable electricity transmission infrastructure is essential to ensuring growth of the local and national economy. The importance of gas as an energy supply for industry and potentially for residential properties is recognised. The development of a secure and reliable electricity transmission/distribution infrastructure is therefore a key factor for supporting economic development and attracting investment into an area. However, the need to accommodate electricity infrastructure must be balanced against a requirement to protect the environment.

Whilst there are certain classes of development by statutory providers which are exempted development under the Planning and Development Regulations, major electricity infrastructure provision is subject to planning permission. It is consequently a policy of the Council to facilitate development involving electricity and gas infrastructure, which requires planning permission, provided that it does not detrimentally impact on the natural or man-made environment or on the character of its setting.

Policies for Electricity and Gas Infrastructure	
EGP 1	Facilitate electricity and gas infrastructure improvements/installations which will not result in adverse impacts on the natural or built heritage of the county.
EGP 2	The undergrounding of electricity transmission lines shall be considered in the first instance , as part of a detailed consideration and evaluation of all options available in delivering and providing this type of infrastructure. The development shall be consistent with international best practice with regard to materials and technologies that will ensure a safe, secure, reliable, economic, efficient and high-quality network, and mitigation measures shall be provided where impacts are inevitable.

15.23. Open Access Ducting, Servicing & Public Lighting

The Council will require that open access is made available to all ducting networks provided within the Plan area in order to support a competitive telecommunications service and to safeguard existing roads and footpaths from unnecessary excavation. These networks will remain in the ownership of the developer until the development has been taken in charge by the Council.

All services shall be located underground and in easily accessible locations for future maintenance. Public lighting shall be provided by the developer in accordance with the specifications required by Monaghan County Council. The developer shall agree the details, location and specification for public lighting provision prior to the commencement of development and shall undertake an energy efficient design for public lighting.

Policies for Ducting, Servicing and Public Lighting	
DSP 1	To require that open access ducting for broadband and telecommunications is made available for all new developments and infrastructure projects , where possible.
DSP 2	To require that all services are located underground and in easily accessible locations for future maintenance in accordance with the specifications required by Monaghan County Council
DSP 3	To require that all public lighting shall be high performance low energy lighting as agreed with Monaghan County Council.

15.24. Building Lines

Generally, new development should not take place in front of established building lines. The Planning Authority will usually require a continuous building line along a street and in new industrial or business park developments. Where developments are proposed along roads of significant importance increased set back may be required to provide for greater amenity, safety of road uses and to allow for future road widening.

Policy for building lines adjacent to public roads	
BLO 1	<p>To generally require buildings and ancillary works* in the rural area along public roads to have the following setbacks from the near edge of the surfaced carriageway:</p> <ul style="list-style-type: none"> • National Route: 90m • Regional Route: 30m • County Road: 18m

*the development of fences, wing walls and piers are excluded from this requirement.

15.25. Extractive Industry

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) and any other relevant superseding policy guidance.

Policies for Extractive Industry	
EIP 1	<p>To require all applications for extractive development to submit the following as part of the planning applications;</p> <ol style="list-style-type: none"> a) Map detailing total site area, area of excavation, any ancillary proposed development and nearest dwelling and/or any other development within 1km of the application site. b) Description of the aggregate to be extracted, method of extraction, any ancillary processes (crushing etc), equipment to be used, stockpiles, storage of soil and overburden and storage of waste materials. c) Total and annual tonnage of extracted aggregates, expected life time of the extraction, maximum extent and depth of working and a phasing programme.

Policies for Extractive Industry	
	<p>d) Details of water courses, water table depth and hydrological impacts, natural and cultural heritage impacts, traffic impact and waste management.</p> <p>e) Assessment of cumulative impact when taken with any other extractive operations in the vicinity.</p> <p>f) Likely environmental effects, proposed mitigation measures and restoration and after- care proposals.</p>
EIP 2	To prohibit extractive development within an area of primary or secondary amenity, Special Protection Area (SPA's) , Special Area of Conservation (SAC's), Natural Heritage Area/pNHA (NHA's) Architectural Conservation Area (ACA's) or on or near protected structures unless in exceptional circumstances where the Planning Authority is satisfied that the need for the resource outweighs the environmental impact.
EIP 3	To restrict development proposals located in close proximity to existing extractive sites of significant resource potential where such developments would limit future exploitation.
EIP 4	To restrict extractive developments that may have a detrimental impact on the natural or built environment or matters of acknowledged public importance including the use of public rights of way.

15.26 Tourism

Key to developing the tourism sector within County Monaghan is to promote a sustainable approach that supports integration within communities and optimises the economic benefit for the County. The Council will encourage and promote the development of various tourist facilities, locations and accommodation in order to promote this industry throughout Monaghan.

Policies for Tourism	
TOUP 1	To encourage the provision of additional hotel and guest house bed spaces, bed and breakfast, as well as self-catering accommodation in County Monaghan in conjunction with leisure facilities and amenities within defined settlements and in appropriate rural locations where the development is considered necessary to the nature and purpose of the proposed development and meets a clearly identified site -specific tourism need.
TOUP 2	To resist the conversion of permitted short- term let tourism accommodation into permanent residential accommodation.

Policies for Tourism	
TOUP 3	To promote and give favourable consideration to the sensitive redevelopment of derelict and vacant properties for tourism use.

15.27 Road Access Standards

A well-designed access is important for the safety and convenience of all road users, those proceeding on the public road, as well as those using the access. When the Council considers proposals for a new access or the intensification¹ of use of an existing access, it will have a number of requirements to promote safety and avoid excessive delay. These requirements are outlined in this section.

It is the Council’s policy to grant planning permission for development involving the creation of an access and/or the provision of visibility splays, only where the applicant is able to demonstrate control, or the reasonable prospect of acquiring control of any land required for the provision of any access and/or visibility splays. Proposals requiring works on third party land must be accompanied by a written legal agreement between all parties which is witnessed by a solicitor (See Appendix 14 for Form of Agreement in respect of forward and rear visibility).

15.27.1 Minimum Visibility Standards for a new access or intensification of an existing Access onto Non-Urban Roads²

The minimum visibility standards as set out in table 15.5 below shall apply on non-urban roads. These requirements are in accordance with National Standards as set out in TII publications DN-GEO-03060 ‘Geometric Design of Junctions’ and DN-GEO-043031 ‘Rural Road Link Design’.

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).

In difficult 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

¹ Intensification is considered to occur where a proposed development would increase the traffic flow using an access by 5% or more.

² An Urban road is a road which is in a built-up area with a speed limit of 60 kph or less.

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.

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 back from the edge of the road.³

Table 15.5 Minimum visibility standards for new 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	100	215	3.0	1.05
Regional (upgraded)*	85	160	3.0	1.05
Regional (not upgraded)	70	120	2.4	1.05
Local Class 1	60	90	2.4	1.05
Local Class 2	50	70	2.4	1.05
Local Class 3	42	50	2.4	1.05
Cul-de-sac	42	35	2.4	1.05

*Upgraded to TII standards – There are no upgraded Regional Roads in County at present

15.27.2 Minimum Required Sight Distances for New Access or Intensification of an Existing Access onto Urban Roads

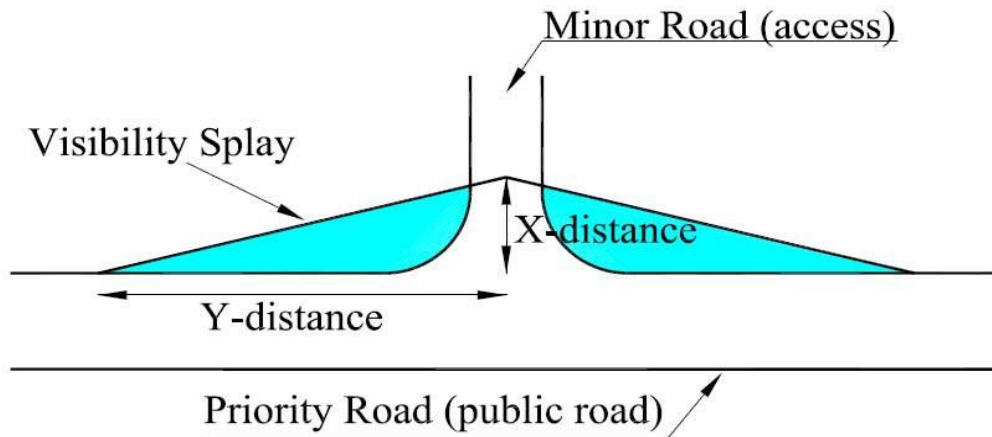
Within the speed limits of the urban areas the required sight distances for new access or intensification of existing accesses are required to comply with the Design Manual for Urban Roads and Streets (2012). Expectations of appropriate speed will vary greatly and a balance of speed management, the values of place and reasonable expectations of appropriate speed must be considered.

³ Range is to allow for vehicle type (car/lorry) and classification of public road (national road, local road, etc).

15.27.3 Visibility Arrangements at the Access

Good visibility is essential to enable drivers emerging from the minor road to see and be seen by drivers proceeding along the priority road.

Figure 15.27.1: Visibility Splay Diagram

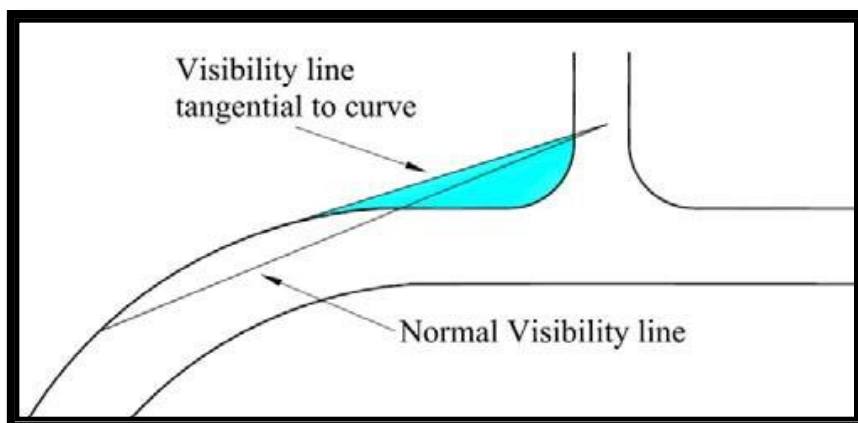


Note: Throughout this section the access is referred to as the minor road and the public road which it joins is called the priority road.

Visibility is required over the shaded area shown in Figure 15.27.1. The X distance is measured along the centre line of the minor road, from the edge of the running carriageway of the priority road. The

Y distance is measured along the near edge of the running carriageway of the priority road from the centre line of the minor road. Where the access is on the outside of a bend, an additional area will be necessary to provide splays which are tangential to the road edge as shown in Figure 15.27.2 below.

Figure 15.27.2 Visibility Splays for Access on the Outside of Bend



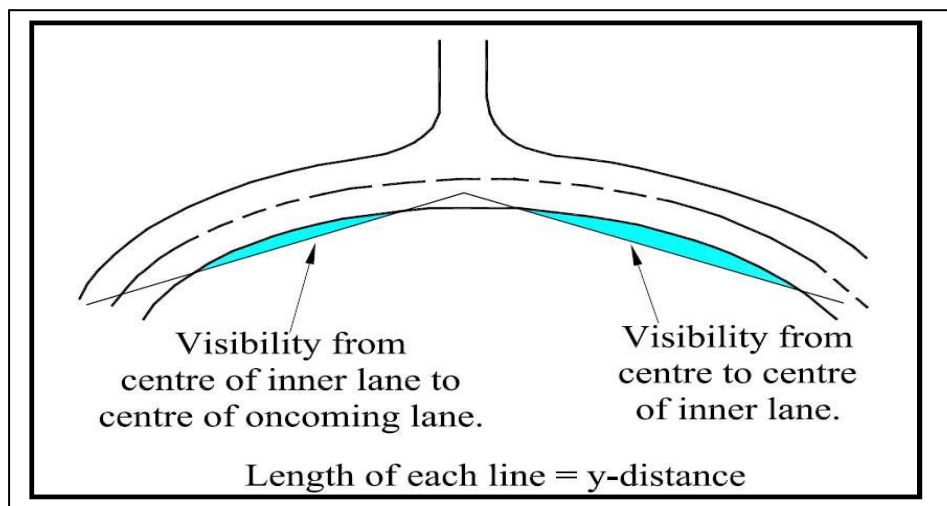
Where the minor road is relatively busy and traffic on the priority road is fast, a greater X distance is required to allow drivers on the priority road to see in good time vehicles approaching the give way or stop line of the minor road. In addition, when the minor road is busy, a greater X distance is necessary to allow more than one emerging vehicle to accept the same gap in priority road traffic, thus reducing delay and frustration for emerging drivers. If there is any dispute about the predicted minor road access traffic flows, it shall be determined by reference to a recognised database such as TRICS (Trip Rate Information Computer System: JMP Construction Ltd) or failing that by a direct survey of a similar existing development over an acceptable period. In the case of a new access, X and Y distances must be adjusted as necessary to allow for any planned road improvements.

15.27.4 Visibility on the Priority Road

Forward and rear visibility as shown in Figure 15.27.3 below is also required to provide inter-visibility between vehicles using the minor road and those proceeding along the priority road. In particular, a vehicle waiting on the priority road to turn right into the minor road must be able to see oncoming traffic and be seen by following traffic.

Forward visibility depends on the same factors as Y distances 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.

Figure 15.27.3 Forward Visibility Requirements

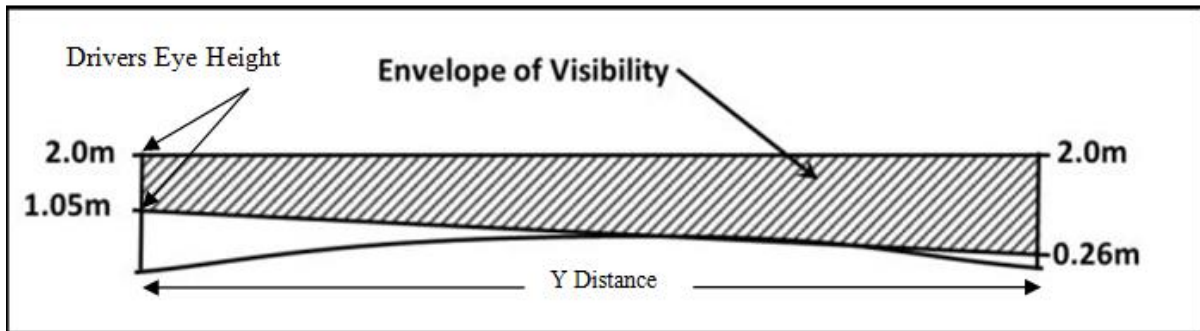


15.27.5 Stopping Sight Distance

Stopping sight distance shall be measured from a driver’s eye height of between 1.05m and 2.00m to an object height of between 0.26m and 2.00m above the road surface, as shown in Figure 15.27.4. It shall be checked in both the horizontal and vertical planes, between any two points within the visibility

envelope. The check shall be carried out along a line in the centre of the lane on the inside of the curve (for each carriageway on Dual Carriageways). Stopping sight distances will depend on the same factors as 'Y' distances 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.

Figure 15.27.4 Envelope of Visibility Sight Stopping Distance

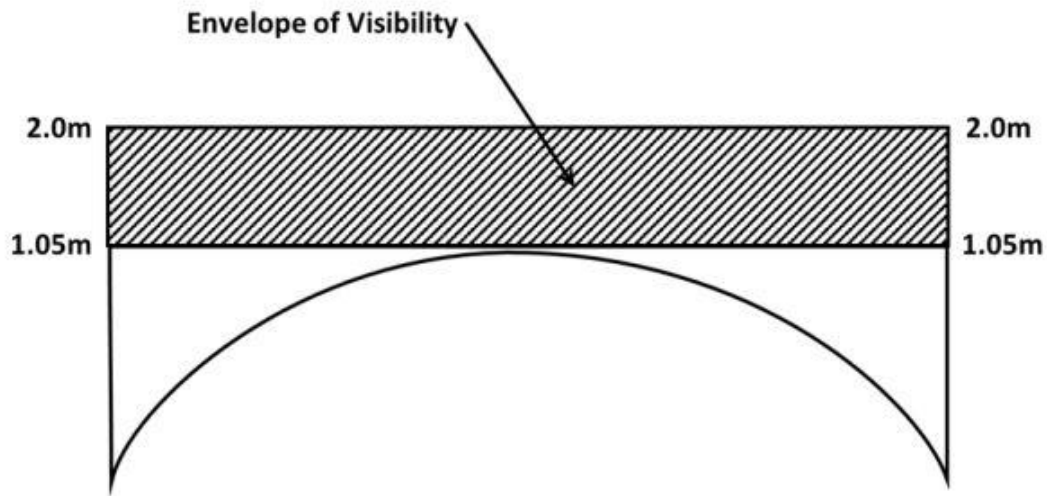


15.27.6 Other Visibility Requirements

Visibility in a vertical plane should normally be provided from a driver's eye height of 1.05m to 2.00m to an object height between 0.26m and 2.0m. The visibility plane for accesses for single dwellings onto non-urban local roads shall be at a driver's eye height of 1.05 to object height of 1.05m. This is explained further in Figure 15.27.5. Except for non-urban local roads, the area within visibility splays (both those beside the minor road and those required for forward visibility) must be cleared to provide a surface no higher than 260mm above the level of the adjacent carriageway. Minor departures from this requirement, such as the retention of single slender pole or column, may be permitted at the discretion of the local authority as long as visibility or road safety is not affected.

Once provided, visibility splays must be retained permanently clear. However, where there is existing hedge/bank or where amenity is a consideration, a hawthorn or natural species hedge may be required 0.5m behind the visibility splay to maintain the character of the rural area. To reduce the impact of an access on the countryside, its location and design must be carefully considered and existing accesses, including lanes, should be used where possible.

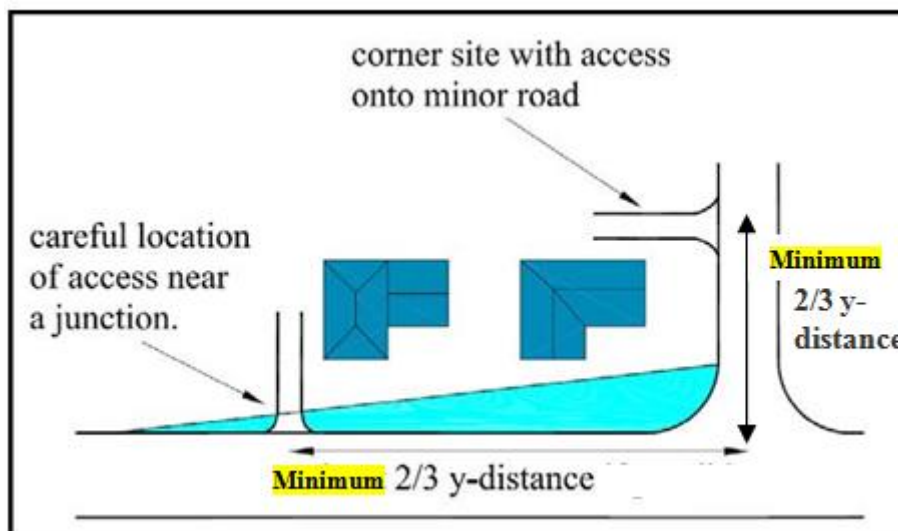
Figure 15.27.5 Envelope of Visibility Single Dwelling Access onto Public Road



15.27.7 Location of Accesses

Where a site is at the junction of two public roads, the access should normally emerge onto the minor road as shown in Figure 15.27.6. This concentrates turning movements at a single point on the major road. If an access is located near a junction, visitors might park their vehicles on the road and obstruct junction visibility. To reduce this risk, accesses should not join a road within the Y distance of a junction. As a relaxation on urban road and local roads, accesses should not join a road within the first 2/3 of the Y distance.

Figure 15.27.6 Locations of Accesses near a Junction on Local or Urban Roads



15.27.8 Access Details

Accesses shall be constructed in accordance with details laid out in Appendix 12 (Access Details) of the Monaghan County Development Plan 2019-2025.

Policy for Access Details	
RAS 1	To apply the visibility standards as set out in Section 15.27 and Appendix 12 - Access Details of the Monaghan County Development Plan 2019-2025

15.28 Car Parking Standards

All developments shall be required to provide within the site suitable provision for servicing, parking and manoeuvring of vehicles associated with the proposal. The minimum car parking requirement shall be calculated in accordance with the standards as laid out in Table 15.9 Car Parking Standards. Where the parking standards set out in the table do not cover the type of development proposed, the requirement shall be calculated relative to the most appropriate standard. If there is a dispute about the parking requirements of a development, it shall be determined using a recognised database such as TRICS (Trip Rate Information Computer System; JMP consultants London LTD).

Policies for Car Parking	
CP 1	To require car parking to be provided in compliance with Table 15.9 Car Parking Standards of the Monaghan County Development Plan 2019-2025
CP 2	To require developments that comprise more than one land use to comply with the combined standards applicable. Where a mixed-use development is proposed, flexibility may apply in the calculation of the parking standards where it can be demonstrated to the satisfaction of planning authority that complementary parking takes places.
CP 3	To require car parking provision to be located within or immediately adjacent to the site of the proposed development.
CP 4	To require the provision of car parking spaces for persons with impaired mobility at a rate of one space in twenty-five.
CP 5	To provide for a reduction of up to 50% of the standards as required in Table 15.9 of the Monaghan County Development Plan 2019-2025 for developments or redevelopment of infill/brownfield/derelict sites located within the designated town centres, where appropriate.

CP 6	To permit a reduction in the car parking standards set out where the developer cannot provide the required car parking spaces and to accept a financial contribution in lieu of the provision of car parking, where appropriate.
CP 7	Where in curtilage parking is proposed in residential development on driveways, which by virtue of their length can accommodate two or more cars parked end to end, no more than two of these spaces shall be counted towards the car parking requirement.

Table 15.6 Car Parking Standards	
Land Use Classification	Minimum Car Parking Standard
Dwelling	2 per unit
Apartment (1 – 2 bed)	1.5 per unit
Apartment (3 – 4 bed)	2 per unit
Nursing Home/Hospital	1 per patient
Health Centres/Surgeries/Clinics	1 per consultant plus 2 per consultant room
Sheltered Accommodation for elderly/disabled	0.25 space per bed
Retail/Service Station	1 per 15m ² GFA*
Retail Warehouse/Factory Retail Unit	1 per 30m ² GFA
Office/Financial & Professional Services	1 per 25m ² GFA
Schools	1 per teaching staff and 1 space per classroom plus circulation and off-loading facilities to cater for school operations.
Cinema/Theatre/Community Hall/Church Hall/Place of Worship/Amusement Centre	1 per 30m ² GFA
Leisure Centre/Sports Club	1 per 50m ² NFA**

Hotel/Guesthouse/B&B	1 per bedroom
Cafe/Bar/Lounge/Restaurant	1 per 10m ² NFA
Disco/Function Room/Conference Centre	1 per 5m ² NFA
Car Wash	5 waiting spaces per site without interference to other spaces or public road
Take Away	1 per 10m ² NFA
Drive Through	Minimum length of drive through queue should accommodate 10 no cars without interference to other spaces or public road
Industry	1 per 50m ² GFA
Storage/Distribution/Warehouse/Cash & Carry	1 per 200m ² GFA
Land Use Classification	Minimum Car Parking Standard
Garage/Showroom	1 per 50m ² NFA
Student Accommodation	1 per 3 student beds
Garden Centres	1 per 30m ² NFA
Creches	1 per 6 children and 1 per staff including circulation and set down area
Funeral Home	1 per 10m ² NFA
Golf Course/Pitch & Putt	2 spaces per hole
Golf Driving Range	1 per bay
Caravan/Glamping/Camping Site	1 space per pitch
Hostel	1 space per 2 bedrooms or 1 space per 10 bed dormitory

*GFA – Gross Floor Area

**NFA – Nett Floor Area (the area for the sale and display of goods, check out, counters, circulation areas, packing zones, fitting rooms and information areas, but excluding toilets, stores and staff areas.

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 dwellings 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.

15.30. Appropriate Assessment

Appropriate Assessment Policy	
AAP 1	<p>All projects and plans arising from this plan⁴ will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive. A plan or project will only be authorised after the competent authority has ascertained, based on scientific evidence, Screening for Appropriate Assessment, and a Stage 2 Appropriate Assessment where necessary, that:</p> <ol style="list-style-type: none"> 1. The Plan or project will not give rise to significant adverse direct, indirect or secondary effects on the integrity of any European site (either individually or in combination with other plans or projects); or 2. The Plan or project will have significant adverse effects on the integrity of any European site (that does not host a priority natural habitat type/and or a priority species) but there are no alternative solutions and the plan or project must

⁴ Such projects include but are not limited to those relating to: agriculture; amenity and recreation; contaminated sites; electricity transmission; flood alleviation and prevention; forestry; mineral extraction; renewable energy projects; roads; telecommunications; tourism; wastewater and discharges; and water supply and abstraction.

Appropriate Assessment Policy	
	<p>nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of the Natura 2000 network; or</p> <p>The Plan or project will have a significant adverse effect on the integrity of any European site (that hosts a natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of the Natura 2000 network.</p>

15.31 Construction & Environmental Management Plan

Large scale planning applications will be required to be accompanied by a Construction and Environmental Management Plan (CEMP) that shall incorporate relevant mitigation measures indicated in any lower tier Environmental Impact Assessment or Appropriate Assessment. CEMPs typically provide details of intended construction practice for the proposed development. The following information and issues should be included:

- a) Location of the sites and materials compound(s) including area(s) identified for the storage of construction refuse,
- b) Location of areas for construction site offices and staff facilities,
- c) Details of site security fencing and hoardings,
- d) Details of on-site car parking facilities for site workers during construction,
- e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage,
- f) Measures to obviate queuing of construction traffic on the adjoining road network,
- g) Measures to prevent the spillage or deposit of clay, rubble or other debris,

- h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public right of way during site development works,
- i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels,
- j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained; such bunds shall be roofed to exclude rainwater,
- k) Disposal of construction/demolition waste and details of how it is proposed to manage excavated soil,
- l) A water and sediment management plan, providing for means to ensure that surface water runoff is controlled such that no silt or other pollutants enter local water courses or drains,
- m) Details of a water quality monitoring and sampling plan.
- n) If peat is encountered, a peat storage, handling and reinstatement management plan is required.
- o) Measures adopted during construction to prevent the spread of invasive species (such as Japanese Knotweed).
- p) Appointment of an ecological clerk of works at site investigation, preparation and construction phases.
- q) Details of appropriate mitigation measures for lighting specifically designed to minimise impacts to biodiversity.

Construction and Environmental Management Policies	
CEMP 1	To require all large-scale planning applications to submit an appropriate Construction and Environmental Management Plan in accordance with the criteria set out in Section 15.31 of Chapter 15 of the Monaghan County Development Plan 2019-2025.
CEMP 2	To ensure the implementation of the specific guidance on radon prevention measures for new homes as contained within the existing Building Regulations (including any updated/superseding regulations that may be published within the lifetime of this Plan).

15.31.1 Construction Waste

Construction wastes arising will be managed and disposed of in a way that ensures the provisions of the Waste Management Acts and the Ulster Connacht Regional Waste Management Plan 2015-2021 and any subsequent plan. Construction Waste Management Plans will be implemented where

relevant to minimise waste and ensure correct handling and disposal of construction waste streams in accordance with the Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects (Department of the Environment, July 2006).

15.32 Public Assets & Infrastructure

Policy on Public Assets & Infrastructure	
DM 1	To contribute towards the protection of public assets and infrastructure including resources such as: public open spaces, parks and recreational areas; public buildings and services; and utility infrastructure (electricity, gas, telecommunications, water supply, wastewater infrastructure etc.)
DM 2	To assess proposals for development in terms of, inter alia, potential impact on existing adjacent developments, existing land uses and/or the surrounding landscape. Where proposed developments would be likely to have a significant adverse effect on the amenities of the area through pollution by noise, fumes, odours, dust, grit or vibration, or cause pollution of air, water and/or soil, mitigation measures shall be implemented to eliminate adverse environmental impacts or reduce them to an acceptable operating level.

15.33 Accessibility

Monaghan County Council recognises the need to build accessibility and equality into all of our policies and functions. The guiding principle behind this process is that Monaghan County Council aims to treat everybody fairly and promote equality of access and opportunity.

To achieve this, we will ensure accessibility proofing exercises are carried out on policies and projects and services where relevant. Accessibility proofing is a strategy that aims to make sure that the specific needs of all potential end users are considered and incorporated into the planning and design stage all our policies and functions.

15.34 Flooding

It is essential that flooding issues are properly considered, and development should be restricted and/or limited in areas which are at risk of flooding unless it is demonstrated that the proposed

development has addressed the flooding concerns which exist. The Strategic Flood Risk Assessment (SFRA) which forms part of this Plan should also be consulted.

Flood Risk Policies	
FLP 1	To require that planning applications within areas of at risk of flooding follow the sequential approach and justification test set out in the DECLG 'The Planning System and Flood Risk Management Guidelines for Planning Authorities'
FLP 2	To require that site- specific Flood Risk Assessments (FRA) be prepared for sites at risk of flooding, even for developments appropriate to that flood zone. The detail of such an assessment will depend on the level of risk and scale of development and it must be demonstrated that any mitigation measures proposed will not exacerbate flood risk in the wider area.
FLP 3	To require that planning applications on lands identified within groundwater and pluvial PFRA areas are accompanied by a site-specific FRA that corresponds with Chapter 5 of the Planning System and Flood Risk Management Guidelines 2009. Such assessments shall be prepared by suitably qualified experts with hydrological experience and shall quantify the risk and the effects of any necessary mitigation together with the measures needed or proposed to manage residual risks.

16.0 Implementation & Monitoring

16.1 Introduction

The Plan sets out Monaghan County Councils vision and strategy for sustainable development of the County over the period 2019-2025. It contains a wide range of objectives and policies covering the broad range of functions of the Council. It will present many challenges in the years ahead, particularly as it is anticipated that the economic climate will change significantly over the plan period. Therefore, there is no guarantee that the range of specific objectives and policies will be carried out in full or in part as this is dependent on the availability of funding. However, how the Council seeks to protect the heritage, environment and wellbeing of the population of County Monaghan is not solely dependent on funding and in this regard the Council will implement all relevant policies and objectives as contained within the Plan.

The implementation of the policies and projects contained within the Plan does not fall to the council alone. The people and communities of County Monaghan as well as developers, government agencies amongst others will be required to play a significant role if the Plan is to be fully delivered.

The Plan will also be reviewed to assess progress and to determine whether amendments are required. The Council may therefore carry out variations of the Plan where it is considered that such amendments are warranted.

Where necessary to pursue the implementation of the strategic objectives of the Plan, the preparation of further action plans or projects will be pursued.

16.2 Monitoring & Review

The purpose of monitoring and reviewing of the Development Plan is to assess the effectiveness in terms of achieving the stated aims and objectives. The Planning and Development Act 2000 (as amended) states that *“It shall be the duty of a Planning Authority to take such steps within it’s powers as may be necessary for securing the objectives of the Development Plan”*.

Section 15 (2) of The Act requires that the Chief Executive of a Planning Authority shall not more than 2 years after the making of a development plan, give a report to the members on the progress achieved in securing the objectives.

Table 16.1 Monitoring Framework

Strategic Objectives	Policy/Objectives
To develop to its full potential each part of County Monaghan in economic, social and environmental terms.	CSSO 1
To sustain traditional settlement patterns while developing the role and function of each town, village and settlement throughout the County in accordance with the settlement strategy.	HSO 1 SSO 1-18 VO 1-3
To realise the potential of County Monaghan in the context of its strategic location along the border, adjacent to the eastern economic corridor and to improve linkages and communications between Monaghan and its neighbouring counties.	EDSO 1 IEO 1-6
To support balanced economic development throughout the county by delivering improved infrastructure and services.	TISO 1 RPO 1
To protect and nurture the County’s rich natural resources, heritage and amenities along with the environmental quality of the natural and built environment in both the urban and rural areas.	SNO 1-12 EECSO 1 HCLSO 1
To plan for greater social inclusion and to improve the quality of life of all who live and work in County Monaghan.	CSO 1 SIO1-4
To provide a framework for the management and regulation of development and use of land that will guide day to day planning decisions.	Chapter 15 CSSO 1 SSO 1

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.