

Planning Section  
Monaghan County Council  
County Offices  
The Glen  
Monaghan

Dáta | Date  
25 November, 2019

Ár dTag | Our Ref.  
TII19-107771

**Re: Proposed Variation No. 1 of the Monaghan County Development Plan, 2019-2025**

Dear Sir/Madam,

Transport Infrastructure Ireland (TII) welcomes referral of proposed variation no. 1 to the Monaghan County Development Plan, 2019 – 2025, incorporating amendment to Policy NRP 7 relating to the N2 Clontibret to Border and N2 Ardee to Castleblayney Schemes. The following observations are provided for the Councils consideration.

The proposed variation will provide for the inclusion within the development plan of Policy NRP 7 which states;

*“To protect the selected route of the N2 upgrade road scheme between Ardee and Castleblayney and the selected route between Clontibret and the border with Northern Ireland, and to prohibit development that could prejudice their future delivery.”*

TII welcomes the proposed variation in the interests of safeguarding the selected route of the proposed road schemes.

The Council will be aware that Route Corridor Options have recently been published for the two road schemes. Work will continue on identifying a preferred route corridor for each scheme which will form the basis of applications to An Bord Pleanála. It is anticipated that preferred route corridors will be identified in 2021 in accordance with the public consultation roadmaps published by Monaghan County Council.

Section 2.9 of the Section 28 DoECLG Spatial Planning and National Roads Guidelines requires that a development or local area plan should identify any land required for future national road projects including objectives that:

- retain required lands free from development; and
- ensure that measures are put in place so that any adjacent development of sensitive uses, such as housing, schools and nursing homes, are compatible with the construction and long-term operation of the road.

The DoECLG Guidelines also state; *“Development objectives, including the zoning of land, must not compromise the route selection process, particularly in circumstances where road scheme planning is underway and **potential route corridors** or upgrades have been identified and brought to the attention of the planning authority.”* (Emphasis added).

The Council has recently published Route Corridor Options but the Schemes are not developed to a stage to identify a selected route/preferred route corridor. Pending the identification of a preferred route corridor, it is critical that Route Corridor Options are safeguarded free from development and that any adjacent development of sensitive uses, are compatible with the construction and long-term operation of the road, in accordance with official policy.

Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag [www.tii.ie](http://www.tii.ie).  
TII processes personal data in accordance with its Data Protection Notice available at [www.tii.ie](http://www.tii.ie).

In the interests of reflecting the provisions of official policy, TII respectfully requests consideration be given to the following alteration to the text of the proposed variation prior to incorporation into the Development Plan;

**Policy NRP 7**

To protect the *potential route corridors and thereafter the preferred route corridor* ~~selected route~~ of the N2 upgrade road scheme between Ardee and Castleblayney and the *potential route corridors and thereafter the preferred route corridor* ~~selected route~~ between Clontibret and the border with Northern Ireland, and to prohibit development that could prejudice their future delivery.

The road schemes concerned are being progressed in accordance with Project Ireland 2040 National Development Plan objectives and National Planning Framework National Strategic Outcome 2; Enhanced Regional Accessibility, Accessibility to the North-West.

Significant Exchequer investment has been directed to the development of the road schemes and TII considers that inclusion of the above proposed text amendments would assist to safeguard the investment made.

It is the opinion of TII that the proposed text amendments should be incorporated into the proposed variation prior to adoption in the interests of adhering to the provisions of official policy identified in the Section 28 DoECLG Spatial Planning and National Roads Guidelines (2012), and Project Ireland 2040 National Planning Framework and National Development Plan, 2018 – 2027, objectives.

In the interests of clarity, TII will accept no responsibility for any additional costs or mitigation requirements arising to the national road scheme as a result of any permissions granted in proximity to potential route corridors where such routes develop to be a preferred route corridor. Such additional costs and/or mitigation will be a matter for the Council.

TII recommends that potential applicants are advised during the course of pre-planning consultation of any national road scheme planning in the area.

It is requested that the foregoing comments are taken into consideration by the Council prior to the adoption of proposed variation no. 1 to the Monaghan County Development Plan, 2019 – 2025.

Yours sincerely,

---

Michael McCormack  
Senior Land Use Planner