

Report on Proposed Variation No.2 of the Monaghan County Development Plan 2019-2025 to Comply with Section 11(1)(b) of the Planning and Development Act 2000 (as amended)



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1.0 Introduction

1.1 The National Planning Framework (NPF) was adopted by the Government on 16th February 2018 and is the Government’s high level strategic plan for shaping the future growth and development of the State to the year 2040. It is a framework to guide public and private investment, to create and promote opportunities for people, and to protect and enhance the environment.

1.2 The Regional Spatial and Economic Strategy for the Northern and Western Region (NWRA RSES) was made on 24th January 2020 and provides a high level development framework that supports the implementation of the NPF and the relevant economic policies and objectives of Government. It sets out a twelve year strategy to deliver the transformational change that is necessary to achieve the objectives and vision of the Northern and Western Regional Assembly. It provides a focus around the various National Policy Objectives and National Strategic Outcomes of the NPF through the Regional Policy Objectives (RPO) contained within it.

1.3 The current Monaghan County Development Plan 2019-2025 (MCDP) became effective on the 4th March 2019 and provides an overall strategy for the proper planning and sustainable development of County Monaghan over the timescale of the Plan through specific objectives and policies.

Irish Planning System An Overview



Figure 1. Hierarchy of Planning Policy

2.0 Alignment of Planning Policy

2.1 The Planning and Development Act 2000 (as amended) specifies that a County Development Plan is made every six years and that a full review must commence not later than four years after the making of the Development Plan. Consequently, a full review of the Monaghan County Development Plan will commence in Spring 2023 and will conclude on or before March 2025.

2.2 Section 11(1)(b) of the Planning and Development Act 2000 (as amended) requires the National Planning Framework and the Regional Spatial and Economic Strategy to be incorporated into the development plan. It further requires, where notice of a development plan review would be more than 26 weeks after the making of the relevant regional spatial and economic strategy, that the planning authority will within that period, either give notice of a development plan variation in accordance with section 13, or give notice of a development plan review.

2.3 The Monaghan County Development Plan (MCDP) was under review during the period of preparation of the National Planning Framework (NPF) and the NPF was adopted prior to the publication of the draft MCDP. The MCDP was also prepared concurrently with the preparation of the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly Area (NWRA RSES) with the result that both policy documents achieved a high degree of consistency. As a consequence of the preparation of the MCDP in tandem with the NPF and NWRA RSES, a significant amount of synergy was achieved between the provisions of the MCDP and the provisions of both the NPF and the NWRA RSES. Figure 2 below indicates the timelines of the making of the respective documents.

	National Planning Framework	Northern & Western Regional Spatial & Economic Strategy	Monaghan County Development Plan 2019-2025
December 2015	Roadmap Published		
June 2016	Preliminary Stakeholder Consultation		
February to March 2017	Pre Draft Consultation		
March to May 2017			Pre Draft Consultation
September to November 2017	Draft Framework Consultation		
November 2017 to February 2018		Pre Draft Consultation	
February 2018	Finalisation & Approval		
March to May 2018			Draft Plan Consultation
November 2018 to February 2019		Draft Strategy Consultation	
December 2018 to January 2019			Material Alterations Consultation
March 2019			Plan Adopted
August to October 2019		Material Amendments Consultation	
January 2020		Strategy Adopted	

Figure 2. Timelines of making of NPF, NWRA RSES & MCDP

3.0 Assessment of Alignment

3.1 Notwithstanding the significant amount of synergy achieved between the provisions of the MCDP and the provisions of both the NPF and the NWRA RSES, Monaghan County Council has reviewed the provisions of the MCDP to ensure full alignment with both the NPF and the NWRA RSES.

3.2 The National Planning Framework (NPF) incorporates ten National Strategic Outcomes (NSOs) and 88 National Policy Objectives (NPOs). Each of these NSOs and NPOs have been individually assessed against the provisions of the Monaghan County Development Plan 2019-2025 (MCDP).



Figure 3. NPF National Strategic Outcomes

3.3 The assessment involved determining firstly if any of the policies or objectives within the MCDP were in conflict with the NSO or NPO, and secondly if the relevant policies or objectives within the MCDP were aligned with the NSO or NPO. If it was determined that the provisions of the MCDP were either in conflict or not aligned with the NSO or NPO, then any amendments required were recorded. In some instances it was determined that some of the NPOs were not directly applicable to the provisions of the MCDP (for example NPO 2a) and so it was not necessary to assess whether or not the MCDP was either in conflict or aligned with the NPO. In all remaining instances it was determined that the policies and objectives of the MCDP were not in conflict with the NSO or NPO and were aligned with the NSO or NPO. Tables 1.1 and 1.2 in Appendix One set out each NSO or NPO and the corresponding assessment result. As previously stated, this can be attributed to the fact that the MCDP was also under review during the period of preparation of the NPF and the NPF was adopted prior to the adoption of the MCDP which enabled the necessary adjustments to be made at draft plan stage to ensure alignment.

3.4 The Northern & Western Regional Spatial & Economic Strategy (NWRA RSES) incorporates five Overarching Environmental Regional Policy Objectives (OERPOs) and 274 Regional Policy Objectives (RPOs). Each of these OERPOs and NPOs have been individually assessed against the provisions of the Monaghan County Development Plan 2019-2025 (MCDP).

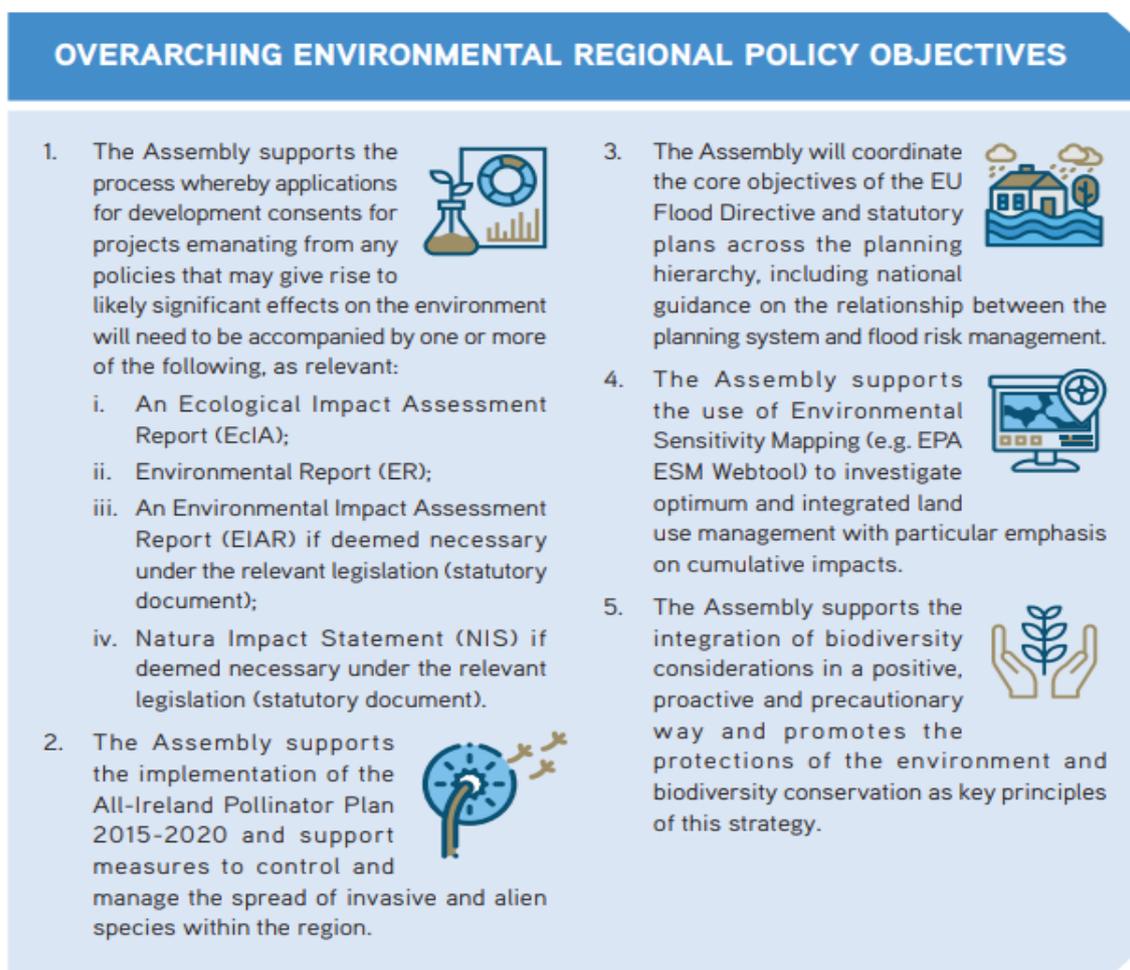


Figure 4. NWRA RSES Overarching Environmental Regional Policy Objectives

3.5 As with the NPF, the assessment involved determining firstly if any of the policies or objectives within the MCDP were in conflict with the OERPO or RPO, and secondly if the policies or objectives within the MCDP were aligned with the OERPO or RPO. If it was determined that the provisions of the MCDP were either in conflict or not aligned with the OERPO or RPO, then any amendments required were recorded. In some instances it was determined that some of the RPOs were not directly applicable to the provisions of the MCDP (for example RPOs 3.6.1 to 3.8.3 inclusive) and so it was not necessary to assess whether or not the MCDP was either in conflict or aligned with the RPO. In all remaining instances it was determined that the policies and objectives of the MCDP were not in conflict with the OERPO or RPO and were aligned with the OERPO or RPO. Tables 2.1 and 2.2 in Appendix Two set out each OERPO or RPO and the corresponding assessment result. As previously stated, this can be attributed to the fact that the Monaghan County Development Plan (MCDP) was prepared concurrently with the preparation of the NWRA RSES with the result that both policy documents achieved a high degree of consistency.

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.
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.

Figure 5. Monaghan County Development Plan 2019-2025 Strategic Objectives

3.6 Although the MCDP was adopted prior to the material alterations to the draft NWRA RSES being agreed and the final strategy being made, of the twenty seven material alterations made to the Strategy, only twelve of them have relevance to the MCDP (MA1, MA10, MA13, MA15, MA17, MA18, MA19, MA20, MA21, MA22, MA23, MA24). Specific consideration of these material alterations against the provisions of the MCDP has determined that none of the provisions of the adopted MCDP conflict with any of these material alterations.

3.7 Table 3 in Appendix Three sets out each policy and objective within the Monaghan County Development Plan (MCDP) and assesses their alignment with the policies and objectives of the NPF and NWRA RSES. In all instances it was determined that the policies and objectives of the MCDP were not in conflict with the NPF or NWRA RSES and were aligned with the NPF or NWRA RSES. As previously stated, this can be attributed to the fact that the MCDP was prepared concurrently with the preparation of the NPF and NWRA RSES with the result of a high degree of consistency.

4.0 Conclusion

4.1 As previously stated, a significant amount of synergy was achieved between the provisions of the MCDP and the provisions of both the NPF and the NWRA RSES. Consequently, it is considered that the Monaghan County Development Plan is aligned with the National Planning Framework (NPF) and the Northern & Western Regional Spatial and Economic Strategy (NWRA RSES). However, it has been concluded that a variation to the MCDP is required to ensure legal compliance with Section 11(1)(b) of the Planning and Development Act 2000 (as amended), and the relevant date for giving notice of a variation under this provision is 17th September 2020 due to the extended statutory planning timeframes in response to the COVID 19 situation.

4.2 The proposed variation text is as follows:-

“The Monaghan County Development Plan (MCDP) was prepared concurrently with both the National Planning Framework (NPF) and the Northern & Western Regional Spatial and Economic Strategy (NWRA RSES) and a significant amount of synergy was achieved between the provisions of the MCDP and the provisions of both the NPF and the NWRA RSES as a consequence. However, for the purposes of clarity the provisions of the NPF and the NWRA RSES will take precedence over the provisions of MCDP.”

The above variation text is to be inserted within Section 1.12 of Chapter One. A Strategic Environmental Assessment and Appropriate Assessment screening process will be carried out in respect of any proposed variation.

4.3 In addition to the above Section 15 of the Planning and Development Act 2000 (as amended) specifies that the planning authority carries out a review on the progress of achieving the objectives of the county development plan two years after it has been adopted. Consequently, review on the progress of achieving the objectives of the MCDP will be carried out in Spring 2021.

4.4 The Planning and Development Act 2000 (as amended) specifies that a County Development Plan is made every six years and that a full review must commence not later than four years after the making of the Development Plan. Consequently, a full review of the MCDP will commence in Spring 2023 and will conclude on or before March 2025.

Appendix One

Table 1.1 - Assessment of Monaghan County Development Plan Against NPF National Strategic Outcomes

National Strategic Outcome	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
1. Compact Growth	No	Yes	None
2. Enhanced Regional Accessibility	No	Yes	None
3. Strengthened Rural Economies and Communities	No	Yes	None
4. Sustainable Mobility	No	Yes	None
5. A Strong Economy supported by Enterprise, Innovation and Skills	No	Yes	None
6. High-Quality International Connectivity	No	Yes	None
7. Enhanced Amenity and Heritage	No	Yes	None
8. Transition to a Low Carbon and Climate Resilient Society	No	Yes	None
9. Sustainable Management of Water, Waste and other Environmental Resources	No	Yes	None
10. Access to Quality Childcare, Education and Health Services	No	Yes	None

Table 1.2 - Assessment of Monaghan County Development Plan Against NPF National Policy Objectives

National Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
NPO 1a - The projected level of population and employment growth in the Eastern and Midland Regional Assembly area will be at least matched by that of the Northern and Western and Southern Regional Assembly areas combined.	No	Yes	None
NPO 1b - Eastern and Midland Region: 490,000 - 540,000 additional people, i.e. a population of around 2.85 million; Northern and Western Region: 160,000 - 180,000 additional people, i.e. a population of just over 1 million; Southern Region: 340,000 - 380,000 additional people, i.e. a population of almost 2 million.	No	Yes	None
NPO 1c - Eastern and Midland Region: around 320,000 additional people in employment, i.e. 1.34 million in total; The Northern and Western Region: around 115,000 additional people in employment, i.e. 450,000 (0.45m) in total; The Southern Region: around 225,000 additional people in employment, i.e. 880,000 (0.875m) in total.	No	Yes	None
NPO 2a - A target of half (50%) of future population and employment growth will be focused in the existing five Cities and their suburbs.	N/A	N/A	None
NPO 2b - The regional roles of Athlone in the Midlands, Sligo and Letterkenny in the North-West and the Letterkenny-Derry and Drogheda-Dundalk-Newry cross-border networks will be identified and supported in the relevant Regional Spatial and Economic Strategy.	N/A	N/A	None
NPO 2c - Accessibility from the north-west of Ireland and between centres of scale separate from Dublin will be significantly improved, focused on cities and larger regionally distributed centres and on key east-west and north-south routes.	No	Yes	None
NPO 3a - Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.	No	Yes	None
NPO 3b - Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.	N/A	N/A	None
NPO 3c - Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints.	No	Yes	None
NPO 4 - Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.	No	Yes	None
NPO 5 - Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity.	No	Yes	None
NPO 6 - Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.	No	Yes	None

National Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
<p>NPO 7 - Apply a tailored approach to urban development, that will be linked to the Rural and Urban Regeneration and Development Fund, with a particular focus on:-</p> <ul style="list-style-type: none"> • Dublin; • the four Cities of Cork, Limerick, Galway and Waterford; • Strengthening Ireland’s overall urban structure, particularly in the Northern and Western and Midland Regions, to include the regional centres of Sligo and Letterkenny in the North-West, Athlone in the Midlands and cross-border networks focused on the Letterkenny-Derry North-West Gateway Initiative and Drogheda-Dundalk-Newry on the Dublin-Belfast corridor; • Encouraging population growth in strong employment and service centres of all sizes, supported by employment growth; • Reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities; • Addressing the legacy of rapid unplanned growth, by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links to the cities, together with a slower rate of population growth in recently expanded commuter settlements of all sizes; • In more self-contained settlements of all sizes, supporting a continuation of balanced population and employment growth. 	No	Yes	None
<p>NPO 8 - To ensure that the targeted pattern of population growth of Ireland’s cities to 2040 is in accordance with the targets set out in Table 4.1.</p>	N/A	N/A	None
<p>NPO 9 - In each Regional Assembly area, settlements not identified in Policy 2a or 2b of this Framework, may be identified for significant (i.e. 30% or more above 2016 population levels) rates of population growth at regional and local planning stages, provided this is subject to:</p> <ul style="list-style-type: none"> • Agreement (regional assembly, metropolitan area and/or local authority as appropriate); • Balance with strategies for other urban and rural areas (regional assembly, metropolitan area and/or local authority as appropriate), which means that the totality of planned population growth has to be in line with the overall growth target.; and • A co-ordinated strategy that ensures alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services. 	No	Yes	None
<p>NPO 10a - Regional and Local Authorities to identify and quantify locations for strategic employment development in the cities identified in Table 4.1.</p>	N/A	N/A	None
<p>NPO 10b - Regional and Local Authorities to identify and quantify locations for strategic employment development, where suitable, in urban and rural areas generally.</p>	No	Yes	None
<p>NPO 11 - In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.</p>	No	Yes	None

National Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
NPO 12 - The Government will establish a National Regeneration and Development Agency to work with local authorities, other public bodies and capital spending departments and agencies to co-ordinate and secure the best use of public lands, investment required within the capital envelopes provided in the National Development Plan and to drive the renewal of strategic areas not being utilised to their full potential. The Government will consider how best to make State lands available to such a body to kick-start its development role and to legislate for enhanced compulsory purchase powers to ensure that the necessary transformation of the places most in need of regeneration can take place more swiftly and effectively.	No	Yes	None
NPO 13 - In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.	No	Yes	None
NPO 14 - Protect and promote the sense of place and culture and the quality, character and distinctiveness of the Irish rural landscape that make Ireland's rural areas authentic and attractive as places to live, work and visit. The Action Plan for Rural Development will support this objective up to 2020; thereafter a review of the Action Plan will be undertaken to ensure continued alignment and consistency with the National Policy Objectives of this Framework.	No	Yes	None
NPO 15 - Support the sustainable development of rural areas by encouraging growth and arresting decline in areas that have experienced low population growth or decline in recent decades and by managing the growth of areas that are under strong urban influence to avoid over-development, while sustaining vibrant rural communities.	No	Yes	None
NPO 16 - Target 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.	No	Yes	None
NPO 17 - Enhance, integrate and protect the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	No	Yes	None
NPO 18a - To support the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services.	No	Yes	None
NPO 18b - Develop a programme for 'new homes in small towns and villages' with local authorities, public infrastructure agencies such as Irish Water and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages.	No	Yes	None

National Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
<p>NPO 19 - Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:</p> <ul style="list-style-type: none"> • In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements; • In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements. 	No	Yes	None
NPO 20 - Project the need for single housing in the countryside through the local authority's overall Housing Need Demand Assessment (HNDA) tool and county development plan core strategy processes.	No	Yes	None
NPO 21 - Enhance the competitiveness of rural areas by supporting innovation in rural economic development and enterprise through the diversification of the rural economy into new sectors and services, including ICT based industries and those addressing climate change and sustainability.	No	Yes	None
NPO 22 - Facilitate tourism development and in particular a National Greenways, Blueways and Peatways Strategy, which prioritises projects on the basis of achieving maximum impact and connectivity at national and regional level.	No	Yes	None
NPO 23 - Facilitate the development of the rural economy through supporting a sustainable and economically efficient agricultural and food sector, together with forestry, fishing and aquaculture, energy and extractive industries, the bio-economy and diversification into alternative on-farm and off-farm activities, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage which are vital to rural tourism.	No	Yes	None
NPO 24 - Support and facilitate delivery of the National Broadband Plan as a means of developing further opportunities for enterprise, employment, education, innovation and skills development for those who live and work in rural areas.	No	Yes	None
NPO 25 - The Department of Rural and Community Development, the Department of Agriculture, Food and the Marine, and other relevant Departments and Agencies will continue to invest in rural Ireland, including through the Rural Regeneration and Development Fund, and will work together to establish a mechanism to co-ordinate structures for funding rural development to align with other national strategies.	No	Yes	None
NPO 26 - Support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan, though integrating such policies, where appropriate and at the applicable scale, with planning policy.	No	Yes	None
NPO 27 - Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages.	No	Yes	None

National Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
NPO 28 - Plan for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services.	No	Yes	None
NPO 29 - Support the implementation of language plans in Gaeltacht Language Planning Areas, Gaeltacht Service Towns and Irish Language Networks.	N/A	N/A	None
NPO 30 - Local planning, housing, transport/accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans.	No	Yes	None
<p>NPO 31 - Prioritise the alignment of targeted and planned population and employment growth with investment in:-</p> <ul style="list-style-type: none"> • A childcare/ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities; • The provision of childcare facilities and new and refurbished schools on well-located sites within or close to existing built-up areas, that meet the diverse needs of local populations; • The expansion and consolidation of Higher Education facilities, particularly where this will contribute to wider regional development, and • Programmes for life-long learning, especially in areas of higher education and further education and training where skills gaps are identified. 	No	Yes	None
NPO 32 - To target the delivery of 550,000 additional households to 2040	No	Yes	None
NPO 33 - Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.	No	Yes	None
NPO 34 - Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.	No	Yes	None
NPO 35 - Increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.	No	Yes	None
NPO 36 - New statutory guidelines, supported by wider methodologies and data sources, will be put in place under Section 28 of the Planning and Development Act to improve the evidence base, effectiveness and consistency of the planning process for housing provision at regional, metropolitan and local authority levels. This will be supported by the provision of standardised requirements by regulation for the recording of planning and housing data by the local authorities in order to provide a consistent and robust evidence base for housing policy formulation.	No	Yes	None

National Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
<p>NPO 37 - A 'Housing Need Demand Assessment' (HNDA) is to be undertaken for each Local Authority Area in order to correlate and accurately align future housing requirements. The HNDA is:</p> <ul style="list-style-type: none"> • to be undertaken by Local Authorities with coordination assistance to be provided by the Regional Assemblies, and at a Metropolitan scale, particularly where inter-county and inter-regional settlement interactions are to be planned for and managed; • to primarily inform housing policies, housing strategies and associated land use zoning policies as well as assisting in determining where new policy areas or investment programmes are to be developed; and • to be supported, through the establishment of a coordination and monitoring unit to assist Local Authorities and Regional Assemblies in the development of the HNDA (DHPLG, Regional Assemblies and the Local Authorities). This will involve developing and coordinating a centralised spatial database for Local Authority Housing data that supports the HNDA being undertaken by Local Authorities. 	No	Yes	None
<p>NPO 38 - Regional, metropolitan and local development plans will take account of and integrate relevant maritime spatial planning issues.</p>	N/A	N/A	None
<p>NPO 39 - Support the sustainable growth and development of the maritime economy and continue to invest in the seafood sector and our Fishery Harbour Centres, particularly in remote rural coastal communities and islands.</p>	N/A	N/A	None
<p>NPO 40 - Ensure that the strategic development requirements of Tier 1 and Tier 2 Ports, ports of regional significance and smaller harbours are addressed as part of Regional Spatial and Economic Strategies, metropolitan area and city/county development plans, to ensure the effective growth and sustainable development of the city regions and regional and rural areas.</p>	N/A	N/A	None
<p>NPO 41a - Ensure that Ireland's coastal resource is managed to sustain its physical character and environmental quality.</p>	N/A	N/A	None
<p>NPO 41b - In line with the collective aims of national policy regarding climate adaptation, to address the effects of sea level changes and coastal flooding and erosion and to support the implementation of adaptation responses in vulnerable areas.</p>	N/A	N/A	None
<p>NPO 42 - To support, within the context of the Offshore Renewable Energy Development Plan (OREDPA) and its successors, the progressive development of Ireland's offshore renewable energy potential, including domestic and international grid connectivity enhancements.</p>	N/A	N/A	None
<p>NPO 43 - Work with the relevant Departments in Northern Ireland for mutual advantage in areas such as spatial planning, economic development and promotion, co-ordination of social and physical infrastructure provision and environmental protection and management.</p>	No	Yes	None
<p>NPO 44 - In co-operation with relevant Departments in Northern Ireland, to further support and develop the economic potential of the Dublin-Belfast Corridor and in particular the core Drogheda-Dundalk-Newry network and to promote and enhance its international visibility.</p>	No	Yes	None

National Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
NPO 45 - In co-operation with relevant Departments in Northern Ireland, support and promote the development of the North West City Region as interlinked areas of strategic importance in the North-West of Ireland, through collaborative structures and a joined-up approach to spatial planning.	N/A	N/A	None
NPO 46 - In co-operation with relevant Departments in Northern Ireland, enhanced transport connectivity between Ireland and Northern Ireland, to include cross-border road and rail, cycling and walking routes, as well as blueways, greenways and peatways.	No	Yes	None
NPO 47 - In co-operation with relevant Departments in Northern Ireland, strengthen all-island energy infrastructure and interconnection capacity, including distribution and transmission networks to enhance security of electricity supply.	No	Yes	None
NPO 48 - In co-operation with relevant Departments in Northern Ireland, develop a stable, innovative and secure digital communications and services infrastructure on an all-island basis.	No	Yes	None
NPO 49 - Support the coordination and promotion of all-island tourism initiatives through continued co-operation between the relevant tourism agencies and Tourism Ireland.	N/A	N/A	None
NPO 50 - In co-operation with relevant Departments in Northern Ireland, ensuring effective management of shared landscapes, heritage, water catchments, habitats, species and trans-boundary issues in relation to environmental policy.	No	Yes	None
NPO 51 - In co-operation with the United Kingdom Government and devolved Governments of Northern Ireland, Scotland and Wales, Ireland will support mutually beneficial policy development and activity in the areas of spatial and infrastructure planning and other related spheres.	No	Yes	None
NPO 52 - The planning system will be responsive to our national environmental challenges and ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.	No	Yes	None
NPO 53 - Support the circular and bio economy including in particular through greater efficiency in land management, greater use of renewable resources and by reducing the rate of land use change from urban sprawl and new development.	No	Yes	None
NPO 54 - Reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, as well as targets for greenhouse gas emissions reductions.	No	Yes	None
NPO 55 - Promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a low carbon economy by 2050.	No	Yes	None
NPO 56 - Sustainably manage waste generation, invest in different types of waste treatment and support circular economy principles, prioritising prevention, reuse, recycling and recovery, to support a healthy environment, economy and society.	No	Yes	None

National Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
<p>NPO 57 - Enhance water quality and resource management by:</p> <ul style="list-style-type: none"> • Ensuring flood risk management informs place-making by avoiding inappropriate development in areas at risk of flooding in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities; • Ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process; • Integrating sustainable water management solutions, such as Sustainable Urban Drainage (SUDS), nonporous surfacing and green roofs, to create safe places. 	No	Yes	None
<p>NPO 58 - Integrated planning for Green Infrastructure and ecosystem services will be incorporated into the preparation of statutory land use plans.</p>	No	Yes	None
<p>NPO 59 - Enhance the conservation status and improve the management of protected areas and protected species by:</p> <ul style="list-style-type: none"> • Implementing relevant EU Directives to protect Ireland’s environment and wildlife; • Integrating policies and objectives for the protection and restoration of biodiversity in statutory development plans; • Developing and utilising licensing and consent systems to facilitate sustainable activities within Natura 2000 sites; • Continued research, survey programmes and monitoring of habitats and species. 	No	Yes	None
<p>NPO 60 - Conserve and enhance the rich qualities of natural and cultural heritage of Ireland in a manner appropriate to their significance.</p>	No	Yes	None
<p>NPO 61 - Facilitate landscape protection, management and change through the preparation of a National Landscape Character Map and development of guidance on local landscape character assessments, (including historic landscape characterisation) to ensure a consistent approach to landscape character assessment, particularly across planning and administrative boundaries.</p>	No	Yes	None
<p>NPO 62 - Identify and strengthen the value of greenbelts and green spaces at a regional and city scale, to enable enhanced connectivity to wider strategic networks, prevent coalescence of settlements and to allow for the long-term strategic expansion of urban areas.</p>	N/A	N/A	None
<p>NPO 63 - Ensure the efficient and sustainable use and development of water resources and water services infrastructure in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment.</p>	No	Yes	None
<p>NPO 64 - Improve air quality and help prevent people being exposed to unacceptable levels of pollution in our urban and rural areas through integrated land use and spatial planning that supports public transport, walking and cycling as more favourable modes of transport to the private car, the promotion of energy efficient buildings and homes, heating systems with zero local emissions, green infrastructure planning and innovative design solutions.</p>	No	Yes	None

National Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
NPO 65 - Promote the pro-active management of noise where it is likely to have significant adverse impacts on health and quality of life and support the aims of the Environmental Noise Regulations through national planning guidance and Noise Action Plans.	No	Yes	None
NPO 66 - A more effective strategic and centrally managed approach will be taken to realise the development potential of the overall portfolio of state owned and/or influenced lands in the five main cities other major urban areas and in rural towns and villages as a priority, particularly through the establishment of a National Regeneration and Development Agency.	No	Yes	None
NPO 67 - Provision will be made for Metropolitan Area Strategic Plans to be prepared for the Dublin, Cork, Limerick, Galway and Waterford Metropolitan areas and in the case of Dublin and Cork, to also address the wider city region, by the appropriate authorities in tandem with and as part of the relevant Regional Spatial and Economic Strategies.	N/A	N/A	None
<p>NPO 68 - A Metropolitan Area Strategic Plan may enable up to 20% of the phased population growth targeted in the principal city and suburban area, to be accommodated in the wider metropolitan area i.e. outside the city and suburbs or contiguous zoned area, in addition to growth identified for the Metropolitan area. This will be subject to:</p> <ul style="list-style-type: none"> • any relocated growth being in the form of compact development, such as infill or a sustainable urban extension; • any relocated growth being served by high capacity public transport and/or related to significant employment provision; and • National Policy Objective 9, as set out in Chapter 4 	N/A	N/A	None
NPO 69 - Statutory arrangements between spatial and transport planning in the Greater Dublin Area will be extended to other cities.	N/A	N/A	None
NPO 70 - Provision will be made for urban area plans, based on current local area plan provisions, and joint urban area plans and local area plans will be prepared where a town and environs lie within the combined functional area of more than one local authority.	N/A	N/A	None
NPO 71 - City/county development plan core strategies will be further developed and standardised methodologies introduced to ensure a co-ordinated and balanced approach to future population and housing requirements across urban and rural areas.	No	Yes	None
<p>NPO 72a - Planning authorities will be required to apply a standardised, tiered approach to differentiate between</p> <p>i) zoned land that is serviced and</p> <p>ii) zoned land that is serviceable within the life of the plan.</p>	No	Yes	None
NPO 72b - When considering zoning lands for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages.	No	Yes	None
NPO 72c - When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development.	No	Yes	None

National Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
NPO 73a - Guidance will be developed to enable planning authorities to apply an order of priority for development of land, taking account of proper planning and sustainable development, particularly in the case of adjoining interdependent landholdings.	No	Yes	None
NPO 73b - Planning authorities will use compulsory purchase powers to facilitate the delivery of enabling infrastructure to prioritised zoned lands, to accommodate planned growth.	No	Yes	None
NPO 73c - Planning authorities and infrastructure delivery agencies will focus on the timely delivery of enabling infrastructure to priority zoned lands in order to deliver planned growth and development.	No	Yes	None
NPO 74 - Secure the alignment of the National Planning Framework and the National Development Plan through delivery of the National Strategic Outcomes.	N/A	N/A	None
NPO 75 - Ensure that all plans, projects and activities requiring consent arising from the National Planning Framework are subject to the relevant environmental assessment requirements including SEA, EIA and AA as appropriate.	No	Yes	None

Appendix Two

Table 2.1 - Assessment of Monaghan County Development Plan Against NWRA RSES Overarching Environmental Regional Policy Objectives

Overarching Environmental Regional Policy Objectives	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
1. The Assembly supports the process whereby applications for development consents for projects emanating from any policies that may give rise to likely significant effects on the environment will need to be accompanied by one or more of the following, as relevant: i. An Ecological Impact Assessment Report (EclA); ii. Environmental Report (ER); iii. An Environmental Impact Assessment Report (EIAR) if deemed necessary under the relevant legislation (statutory document); iv. Natura Impact Statement (NIS) if deemed necessary under the relevant legislation (statutory document).	No	Yes	None
2. The Assembly supports the implementation of the All-Ireland Pollinator Plan 2015 – 2020 and support measures to control and manage the spread of invasive and alien species within the region.	No	Yes	None
3. The Assembly will coordinate the core objectives of the EU Flood Directive and statutory plans across the planning hierarchy, including national guidance on the relationship between the planning system and flood risk management.	No	Yes	None
4. The Assembly supports the use of Environmental Sensitivity Mapping (e.g. EPA ESM Webtool) to investigate optimum and integrated land use management with particular emphasis on cumulative impacts.	No	Yes	None
5. The Assembly supports the integration of biodiversity considerations in a positive, proactive and precautionary way and promotes the protections of the environment and biodiversity conservation as key principles of this strategy.	No	Yes	None

Table 2.2 - Assessment of Monaghan County Development Plan Against NWRA RSES Regional Policy Objectives

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 3.1 - Develop urban places of regional-scale through: (a) Delivering on the population targets for the Metropolitan and Regional Growth Centres through compact growth; (b) Delivering significant compact growth in Key Towns; and (c) Developing derelict and underutilised sites, with an initial focus within town cores.	No	Yes	None
RPO 3.2 - (a) Deliver at least 50% of all new city homes targeted in the Galway MASP, within the existing built-up footprint of Galway City and suburbs (b) Deliver at least 40% of all new housing targeted in the Regional Growth Centres, within the existing built-up footprint (c) Deliver at least 30% of all new homes that are targeted in settlements with a population of at least 1,500 (other than the Galway MASP and the Regional Growth Centres), within the existing built-up footprints	No	Yes	None
RPO 3.3 - Deliver at least 20% of all new housing in rural areas on brownfield sites.	No	Yes	None
RPO 3.4 - To support the regeneration and renewal of small towns and villages in rural areas.	No	Yes	None
RPO 3.5 - Identify and develop quality green infrastructure, within and adjacent to City, Regional Growth Centres and Key Towns.	No	Yes	None
RPO 3.6 - Support a coherent and consistent approach in the identification and monitoring of the scale of housing vacancy within the region, identifying vacancy hotspots and informing the setting of actions, objectives and targets in Action Plans and identify how these might best be achieved.	No	Yes	None
RPO 3.7 - The Assembly supports local authorities in identifying and prioritising a program for the provision of serviced sites within smaller towns and villages within 1 year of the adoption of the RSES. A rolling 2-year implementation plan shall subsequently be prepared.	No	Yes	None
RPO 3.8 - Support the design of new/replacement/refurbished dwellings to high energy efficiency standards that fully avail of renewable technologies, maximise solar gain, utilising modern materials and design practices.	No	Yes	None
RPO 3.9 - Identify suitable development opportunities for regeneration and development that are supported by a quality site selection process that also addresses environmental constraints and opportunities.	No	Yes	None
RPO 3.10 - Ensure flood risk management informs development by avoiding inappropriate development in areas at risk of flooding and integrate sustainable water management solutions (such as SUDS, non-porous surfacing and green roofs) to create safe places. Development plans should assess flood risk by implementing the recommendations of the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014).	No	Yes	None
RPO 3.11 - Local Authorities, DHPLG, OPW, and other relevant Departments and agencies to work together to implement the recommendation of the CFRAM programme to ensure that flood risk management policies and infrastructure are progressively implemented.	No	Yes	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 3.12 - Within Gaeltacht Areas and Gaeltacht Towns, in particular, emphasis shall be assigned to the impacts of proposed developments and their impact on the community of language and the maintenance and development of its socialisation networks.	N/A	N/A	None
RPO 3.13 - To support the role of smaller and medium-sized towns, which demonstrate an important role in terms of service provision and employment for their catchments within the economic function of the county. Such settlements will be identified through the Development Plan process as part of the Settlement Hierarchy and the Core Strategy.	No	Yes	None
RPO 3.6.1 - It is an objective to establish a collaborative approach between the Regional Assemblies (NWRA, SRA), the Local Authorities and other stakeholders to enable all their metropolitan areas to collaborate to harness their combined potential as an alternative to Dublin.	N/A	N/A	None
RPO 3.6.2 - The Assembly supports the proposition that 50% of new homes for the population targets will be constructed within the existing city development envelope, 40% of these shall be located on infill and/or brownfield sites.	N/A	N/A	None
RPO 3.6.3 - (a) The Assembly supports the preparation of a Building Heights Study, a strategy to guide future sustainable development which takes into account the historic, cultural and infrastructure features of the city. In developing this strategy, areas of high density will target residential density of 50 units/ha. The default rate for other areas will generally be 35 units/ha. (b) The preparation of a Building Heights Study shall take into account all material considerations including but not limited to, the historic cultural and infrastructure features of the city, urban design, architectural quality, place-making, regeneration and public transport provisions. It shall also take account of the economic, social and environmental issues that need to be addressed so that quality living is delivered. The study should be cognisant of the need to deliver compact growth and density of residential development may be one metric but the quantum of commercial, social and cultural floor space should also be a consideration.	N/A	N/A	None
RPO 3.6.4 - The Assembly support the regeneration and development of city centre sites at Galway Harbour, Ceannt Station and Headford Road (S/M).	N/A	N/A	None
RPO 3.6.5 - Support the delivery of lands for employment uses at Knocknacurra/ Ragoon, Mervue, Dangan, Parkmore, Briarhill, Airport and Oranmore.	N/A	N/A	None
RPO 3.6.6 - The Assembly supports the preparation of a masterplan for the Airport Site and developed lands (including associated lands) in its immediate hinterland (on both sides of the R339) for residential, community and employment uses. The preparation of the masterplan may be prepared on a phased basis if this is considered appropriate	N/A	N/A	None
RPO 3.6.7 - The Assembly supports the delivery of the infrastructure projects outlined below to develop the MASP: Galway City Ring Road (S) Galway Transport Strategy (S/M/L)	N/A	N/A	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 3.6.8 - The Assembly will support the concept of reverse commuting to encourage the increased and efficient use of resources particularly public transport. The increased use of public transport will become a feature of living in a low carbon society. Reverse commuting will be a practical manifestation of efficient use of public services and can simultaneously reduce congestion in overcrowded areas and bring much-needed vitality to areas with unused capacity.	N/A	N/A	None
RPO 3.6.9 - The Assembly supports the provision of a dual railway track between Galway and Athlone(M/L).	N/A	N/A	None
RPO 3.6.10 - Support the provision of Childcare, Education and Health Services within the same timeframes as the residential and employment uses outlined above.	N/A	N/A	None
RPO 3.6.11 - It is an objective of the Assembly to support the delivery of an enhanced regional healthcare service, including a modern hospital at Merlin Park that will serve the Metropolitan Area and its catchment. (M/L)	N/A	N/A	None
RPO 3.6.12 - The Assembly supports the designation of a technological University in the region which will be partially located in Galway; to complement existing third-level educational facilities and to foster the innovative knowledge-based economy of the region.	N/A	N/A	None
RPO 3.6.13 - The Assembly supports the delivery of a strategic Greenway Network for the GTS to include National Dublin to Galway Cycleway, Oranmore to Bearna Coastal Greenway and the Galway to Clifden Greenway (S/M)	N/A	N/A	None
RPO 3.6.14 - The Assembly supports the retention of existing agricultural land within the MASP boundary for that purpose unless it is subject to objectives for the zoning of lands for particular purposes (whether residential, commercial, industrial, recreational, as open space or otherwise in a statutory plan). Only in exceptional circumstances would it support the development of new residential, industrial or commercial uses on unserviced greenfield sites and these shall be defined through the statutory plan-making process.	N/A	N/A	None
RPO 3.7.1 - A cross-boundary Joint Plan shall be prepared by Westmeath County Council and Roscommon County Council in collaboration with the two Regional Assemblies to provide a coordinated planning framework for the future physical, economic and social development of Athlone. The plan shall identify Athlone's functional urban area and adopt a boundary for the plan area in addition to the identification of strategic housing and employment development areas and infrastructure and investment requirements to promote greater coordination and sequential delivery of serviced lands for development, to realise Athlone's status as a Regional Growth Centre.	N/A	N/A	None
RPO 3.7.2 - Support the regeneration of underused town centre and brownfield/infill lands along with the delivery of existing zoned and serviced lands to facilitate significant population growth and achieve the sustainable compact growth target of 30% of all new homes to be built within the existing built-up urban area.	N/A	N/A	None
RPO 3.7.3 - Promote Athlone as a key location for regional economic development supporting the provision of increased employment through the expansion of the existing enterprise ecosystem in Athlone and creation or expansion of distinct industrial specialisms that have developed through collaboration with the relevant enterprise agencies including the IDA, Athlone Institute of Technology and the Midlands Innovation and Research Centre and support the provision of physical infrastructure and zoned lands to realise the phased delivery of strategic employment lands in central accessible locations.	N/A	N/A	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 3.7.4 - Support the development of a cross-sectoral approach to promote Athlone as a key tourism destination in the Midlands, building on Fáilte Ireland's Hidden Heartlands brand and the forthcoming Shannon Tourism Masterplan to develop the recreation and amenity potential of waterways including the River Shannon and Lough Ree and the development of a greenway network including the Galway to Dublin Cycleway.	N/A	N/A	None
RPO 3.7.5 - Support the phased servicing and development of lands identified in the RSES for residential and employment uses.	N/A	N/A	None
RPO 3.7.6 - Support the proposal to make AIT a Technological University and for the development of a 'smart cities' approach to drive research, innovation and EU funding opportunities in Athlone.	N/A	N/A	None
RPO 3.7.7 - Support the integrated provision of the infrastructure projects identified in this section.	N/A	N/A	None
RPO 3.7.8 - Support the promotion of Athlone as a destination centre for the development of Hidden Heartlands including the development of a Wilderness Park Project based around Lough Ree.	N/A	N/A	None
RPO 3.7.9 - Support the preparation of a joint retail strategy as set out in the Retail Planning Guidelines 2012.	N/A	N/A	None
RPO 3.7.10 - Support the provision of integrated signage to promote Athlone as a single, clearly identified entity.	N/A	N/A	None
RPO 3.7.11 - Support the implementation of the Athlone Waterfront Strategy Support to provide for public realm and amenity enhancements and tourist-related developments along the waterfront.	N/A	N/A	None
RPO 3.7.12 - Support the development of an Open Space Strategy with provision for a public park in Monksland with sustainable transport links along the Cross River and connections to the remainder of the Regional Centre. The strategy to include the provision of sustainable transport, recreation and amenity spaces to support existing and future populations.	N/A	N/A	None
RPO 3.7.13 - Support the upgrading of the Water Supply System and the Sewage Treatment System (including a Drainage Area Plan) to meet the growth targets set in this strategy.	N/A	N/A	None
RPO 3.7.14 - Promote Athlone as a sustainable transport hub, of national and regional importance. The regional centre shall become a fulcrum for multi-modal transport facilities and services.	N/A	N/A	None
RPO 3.7.15 - Support the regeneration of underutilised town centre, Brownfield and infill sites identified in the strategy, with a target of 30% of all new homes to be constructed within the existing built-up urban area.	N/A	N/A	None
RPO 3.7.16 - Promote Athlone as a sustainable transport hub, of national and regional importance and support the preparation of a joint Local Transport Plan between Westmeath and Roscommon County Councils in collaboration with transport agencies and key stakeholders to improve sustainable mobility in the town.	N/A	N/A	None
RPO 3.7.17 - The Assembly supports the preparation of a building heights study, a strategy to guide the future development of the regional centre. The study will take into account the historic, cultural and infrastructural features of the area. In developing this strategy, areas of high density will target the minimum density rates of 50 units per hectare (in the town centre area) and a default rate of 35 units per hectare otherwise.	N/A	N/A	None
RPO 3.7.18 - Support ongoing implementation of flood risk management and flood protection measures to facilitate the growth of Athlone subject to the outcome of appropriate environmental assessment and taking account of the proximity of sites of international nature conservation interest.	N/A	N/A	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 3.7.19 - The Assembly supports the retention of existing agricultural land within the RGCSPP boundary for that purpose unless it is subject to objectives for the zoning of lands for particular purposes (whether residential, commercial, industrial, recreational, as open space or otherwise) in a statutory plan. Only in exceptional circumstances would it support the development of new residential, industrial or commercial uses on unserviced greenfield sites and these shall be defined through the statutory plan-making process.	N/A	N/A	None
RPO 3.7.20 - To grow Letterkenny to a Regional Centre to a minimum of 27,300 residents by 2040.	N/A	N/A	None
RPO 3.7. 21 - To grow the number of jobs in Letterkenny to approximately 17,000 by 2040.	N/A	N/A	None
RPO 3.7. 22 - To ensure that at least 40% of all newly developed lands (Residential, Enterprise and Employment) are within the existing built-up envelope of Letterkenny.	N/A	N/A	None
RPO 3.7. 23 - To provide an additional 3,000 - 4,000 residential units within Letterkenny to facilitate the growth as set out at No.1, above.	N/A	N/A	None
RPO 3.7. 24 - The Assembly supports the retention of existing agricultural land within the RGCSPP boundary for that purpose unless it is subject to objectives for the zoning of lands for particular purposes (whether residential, commercial, industrial, recreational, as open space or otherwise) in a statutory plan. Only in exceptional circumstances would it support the development of new residential, industrial or commercial uses on unserviced greenfield sites and these shall be defined through the statutory plan-making process.	N/A	N/A	None
RPO 3.7.25 - To develop a Town Centre Living Scheme within 3 years of the adoption of the RSES, and to ensure the main findings of this Scheme are implemented by 2025.	N/A	N/A	None
RPO 3.7.26 - To deliver a Masterplan, in Urban Regeneration and Linkages between the Main Street Area, and the New Retail Park within 4 years of the adoption of the RSES, ensuring this Masterplan is delivered and implemented by 2025.	N/A	N/A	None
RPO 3.7.27 - The Assembly supports the preparation of a building heights study, a strategy to guide the future development of the regional centre. The study will take into account the historic, cultural and infrastructural features of the area. In developing this strategy, areas of high density will target the minimum density rates of 50 units per hectare (in the town centre area) and a default rate of 35 units per hectare otherwise.	N/A	N/A	None
RPO 3.7.28 - To expand Letterkenny's bed-night capacity, and overall Tourist Offer as a Destination Town serving the Northern Headlands of the WAW.	N/A	N/A	None
RPO 3.7.29 - To consolidate existing neighbourhoods (hereinunder listed) through a series of targeted measures. Town Centre, Glebe/Kiltroy, Lisnennan, Carnamuggagh, Glencar Scotch, Glencar Irish, Ballymacool and Oldtown.	N/A	N/A	None
RPO 3.7.30 - To deliver the TEN-T priority route improvement Donegal and Letterkenny by 2028, including the N-56 Link, and also progress the Southern Relief Road (Leck Road), the N-14 Manorcunningham – Lifford. and N-13 Letterkenny - Ballybofey.	N/A	N/A	None
RPO 3.7.31 - To facilitate the expansion of the LYIT Campus.	N/A	N/A	None
RPO 3.7.32 - To prepare (within 2 years of the adoption of the RSES), a Local Transport Plan (LTP) for Letterkenny, which will include a multi-modal focus, and Public Transport roadmap.	N/A	N/A	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 3.7.33 - To develop a dedicated and integrated cycle network around Letterkenny, including the creation of a Greenway along the line of the River Swilly and oriented around the Central Linear Park Project to offer residents a viable alternative to car-based journeys.	N/A	N/A	None
RPO 3.7.34 - To deliver a multi-purpose Public and Private Regional Transport Hub within the Town Core of Letterkenny to serve County Donegal and the wider region.	N/A	N/A	None
RPO 3.7.35 - To carry out a feasibility study which investigates the potential and viability of a Rail Link between Letterkenny and Derry in future decades.	N/A	N/A	None
RPO 3.7.36 - To deliver the Letterkenny Social Enterprise Centre, and associated improved access to lands to the West of Neil T Blaney Road, as part of a wider Urban Regeneration project.	N/A	N/A	None
RPO 3.7.37 - Support population growth in the principal urban area of Sligo to a level of at least 27,200 persons by 2040.	N/A	N/A	None
RPO 3.7.38 - Facilitate the provision of 3,000 to 5,000 residential units to accommodate the additional population envisaged by 2040.	N/A	N/A	None
RPO 3.7.39 - Ensure that at least 40% of new residential and employment-related development in the Regional Growth Centre occurs within Sligo's main urban built-up area, through regeneration and consolidation on infill and brownfield sites.	N/A	N/A	None
RPO 3.7.40 - Enhance intra-urban access by providing an additional north-south connection through the Eastern Garavogue Bridge and Approach Roads Scheme, to be completed by 2021.	N/A	N/A	None
RPO 3.7.41 - Kick-start development to the south-west of the urban core by completing the Western Distributor Road by 2020.	N/A	N/A	None
RPO 3.7.42 - Prioritise new residential and employment-related development on greenfield sites in the areas served by the Western Distributor Road at Caltragh and Oakfield, and at Ballinode, which will be served by the Eastern Garavogue Bridge and Approach Roads Scheme.	N/A	N/A	None
RPO 3.7.43 - Improve urban circulation by increasing junction capacity along Sligo's Inner Relief Road (N4/N15) and provide new link roads, as necessary, to complete the "ring route" around the town centre.	N/A	N/A	None
RPO 3.7.44 - The Assembly supports the preparation of a building heights study, a strategy to guide the future development of the regional centre. The study will take into account the historic, cultural and infrastructural features of the area. In developing this strategy, areas of high density will target the minimum density rates of 50 units per hectare (in the town centre area) and a default rate of 35 units per hectare otherwise.	N/A	N/A	None
RPO 3.7.45 - The Assembly supports the retention of existing agricultural land within the RGCS boundary for that purpose unless it is subject to objectives for the zoning of lands for particular purposes (whether residential, commercial, industrial, recreational, as open space or otherwise) in a statutory plan. Only in exceptional circumstances would it support the development of new residential, industrial or commercial uses on unserviced greenfield sites and these shall be defined through the statutory plan-making process.	N/A	N/A	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 3.7.46 - Facilitate the development of a new IDA Business Park at Oakfield, to the south-west of the urban core.	N/A	N/A	None
RPO 3.7.47 - Promote Local Heritage and Culture to deliver high-quality cultural and tourism products of Regional and National significance.	N/A	N/A	None
RPO 3.7.48 - Upgrade the town centre environment through focused interventions in O'Connell Street, Stephen Street and car park, Rockwood Parade, Market Cross, Old Market Street and Quay Street car park, followed by gradual improvements of streets adjoining the centre.	N/A	N/A	None
RPO 3.7.49 - Prepare/commission and implement a new masterplan for the Centre Block (Wine Street car park).	N/A	N/A	None
RPO 3.7.50 - Complete the remaining phases of the major recreational complex planned at Cleveragh Estate and Doorly Park, adjoining the Garavogue River.	N/A	N/A	None
RPO 3.7.51 - Continue the expansion of cycleways and walking routes throughout the urban area and outwards to the satellite villages of Ballysadare, Strandhill and Rosses Point, linking into established and planned recreational trails such as Union Wood, Knocknarea etc.	N/A	N/A	None
RPO 3.7.52 - Promote the consolidation of the existing IDA business Park at Finisklin and the possible expansion of other business and enterprise activities into the Northern Docklands area.	N/A	N/A	None
RPO 3.7.53 - Encourage new companies to locate on lands zoned for business and enterprise at Ballytivnan and Rathbraughan, to the North of the Urban Core.	N/A	N/A	None
RPO 3.7.54 - Strengthen physical connectivity by improving National Road links to Dublin (N4), Galway (N-17), and Letterkenny (N-15) as well as the cross-border link to Enniskillen/ Belfast (N-16).	N/A	N/A	None
RPO 3.7.55 - To give effect to the infrastructure needed to transform Sligo into a 'Smart City', able to provide advanced digital services to citizens and businesses.	N/A	N/A	None
RPO 3.7.56 - Support the development of a major tourist attraction in Sligo Town, as well as further expansion in the tourism functions of villages Strandhill and Rosses Point.	N/A	N/A	None
RPO 3.7.57 - Seek an increase in the number of jobs in the Regional Growth Centre to 17,000 by 2040.	N/A	N/A	None
RPO 3.8.1 - To promote and support the strategic role of IWA Knock SDZ as a significant regional economic driver and to promote the SDZ location as regional economic business and enterprise hub.	N/A	N/A	None
RPO 3.8.2 - To support and promote the implementation of the approved Planning Scheme for the designated SDZ at IWA Knock (including the mitigation measures of the statutory environmental assessment carried out for the planning scheme), which provides the framework for the expansion of the Airport in terms of its transport and business operations and as a new business and enterprise destination.	N/A	N/A	None
RPO 3.8.3 - To support the development of the SDZ in tandem with the required infrastructure for both the expansion of the Airport and in the delivery of the regional business and enterprise hub.	N/A	N/A	None
RPO 4.1 - To support working with relevant landholders and recreational/tourism agencies to increase access to the Countryside and our Coastal areas, and to ensure maintenance and access to the existing network of trails, paths, ways etc.	No	Yes	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 4.2 - To support the maintenance of, and enhanced access to state lands, such as National Parks, Forest Parks, Waterways together with Monuments and Historic Properties, for recreation and tourism purposes.	No	Yes	None
RPO 4.3 - To support the preparation and implementation of Visitor Experience Development Plans (VEDPs) within the Northern and Western Region, to underpin the overarching regional tourism benefits and to promote the natural and cultural assets of the Regions.	No	Yes	None
RPO 4.4 - That the Wild Atlantic Way (WAW) touring network and visitor attractions within the region shall be upgraded and improved to cater for the growth in visitor cars, buses, and cyclists using the route.	N/A	N/A	None
RPO 4.5 - To enhance access to our tourist assets, including the development of a Coastal Walking/Cycling Route along the Western Seaboard, which extends generally along the Route of the WAW, and incorporates existing resources, such as beaches, ports, harbours, piers and marinas. This coastal route to be subject to a route option analysis, and feasibility study in Counties Galway, Mayo, Sligo, Leitrim and Donegal. Stakeholders will include Fáilte Ireland, NWRA, the relevant local authorities and the public.	N/A	N/A	None
RPO 4.6 - To ensure provision is made for the expansion in accommodation and facilities within Destination Towns. Supporting infrastructural investment will also be provided, including improvements to the public realm, transport links, accommodation, night-time economy and the sustainable development of our natural and built heritage.	No	Yes	None
RPO 4.7 - To establish potential tourist and amenity attractions of scale in the Cavan/Monaghan region, in partnership with Fáilte Ireland, and the relevant Local Authorities.	No	Yes	None
RPO 4.8 - Ensure that 'Discovery Points' targeting Irelands Ancient East are included for Cavan/Monaghan as enablers for increasing bed nights and visitor numbers.	No	Yes	None
RPO 4.9 - To ensure provision is made for the expansion in accommodation, and facilities within key destination towns, such as Carrick on Shannon, Cavan, Roscommon Town and Athlone, together with necessary supporting infrastructural investments, including improvements in the public realm, transport links, accommodation, the night-time economy, and sustainable development of our natural and built economy.	N/A	N/A	None
RPO 4.10 - To ensure Orientation and Information Points targeted at 'Slow Tourism' market are provided at key Towns, such as Carrick on Shannon, Athlone, and Ballinasloe as an enabler for increasing bed-nights, and visitor numbers.	N/A	N/A	None
RPO 4.11 - To upgrade Public Transport infrastructural facilities in Destination Towns, including the provision of Transport Hubs/Links, and additional accommodation.	No	Yes	None
RPO 4.12 - Develop the water-based leisure sector in the region in a sustainable manner making the best use of existing and planned infrastructure and resources, in a manner that is sensitive to the natural and cultural heritage resources.	No	Yes	None
RPO 4.13 - The Assembly supports the implementation of the Shannon Tourism Masterplan and the securing of adequate resources and investment to achieve this.	N/A	N/A	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 4.14 - Promote the development of integrated walking, cycling and bridle routes throughout the region as an activity for both international visitors and local tourists in a manner that is compatible with nature conservation and other environmental policies.	No	Yes	None
RPO 4.15 - To protect and preserve our Coastal Heritage, archaeological and built heritage, and to restore/regenerate our key coastal assets, including those within state ownership (e.g. OPW) as well as Discovery Points and Signature Points along the WAW.	N/A	N/A	None
RPO 4.16 - The NWRA shall co-ordinate the identification of potential renewable energy sites of scale in collaboration with Local Authorities and other stakeholders within 3 years of the adoption of the RSES. The identification of such sites (which may extend to include energy storage solutions) will be based on numerous site selection criteria including environmental matters, and potential grid connections.	No	Yes	None
<p>RPO 4.17 - To position the region to avail of the emerging global market in renewable energy by:</p> <ul style="list-style-type: none"> •Stimulating the development and deployment of the most advantageous renewable energy systems •Supporting research and innovation •Encouraging skills development and transferability •Raising awareness and public understanding of renewable energy encourage market opportunities for the renewable energy industry to promote the development and growth of renewable energy businesses. Encourage the development of the transmission and distribution grids to facilitate the development of renewable energy projects and the effective utilisation of the energy generated from renewable sources having regard to the future potential of the region over the lifetime of the Strategy and beyond 	No	Yes	None
RPO 4.18 - Support the development of secure, reliable and safe supplies of renewable energy, to maximise their value, maintain the inward investment, support indigenous industry and create jobs.	No	Yes	None
RPO 4.19 - Support the appropriate development of offshore wind energy production through the adequate provision of land-based infrastructure and services, in line with national policy and in a manner that is compatible with environmental, ecological and landscape considerations.	No	Yes	None
RPO 4.20 Support and encourage the development of the bio-economy sector, and facilitate its development for energy production, heat, and storage distribution, in particular advocating Combined Heat and Power Units integrated into District Heating networks, in combination with Pyrogenic Carbon Capture and Storage (PyCCS) or Bio-Energy Carbon capture and storage (BECCS) all to be done in collaboration with EPA and other regulators.	No	Yes	None
RPO 4.21 - Promote innovative new building design and retrofitting of existing buildings, both private properties, and publicly owned, to improve building energy efficiency, energy conservation and the use of renewable energy sources following National Regulations, and Policy.	No	Yes	None
RPO 4.22 - Safeguard and support the strategic role and function of existing test and development sites, for example, the Atlantic Marine Energy Test Site (AMETS). The test site forms part of Ireland's Ocean Energy Strategy and is being developed following the Offshore Renewable Energy Development Plan.	N/A	N/A	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 4.23 - To create a stronger and more resilient region by protecting and stimulating gastronomy as part of our cultural heritage and also by identifying new opportunities for economic development.	No	Yes	None
RPO 4.24 - To support the growth of the Region's agri-food industry, and its SME's. This includes the expansion of the sector where already established in rural areas, as well as in small towns, and villages, where expansion should be supported.	No	Yes	None
RPO 4.25 - Support the upscaling of businesses, increase exports, and strengthen internal collaborations within the value chain to allow more products from the region to have access to transformation and export processes, and increasing the added value contribution through R&D (in both product and process) and the implementation of advanced manufacturing technologies.	No	Yes	None
RPO 4.26 - Support the further development of AgInnovation clusters in the Northern and Western Region - pushing convergence between farm, research, technology and commercialisation.	No	Yes	None
RPO 4.27 - It is an objective to support the National Policy Statement on the Bioeconomy (2018), and the exploration of opportunities in the circular resource-efficient economy, including undertaking a bioeconomy feasibility study for this Region. This feasibility study will aim to identify (and map) areas of potential growth to inform the National Transition Agenda, enabling a Low Carbon, resilient Nation.	No	Yes	None
RPO 4.28 - To support the potential creation of appropriately scaled local multi-feedstock bio-refining hubs across the region as well as potential creation of bio-districts/clusters.	No	Yes	None
RPO 4.29 - The Assembly supports the future-proofing of infrastructure planning to allow for the potential upgrading of existing industrial sites to bio-refining plants while also supporting the use of bio-renewable energy for the sustainable production of bio-based products.	No	Yes	None
RPO 4.30 - To review, and where necessary amend, the RSES upon adoption of the National Marine Planning Framework (NMPF) to ensure alignment, and consistency between landuse and oceanbased planning, and to ensure co-ordination which supports the protection of the marine environment and growth of our marine economy.	N/A	N/A	None
RPO 4.31 - To protect, upgrade and expand our key Fisheries Ports of Killybegs, Greencastle and Ross a Mhil, and to ensure adequate continued investment in facilities to ensure their ongoing success.	N/A	N/A	None
RPO 4.32 - To enable the expansion of our regional assets in the Blue Economy in the following sectors: <ul style="list-style-type: none"> ●Marine research and innovation ●Gas and Oil deposits within Irelands waters ●Seafood innovation through Greencastle, Killybegs, Pairc Na Mara and other BIM fishery centres. 	N/A	N/A	None
RPO 4.33 - To facilitate where possible Marine Renewable Technology Projects off the West and North West coasts of Ireland, and subject to environmental and amenity considerations (feasibility studies), and where applicable, enable National Grid connection.	N/A	N/A	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 4.34 - To enable the development (and/or expansion) of a number of strategic Marine Resource Innovation Parks, including locations at Greencastle, Killybegs, Co. Donegal and Cill Chiaran, Co. Galway, (Pairc na Mara), to increase aquaculture and seafood sectoral growth in the Marine Economy.	N/A	N/A	None
RPO 4.35 - To support the ongoing upgrade and improvement of the region's harbours and ports, and ensure the sustainable development of this infrastructure to enable aquaculture and seafood industry expansion responsibly.	N/A	N/A	None
RPO 4.36 - To support the sustainable expansion and upgrade of Galway Harbour and Galway Port as part of the overall vision to grow Galway as a City Region, subject to visual, transport and economic viability considerations and in compliance with the EU Habitats Directive (which may necessitate consideration of IROPI).	N/A	N/A	None
RPO 4.37 - To examine the potential of the region's other main ports to expand, and enhance facilities to enable them to become ports with enhanced regional significance in a range of areas, including trade, fisheries, marine tourism and renewables. This will be done in conjunction with all relevant stakeholders, including the relevant Local Authorities, and within the context of the NMPF	N/A	N/A	None
RPO 4.38 - To support the work of the IDA, Enterprise Ireland and LEOs in providing platforms for the ICT and MedTech industry thought leaders to share knowledge and to identify and advocate the delivery of critical competencies and skills needed to align with emerging business models.	No	Yes	None
RPO 4.39 - Target academic research, training and development of a talent pool to support industry.	No	Yes	None
RPO 4.40 - Encourage the convergence of MedTech with ICT to establish the region as a global destination for connected healthcare solutions.	No	Yes	None
RPO 4.41 - Support the development of mentoring programmes for entrepreneurs.	No	Yes	None
RPO 4.42 - Enable peer learning and exchange platforms to develop business links, address business concerns, exchange views and promote best practice.	No	Yes	None
RPO 4.43 - Support land use designation that will allow for the expansion of MedTech and Associated businesses.	No	Yes	None
RPO 4.44 - To support funding opportunities for indigenous start-ups and growth enterprises, together with the provision of education and research opportunities that will foster their continued success of MedTech industries across our Region.	No	Yes	None
RPO 4.45 - To support retail in town and village centres through the sequential approach, as provided within the Retail Guidelines, and to encourage appropriate development formats within the town and village centres.	No	Yes	None
RPO 4.46 - To encourage new (and expanding) retail developments to locate close to public transport corridors, to enable sustainable travel to and from our Town and Village Centres, where applicable.	No	Yes	None
RPO 4.47 - To adopt a presumption in favour of the re-use, and restoration of town centre buildings for use as retail space, subject to satisfying other planning criteria and standards.	No	Yes	None
RPO 4.48 - The roll-out of a peer learning programme shall be developed by the NWRA in collaboration with relevant stakeholders. It shall be designed to benefit and be of assistance in supporting the vibrancy, and vitality of the core retail areas of town centres.	N/A	N/A	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 5.1 - The Assembly will support the preparation through CARO and Local Authorities the preparation and implementation of Local Climate Strategies which will, inter alia, address vulnerability to climate risks and provide prioritised actions in accordance with the guiding principles of the National Adaptation Framework.	No	Yes	None
RPO 5.2 - (a) Protect manage and conserve the quality, character and distinctiveness of our Landscapes and seascapes. (b) The Assembly supports co-operation and co-ordination between Local Authorities in determining landscape character along their borders. A targeted review should be undertaken to ensure consistency in classification and policy in adjoining areas of similar character. The NWRA will assist in collaboration and coordination. (c) Following the completion of the National Landscape Character Assessment, and any associated statutory Guidelines, the Regional Assembly shall prepare a Regional Landscape Character Assessment to promote improved landscape management and designation.	No	Yes	None
RPO 5.3 - The Assembly supports the consideration of the zone of: (i) North Sligo/North Leitrim (Benbulbin and its hinterland); and (ii) The area surrounding and including Lough Arrow/Lough Key as potential National Parks/National Recreation Areas. It supports collaboration in this regard with stakeholders including NPWS, Local Authorities, Dept. of Culture, Heritage and the Gaeltacht.	N/A	N/A	None
RPO 5.4 - Encourage the prioritisation of Site-Specific Conservation Objectives (SSCO) for all sites of Conservation Value, designated in EU Directive (i.e. SACs, SPAs) to integrate with the development objectives of this Strategy.	No	Yes	None
RPO 5.5 - Ensure efficient and sustainable use of all our natural resources, including inland waterways, peatlands, and forests in a manner which ensures a healthy society a clean environment and there is no net contribution to biodiversity loss arising from development supported in this strategy. Conserve and protect designated areas and natural heritage area. Conserve and protect European sites and their integrity.	No	Yes	None
RPO 5.6 - Develop awareness and create a greater appreciation of the benefits of our natural heritage, including on the health, wealth and well-being of the region's ecosystem services.	No	Yes	None
RPO 5.7 - Ensure that all plans, projects and activities requiring consent arising from the RSES are subject to the relevant environmental assessment requirements including SEA, EIA and AA as appropriate.	No	Yes	None
RPO 5.8 - Promote, enhance and protect the linguistic, cultural and heritage value of our Gaeltacht Communities. This shall include development and implementation of Language Plans as the key Planning Framework and the development of the Gaeltacht brand as a tool to provide a competitive advantage.	N/A	N/A	None
RPO 5.9 - Support the provision of low-cost shared workspaces for Cultural and Craft industries, as well as the digital media and communications sectors; Promote the provision of training, education and professional development opportunities across all sectors of employment.	No	Yes	None
RPO 5.10 - Support the provision of adequate broadband capacity that enables the further development of the vibrant film/video and digital media sectors in the region in particular and that facilitates collaboration between cultural sector practitioners - regionally, nationally and internationally.	No	Yes	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 5.11 - Support the provision and/or upgrade of cultural facilities (Eg. multi-purpose arts centres, theatres, galleries, libraries, museums etc) where the public, and visitors to the region, may enjoy and participate in cultural activities, with particular priority given to the City of Galway, Regional Growth Centres, Key Towns and to Gaeltacht Towns.	No	Yes	None
RPO 5.12 - Support and assist the formulation and implementation of Irish Language Plans through the lead agency Údarás Na Gaeltachta, across the Gaeltacht areas and within Gaeltacht areas and within Gaeltacht service Towns, as defined under the Gaeltacht Act, 2012. All future Development Plans and Local Area Plans shall be consistent with the Irish Language Plans, where applicable.	N/A	N/A	None
RPO 5.13 - Protect, enhance and harness the potential of the Region’s Cultural and Heritage assets.	No	Yes	None
RPO 5.14 - Support the conservation of the Region’s National Monuments and built heritage, being structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest that are of Regional Significance or above.	No	Yes	None
RPO 5.15 - The Assembly support a targeted programme of National Monument sites to be developed in a manner that shall enhance the visitor experience to the region and protect the archaeological and architectural integrity and character of such sites. Priority shall be given to potential clusters of sites that are well connected focusing upon supporting the Wild Atlantic Way and the Hidden Heartlands tourism brands.	No	Yes	None
RPO 5.16 - Establish a network of Historic Towns and Villages across the region through a Regional Fora of stakeholders that shall be co-ordinated by the NWRA in collaboration with Local Authorities, the Heritage Council, Fáilte Ireland, the Department of Culture, Heritage and Gaeltacht and other relevant stakeholders. The purpose of the Fora shall be to promote awareness and invest in a regional network of Historic Towns and Villages, thereby maintaining heritage integrity and improving the quality of our historic towns and villages for residents and tourists.	No	Yes	None
RPO 5.17 - Support the adaptation and re-use of heritage buildings and places.	No	Yes	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
<p>RPO 5.18 - The Regional Assembly shall collaborate with Local Authorities, Fáilte Ireland, Waterways Ireland, DTAS, and other relevant stakeholders in developing an integrated network of Greenways across the Region's catchments. To support, and enable the development of sustainable Greenway projects, the NWRA will encourage and promote:</p> <p>(a) The advancement and growth of Greenways through several key National and Regional Greenway Projects, which are high capacity, and which can in the medium/long term be extended and inter-linked across County Boundaries and with Local Greenways, and other cycling/ walking infrastructure.</p> <p>(b) Prioritisation of Greenways of scale and appropriate standard that have significant potential to deliver an increase in activity tourism to the region and are regularly used by overseas and domestic visitors, and locals, thereby contributing to a healthier society through increased physical activity.</p> <p>(c) The appropriate development of local businesses, and start-ups in the vicinity of Greenway Projects.</p> <p>(d) The development of Greenways in accordance with an agreed code of practice.</p> <p>(e) Collaborative development of Greenways and Blueways, including feasibility and route selection studies to minimise impacts on environmentally sensitive areas.</p>	No	Yes	None
<p>RPO 5.19 - The Assembly supports the further development of Greenways as part of the Outdoor Recreational Plan for Public Lands and Waters in Ireland 2017-2021', as part of an overall improvement of facilities to enhance health and wellbeing across society.</p>	No	Yes	None
<p>RPO 5.20 - To support and facilitate the continued development of the region's Blueways along existing waterways and through the reopening of disused waterways, such as the Ulster Canal.</p>	No	Yes	None
<p>RPO 5.21 - To promote, support and enable collaborative networks to realise the economic opportunities presented by Blueways.</p>	No	Yes	None
<p>RPO 5.22 - To protect and conserve our designated peatlands and bogs for reasons of biodiversity, ecosystem services, carbon sinks, areas of habitat importance, amenity and landscape value.</p>	No	Yes	None
<p>RPO 5.23 - To establish a Regional Fora that shall prepare an audit of worked out bogs and peatlands within our region and to identify strategic sites and propositions of regional value, including but not limited to areas such as renewable energy, tourism, biodiversity, climate mitigation, education, recreation and amenity.</p>	No	Yes	None
<p>RPO 5.24 - A Regional Fora to be established to set out a framework for sustainable afforestation across the Region that enables government policy to grow the sector and that addresses community concerns and perceptions.</p>	No	Yes	None
<p>RPO 6.1 - Support the development of the SDZ at IWAK to make it attractive for aviation-related industries to be created and prosper.</p>	N/A	N/A	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 6.2 - Support, enhance and enable investment in the development and diversification of our network of key Airports and Seaports/Harbours, providing them with adequate and efficient capacity and ensuring they have high-quality sustainable transport connectivity, including road, rail, cycling and pedestrian infrastructure, as appropriate and subject to environmental considerations.	N/A	N/A	None
RPO 6.3 - Support the development and the protection of the fisheries harbours in the context of Brexit and its effect on waters available for Irish trawlers to fish.	N/A	N/A	None
RPO 6.4 - Support the development of utilisation of data and insight-driven technology, sensors and the IoT in our airports, seaports/harbours in their transition towards becoming Smart Ports.	N/A	N/A	None
RPO 6.5 - The capacity and safety of the Region's Land Transport Networks will be managed and enhanced to ensure their optimal use, thus giving effect to National Strategic Outcome No.2 and maintaining the strategic capacity and safety of the National Roads Network including planning for future capacity enhancements.	No	Yes	None
<p>RPO 6.6 - In accordance with National Development Plan investment commitments to bring the following schemes through planning/design/construction, the following projects shall be delivered to an appropriate level of service in the short term and in any case by 2027 having regard to the standard in the NPF of an average inter-urban speed of 90KPH:</p> <ul style="list-style-type: none"> • A5 Road Development • N4 Collooney to Castlebaldwin • N5 Ballaghaderreen to Scramogue and Turlough to Westport • N6 Galway City Ring Road • N56 Dungloe to Glenties and Mountcharles to Inver • N59 Moycullen Bypass 	No	Yes	None
<p>RPO 6.7 - In accordance with National Development Plan investment commitments to progress the following schemes through pre-appraisal and early planning, the following projects shall be progressed through pre-appraisal and early planning in the short term and shall thereafter proceed to construction and be delivered to an appropriate level of service within the lifetime of the RSES:</p> <ul style="list-style-type: none"> • N2 Clontibret to the Border connecting to the A5 • N2 Ardee to south of Castleblaney • N3 Virginia Bypass • N4 Carrick on Shannon to Dromod • N13 Ballybofey Stranorlar Bypass • N13/N14/N56 Letterkenny Bypass and Dual Carriageway to Manorcunningham • N14 Manorcunningham to Lifford • N17 Knock to Collooney 	No	Yes	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
<p>RPO 6.8 - The delivery of the following projects shall be pursued, in consultation with and subject to the agreement of TII, through pre-appraisal, early planning and to construction as priority projects to be delivered to an appropriate level of service in the medium-term.</p> <ul style="list-style-type: none"> • N3 North of Kells to Enniskillen, via Cavan and the A509 in Fermanagh • N5/N26/N58 Mount Falcon to Swinford, Castlebar East to Bohola Project • N13 Manorcunningham to Bridgend/ Derry • N13 Stranorlar to Letterkenny • N15 Sligo to Bundoran • N15 Stranorlar to Lifford • N16 Sligo to Blacklion • N53 Dundalk to N2 at Carrickmacross • N54/A3 Cavan to Monaghan Town • N55 Cavan Town to Athlone • N56 Inver to Killybegs • N59 Upgrade (including the N59 Oughterard Bypass and the N59 Clifden to Oughterard Scheme) • N61 Athlone to Boyle improvement • N63 Longford to M17 at Annagh (Junction 18) 	No	Yes	None
<p>RPO 6.9 - The following regional and local roads shall be progressed to an appropriate level of service in the short-term and in any case by 2027:</p> <ul style="list-style-type: none"> • Garavogue Bridge Scheme, Sligo • Sligo Western Distributor Road 	N/A	N/A	None
<p>RPO 6.10 - The East-West (Dundalk to Sligo) Road will be pursued incrementally in the short and medium term, to be delivered to an appropriate level of service (Dundalk - Carrickmacross - Shercock - Cootehill - Cavan - Enniskillen – Blacklion</p>	No	Yes	None
<p>RPO 6.11 - To seek commencement and completion of the review of the Western Rail Corridor project as a priority for passenger and freight transport.</p>	N/A	N/A	None
<p>RPO 6.12 - Promote the upgrade of the capacity of the Athlone - Athenry - Galway rail line, including the provision of dual tracks and support provision of increased service stops between Athlone and Galway.</p>	N/A	N/A	None
<p>RPO 6.13 - (a) It shall be an objective to deliver the Athenry - Tuam - Claremorris - Sligo Rail to an appropriate level of service and to a standard capable of facilitating passenger and freight transport. (b) It shall be an objective to progress through pre-appraisal and early planning the extension of the railway from Athenry - Tuam - Claremorris - Sligo.</p>	N/A	N/A	None
<p>RPO 6.14 - Support provision of Smarter Travel infrastructure.</p>	No	Yes	None
<p>RPO 6.15 - Promote enhancement of the capacity of the Sligo to Dublin rail line.</p>	N/A	N/A	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 6.16 - Investigate the feasibility of extending the rail network to the North West City region from Sligo and Dublin.	N/A	N/A	None
RPO 6.17 - Support the development of a Strategy for the electrification of the rail network.	N/A	N/A	None
RPO 6.18 - Utilise smart technology to provide for enhanced service experience for customers.	No	Yes	None
RPO 6.19 - Reduce dependency on fossil-fuel powered vehicles.	No	Yes	None
RPO 6.20 - Undertake network reviews for city, regional centres and support towns across the region, to provide local bus services.	No	Yes	None
RPO 6.21 - Review bus services within and between settlements, including the rural transport programme, to provide for the enhanced and more connected provision of public transport service.	No	Yes	None
RPO 6.22 - Provide new interchange facilities and enhanced bus waiting facilities together with enhanced passenger information, utilising smart technology in appropriate circumstances.	No	Yes	None
RPO 6.23 - To provide sustainable travel which will be supported by providing walking and cycling facilities (including Greenway and Blueway projects) as a priority across the region.	No	Yes	None
RPO 6.24 - Support Cross-border sustainable transport, including but not limited to the delivery of the following: <ul style="list-style-type: none"> • North-West Multi-modal Mobility Hub • North-West Greenway • Ulster Canal Greenway 	No	Yes	None
RPO 6.25 - In addition to the foregoing, specific transport network supports shall be provided for the Islands that shall provide for safe access by sea and include but shall not be limited to the following: <p>(a) Improved pier infrastructure on Inis Oír and Inis Meáin in the Aran Islands and at Machaire Rabhartaigh.</p> <p>(b) New passenger ferry vessel for Oileán Thoraí.</p>	N/A	N/A	None
RPO 6.26 - The walking and cycling offer within the region shall be improved to encourage more people to walk and cycle, through: <p>(a) Preparation and implementation of Local Transport Plans for Galway Metropolitan Area, Regional Growth Centres and Key Towns, which shall encourage a travel mode shift from private vehicular use towards sustainable travel modes of walking, cycling and use of public transport.</p> <p>(b) Safe walking and cycle infrastructure shall be provided in urban and rural areas, the design shall be informed by published design manuals, included the Design Manual for Urban Roads and Streets (DMURS) and the NTA Cycle Manual.</p> <p>(c) Development of a network of Greenways.</p>	No	Yes	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
<p>RPO 6.27 - (a) The Assembly supports the collaborative preparation of Local Transport Plans led by local authorities in conjunction with the NTA and other stakeholders, based on Area Based Transport Assessment (ABTA) guidance and alignment with environmental policy, for Athlone, Letterkenny, Sligo Town, Cavan Town, Monaghan Town, Castlebar, Roscommon Town, Ballinasloe, Carrick-on Shannon, Donegal Town, Tuam, Ballina and other areas as may be determined. The LTP will inform the Urban Area Plans, development and local area plans and other planning framework documents.</p> <p>(b) Local Transport Plans (LTP) will represent the lowest tier of the NPF's framework for the integration of land use and transport planning and the achievement of the NPF's objective of 'compact smart growth'. They will be subject to further transportation and environmental assessment at local level as appropriate based on guidance available and alignment with environmental policy.</p> <p>(c) LTPs will be based on a clear set of objectives and the most recent demographic and travel information taking into account the policies and objectives of the Local Authorities, insofar as they align with those of National and Regional Policy.</p> <p>(d) Local Link Offices (Transport Coordination Units) will be consulted in the development of LTPs.</p>	No	Yes	None
<p>RPO 6.28 - Policies, objectives and measures which emerge from Local Transport Plans shall be incorporated into Development Plans, Local Area Plans, Strategic Development Zone Planning Schemes. Urban Area Plans and other relevant planning framework documents.</p>	No	Yes	None
<p>RPO 6.29 - The management of space in town and village centres should deliver a high level of priority and permeability for walking, cycling and public transport modes to create accessible, attractive, vibrant and safe, places to work, live, shop and engage in community life.</p>	No	Yes	None
<p>RPO 6.30 - Planning at the local level should promote walking, cycling and public transport by maximising the number of people living within walking and cycling distance of their neighbourhood or district centres, public transport services, and other services at the local level such as schools.</p>	No	Yes	None
<p>RPO 6.31 - New development areas should be permeable for walking and cycling and the retrospective implementation of walking and cycling facilities should be undertaken where practicable in existing neighbourhoods, to a give a competitive advantage to these modes. Prioritisation should be given to schools and areas of high employment density</p>	No	Yes	None
<p>RPO 6.32 - Invest in transport networks and services in the region that are socially inclusive and provide a quality of service, connectivity and facilities to meet all societal needs, disabilities (including mobility, sensory and cognitive impairments) and meet the needs and opportunities of an ageing population.</p>	No	Yes	None
<p>RPO 6.33 - Reduce dependency on the fossil-fuel powered vehicles and have regard to the National Policy Framework for Alternative Fuels Infrastructure for Transport</p>	No	Yes	None
<p>RPO 6.34 - Promote deployment of targeted, convenient and safe recharging infrastructure across the region to meet the changing needs of the electric vehicle with particular emphasis in public parking areas and employment locations.</p>	No	Yes	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 6.35 - A feasibility study will be undertaken to explore economic opportunities arising from transatlantic cable connectivity through a Regional Partnership approach.	N/A	N/A	None
RPO 6.36 - Support the roll-out of the National Broadband Plan within the lifetime of this strategy and grow the regional digital economy.	No	Yes	None
RPO 6.37 - All new development to provide specific ducting to enable broadband infrastructure.	No	Yes	None
RPO 6.38 - The Assembly supports the provision of Wifi Hotspots at appropriate publicly accessible locations.	No	Yes	None
RPO 6.39 - Provide information to businesses on the opportunities available through broadband connections.	No	Yes	None
RPO 6.40 - Encourage the utilisation and further development of our Municipal Area Networks.	No	Yes	None
RPO 6.41 - Promote technology interventions and best practice that enhance sustainability in public places, parks, waterways and building management.	No	Yes	None
RPO 6.42 - Encourage policies that promote effective resource management through the application of new technologies, data and environmental management.	No	Yes	None
RPO 6.43 - Encourage, pilot and collaborate with stakeholders to adopt technologies that improve energy and resource sustainability across the region.	No	Yes	None
RPO 6.44 - Encourage the adoption of digital technologies and service platforms across the region to improve asset management and service delivery.	No	Yes	None
RPO 6.45 - Leverage the Smart region approach to secure EU and private financing to accelerate business growth and economic development.	No	Yes	None
RPO 6.46 - Actively develop the regional innovation ecosystem's capacity to nurture businesses, artists, creatives and innovators and generate economic growth in key industry sectors aligned with Enterprise 2025 Objectives and NDP investments.	No	Yes	None
RPO 6.47 - Promote a local and regional 'Open Data' policy and build a Regional Data Infrastructure platform - data is at the basis of the smart approach. Data infrastructure is a shared technological platform where data can be collected, processed, shared and analysed from across the region.	N/A	N/A	None
RPO 6.48 - To enable Public and Private Sector creation of a digitally connected innovation corridor connecting existing, emerging and new incubation spaces (examples include: Portershed, Building Block etc.) that will attract businesses and industries working in the digital economy and creative industries.	No	Yes	None
RPO 6.49 - Develop and deliver strategy and infrastructure to enable the adoption and integration of future modes of transport and mobility.	No	Yes	None
RPO 6.50 - Continue to encourage Active Travel initiatives and where possible leverage technology and digital platforms to enhance the delivery of cycleway and walking infrastructure, particularly in our urban centres.	No	Yes	None
RPO 6.51 - Promote values and policies that make it easy to commute between home, work and school across the region in a way that contributes to a healthy, attractive and climate-friendly region.	No	Yes	None
RPO 6.52 - Understand, advocate for, and facilitate the existing and future infrastructure needs of our urban areas, the wider region and beyond – immediate priorities include access to ultra-fast and rural broadband initiatives.	No	Yes	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 6.53 - Encourage the exploitation of data and information pertinent to new spatial forms and to consider enhanced infrastructural requirements for a fully connected region.	No	Yes	None
RPO 6.54 - Create and adopt policy frameworks, open standards and information technology platforms to make appropriate city datasets accessible and available to increase productivity and growth.	N/A	N/A	None
RPO 6.55 - Establish a “Smart Region Hub”: Build on the Smart Places foundation to craft a vision for our sustained and integrated regional Smart future.	No	Yes	None
RPO 6.56 - Enable access and utilisation of public data to improve planning, stimulate economic development, encourage people into business.	No	Yes	None
RPO 6.57 - Within 2 years, the Assembly, along with WDC, IDA and other relevant agencies, will construct the principles for the creation of a Digital Skills Platform. This Platform will enable access and utilisation of public data to enhance planning, economic growth and encourage entrepreneurship and business startups.	N/A	N/A	None
RPO 6.58 - Use digital platforms to enable improved communication and engagement between citizens and local authorities including fostering the capacity for the community to influenced decision-making.	No	Yes	None
RPO 6.59 - With our partners in Local Government/Local Development promote the benefits of highspeed broadband to ensure that uptake and use are as high as possible.	No	Yes	None
RPO 6.60 - To assist in the establishment of New ‘Technology and Innovation Poles’ (TIPs) - encouraged in our Metropolitan and Regional Growth centres.	No	Yes	None
RPO 7.1 - Support the co-ordination of employment skills and support in the region through the alignment of needs as identified by the Regional Skills Fora to include facilities and opportunities for disadvantaged areas and groups in the community.	N/A	N/A	None
RPO 7.2 - Support disadvantaged communities facing particular barriers to employment, including actively marketing vacancies that are relevant to them.	N/A	N/A	None
RPO 7.3 - Through constituent LCDCs promote vocational and occupational programmes and pathways for progression to a career.	N/A	N/A	None
RPO 7.4 - Support the implementation of the STEM program in Irish Education out to 2026.	N/A	N/A	None
RPO 7.5 - Ensure that the requirements of emerging sectors are reflected in the regional skills needs and resourcing.	N/A	N/A	None
RPO 7.6 - Support and promote the growth, development and success of the Connacht-Ulster Alliance consortium’s ambition towards becoming a Technological University serving the west and north-west.	No	Yes	None
RPO 7.7 - Support the provision of third level education facilities in the Cavan/Monaghan subregion (where the lack of 3rd level education is most pronounced) and in Roscommon and Leitrim.	No	Yes	None
RPO 7.8 - To support the implementation of the objectives of Sláinte Care, including the development of a Single Tier Health Service, and the advancement of many Primary Care Centres in our Urban Places.	N/A	N/A	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 7.9 - Promote the provision of high-quality, accessible and suitably proportioned areas of public open spaces and promote linkage with social, cultural and heritage sites and buildings. In this process prioritise access for walking and cycling.	No	Yes	None
RPO 7.10 - Support the Health Service Executive and other statutory and voluntary agencies and private healthcare providers in the provision of healthcare facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities.	No	Yes	None
RPO 7.11 - Support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan and the National Obesity Plan through integration with planning policy.	No	Yes	None
RPO 7.12 - Ensure local planning, housing, transport/accessibility and leisure policies are developed with a focus on meeting the needs and opportunities of an ageing population and people with disabilities and younger persons.	No	Yes	None
RPO 7.13 - Aim to make this region an Age-Friendly one by working with constituent Planning Authorities and recognising the demographic challenges that face the region and ensure the provision of suitable facilities and services at appropriate locations.	No	Yes	None
RPO 7.14 - The Assembly supports the specific designation of lands in development plans for nursing homes and sheltered housing, whilst ensuring these facilities are integrated within the communities they serve.	No	Yes	None
RPO 7.15 - Encourage multi-agency approaches for delivering the health, social care, education and community services needed by growing, diverse or isolated communities.	N/A	N/A	None
RPO 7.16 - Ensure that appropriate policies are outlined in development plans to deliver housing in the areas and quantities identified in this Strategy.	No	Yes	None
RPO 7.17 - Ensure that the housing delivered meets the needs of the community in terms of social, affordable, private and sheltered in both urban and rural areas.	No	Yes	None
RPO 7.18 - Support the development of housing to meet the population targets in this strategy using as wide a variety of funding mechanisms as possible including regeneration funds, Part V, direct public funding and Public/Private Partnerships.	No	Yes	None
RPO 7.19 - Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.	No	Yes	None
RPO 7.20 - Increase population living within settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, in-fill development schemes, area or site-based regeneration, service site provision and increased building heights appropriate to the settlement, together with infrastructure provision.	No	Yes	None
RPO 8.1 - The Assembly support the development of a safe, secure and reliable electricity network, and the transition towards a low carbon economy centred on energy efficiency and the growth projects outlined and described in this strategy.	No	Yes	None
RPO 8.2 - Support the reinforcement and strengthening of the electricity transmission network with particular reference to the regionally important projects contained within Table 11.	No	Yes	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 8.3 - The Assembly support the necessary integration of the transmission network requirements to allow linkages with renewable energy proposals at all levels to the electricity transmission grid in a sustainable and timely manner.	No	Yes	None
RPO 8.4 - That reinforcements and new electricity transmission infrastructure are put in place and their provision is supported, to ensure the energy needs of future population and economic expansion within designated growth areas and across the Region can be delivered in a sustainable and timely manner and that capacity is available at local and regional scale to meet future needs. Ensure that development minimises impacts on designated areas.	No	Yes	None
RPO 8.5 - To support the build-out of the gas supply network into Counties Sligo, Roscommon, Donegal and Leitrim and in additional locations in the remainder of the region.	No	Yes	None
RPO 8.6 - Facilitate the delivery and expansion of natural gas infrastructure throughout the Region and have regard to the location of existing gas infrastructure in assessing potential developments.	No	Yes	None
RPO 8.7 - Encourage and support innovative partnerships extending the gas network in the region, including the potential for gas to grid injection facilities along with anaerobic digestion facilities.	No	Yes	None
RPO 8.8 - The Assembly supports the implementation of the CURWMP 2015 – 2021 in terms of infrastructure provision.	No	Yes	None
RPO 8.9 - The Assembly supports the requirement that the provision of waste infrastructure is integrated and coordinated with economic development and the planned development of the region as set out in this strategy and the NPF.	No	Yes	None
RPO 8.10 - The siting of waste infrastructure shall in urban areas generally be on lands zoned for industrial use and in non-urban areas shall accord with the principles of proper planning and sustainable development. Environmental constraint mapping can be used to aid this process.	No	Yes	None
RPO 8.11 - The Assembly supports the move towards regional and national self-sufficiency in terms of waste management infrastructure in accordance with the proximity principle and with the circular green economy.	No	Yes	None
RPO 8.12 - To ensure that adequate infrastructure is in place to meet demands from continuing growth and development of the economy and to cater to existing and increased population levels.	No	Yes	None
RPO 8.13 - Support the delivery of flood defence works planned by OPW to be implemented in the short-term.	No	Yes	None
RPO 8.14 - To support the Rural Water Programme, which should be continued and enhanced.	No	Yes	None
RPO 8.15 - Support investment for water and wastewater services in the first instance where existing facilities are insufficient to meet current demands and as outlined above (See: Expanding Service Provision).	No	Yes	None
RPO 8.16 - Water conservation measures should be expanded particularly by rehabilitation and reinforcement of existing water networks.	No	Yes	None
RPO 8.17 - Provide quality water and wastewater services necessary for urban and rural economic development purposes.	No	Yes	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 8.18 - Ensure the protection and improvement of all waters – rivers, lakes, groundwater, estuaries (transitional waters), coastal waters and their associated habitats and species throughout the Region and implement measures to achieve at least Good Status in all water surface bodies	No	Yes	None
RPO 8.19 - Implement the EC Environmental Objectives (Groundwater) Regulations, 2010 (S.I.No.9); the EC (Good Agricultural Practice for Protection of Waters) Regulations, 2009 (S.I. No.101), the Bathing Water Quality Regulations, 2008 (S.I.79) and EC (Quality of Shellfish Waters) Regulations 2006 and amendment Regulations.	No	Yes	None
RPO 8.20 - Participate in the implementation and promote compliance with the objectives of the ‘Water Framework Directive’ through the River Basin Management Plans throughout the region.	No	Yes	None
RPO 8.21 - Ensure Drainage Area Plans including investigation on elimination of combined sewers are prepared for Galway, Athlone, Monaghan and Roscommon.	No	Yes	None
RPO 8.22 - Prioritising investment to improve stormwater infrastructure to improve sustainable drainage and reduce the risk of flooding in the urban and rural environment.	No	Yes	None
RPO 8.23 - The Regional Authority will support the achievement of the objectives under the River BMP for the relevant water bodies in the region.	No	Yes	None
<p>RPO 9.1 - Build Inclusive and Compact Places by:</p> <p>(a) Planning for Inclusive Communities through regional cooperation and collaboration, to support the wider economic and social development agendas of the region and integrating health and wellbeing outcomes across all activities, ensuring that spaces are made available for community use;</p> <p>(b) Accommodating Growth and Delivering Housing through compact growth where housing opportunities are close to schools, community facilities, health facilities, shopping, and employment; Prioritising the (re-)use of existing underutilised land and buildings, and other infill opportunities.</p> <p>(c) Accessing Quality Services by maximising the use of transport and digital infrastructure to ensure people can access quality education and health services, building on the quality health and education infrastructure that exists on a cross-border basis and building more shared services and nurturing greater collaboration between actors and agencies in the co-design of new services.</p> <p>(d) Valuing Cultural Heritage by creating appealing places through attractive and imaginative building design, street layout, civic space and public realm design; Developing new offerings in support of existing ventures in the tourism sector, such as greenways, walking trails and other inter-urban connections, based on the wealth of natural and cultural heritage assets and providing links to the Wild Atlantic Way and the Causeway Coast.</p>	No	Yes	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
<p>RPO 9.2 - Invest in Accessible and Connected Places through:</p> <p>(a) Donegal County Council, Derry City and Strabane District Council and transport providers working together to deliver programmed and future investment for strategic internal and external transport improvements. This to include consideration of cross-border connectivity – with a particular emphasis on provision of high-quality TEN-T routes, maximising the level of accessibility to the urban core for all sectors of the community and all abilities, with a focus upon supporting a modal shift to walking, cycling, public transport, whilst embracing disruptive technologies to augment the shift to electric vehicles and other modes of transport.</p> <p>(b) Encouraging active travel with a clear focus on place building and connectivity and promoting active mobility through soft measures including information and awareness-raising campaigns to complement hard investments in routes and support activities, including activity-based recreation resources.</p> <p>(c) Strengthening Digital Infrastructure by supporting the expansion and investment in third-level education and leveraging cross-border knowledge networks to strengthen access to skills and talents that support a digital economy, nurtures entrepreneurship, anticipates and responds to the demand for innovative services that are socially inclusive, attractive and supportive of the local workforce, and contributes to quality public realm.</p>	No	Yes	None
<p>RPO 9.3 - Planning for a vibrant economy through:</p> <p>(a) Fostering Enterprise and Innovation by identifying the critical linkages between place-making and business investment, utilising the North West Strategic Growth Partnership in realising the economic potential of the Region in priority areas ensuring they are supported by our third level institutes and our R & D institutions of excellence and that further spaces are developed to nurture and catalyse the region’s most innovative entrepreneurs with the area’s strong network of experienced business leaders and cutting edge research and development institutions.</p> <p>(b) Nurturing the rural economy through protecting and promoting the sense of place and culture and the quality, character and distinctiveness of the rural landscape, whilst facilitating the appropriately-scaled development of rural enterprise initiatives, including the appropriate development of tourism, delivering business start-up programmes and development support to rural communities experiencing economic disadvantage, whilst also meeting appropriate rural housing need having due regard to all material considerations.</p>	No	Yes	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
<p>RPO 9.4 - Create Resilient Places and Low-Carbon Infrastructure by:</p> <p>(a) Managing Natural Resources through adhering to the principles of the circular economy, monitor air quality through the use of smart technologies, with the overall aim of improving air quality and to protect local ecosystems through the management of our natural capital.</p> <p>(b) Transitioning to a Low Carbon Economy through a presumption against development in areas vulnerable to flooding and rising sea levels, continuing to assess the probability of risk from all sources of flooding, and working with relevant stakeholders in both the assessment and delivery of any mitigation responses required; Furthermore, pursue the generation of renewable energies and their local applications through, for example, green infrastructure planning, innovative design solutions, the promotion of energy-efficient buildings and homes.</p> <p>(c) Diversifying Energy Resources by promoting and facilitating the development of the wider North West region as a Centre of Excellence for renewable energy and innovation and establishing a sustainable energy strategy for the City Region that pursues continued investment in the resilience and security of electricity networks and infrastructure, and the development of a diverse energy portfolio, harnesses the expertise of technological research and training among the region's institutions of higher education, growing the development of a skilled workforce in all aspects of energy generation including linking employment opportunities in the emerging renewable energy field to workers displaced from other economic sectors.</p>	No	Yes	None
<p>RPO 9.5 - To reinforce through the RSES the North West Regional Growth Partnership, through the continuation of growth in Letterkenny Regional Growth Centre and its wider hinterland, which includes the North West City Region, and align where possible spatial planning, including Bridgend, Muff and Killea Co. Donegal.</p>	N/A	N/A	None
<p>RPO 9.6 - To establish a Cross-Jurisdictional Working Group which collaborates on projects such as Blueways, Greenways, Walking/Hiking Trails/Peatways to foster improved local and regional links.</p>	No	Yes	None
<p>RPO 9.7 - The Assembly will work with Local Authorities, and other stakeholders in both jurisdictions to identify further potential projects which could benefit cross border communities, and in doing so create an inventory of priority projects to be advanced to feasibility studies, and beyond.</p>	N/A	N/A	None
<p>RPO 9.8 - To ensure the continuation and strengthening of cross-jurisdictional management of River Basin Management Plans and the implementation of the Water Framework Directive.</p>	No	Yes	None
<p>RPO 10.1 Within six months of the adoption of the RSES, a RSES Oversight Committee(s) will be established to ensure oversight of the implementation, monitoring and reporting of progress in implementation of the RSES to the Regional Assembly, as well as identifying opportunities to drive Regional Development, and suggest sources of funding, fostering partnerships/new collaborations.</p>	N/A	N/A	None
<p>RPO 10.2 The RSES Oversight Committee will:</p> <ul style="list-style-type: none"> • Assess issues that impact upon the effectiveness or performance of the strategy • Evaluate the progress made across all Regional Policy Objectives, including those of the Galway MASP and the Regional Growth Centre Strategic Plans for Sligo, Letterkenny and Athlone. 	N/A	N/A	None

Regional Policy Objective	Do MCDP Policies Conflict?	Do MCDP Policies Align?	Amendment Required?
RPO 10.3 The Northern and Western Regional Assembly will: <ul style="list-style-type: none"> • Every two years prepare a report which monitors the progress in implementing the RSES • As part of the RSES review process, the NWRA will publish (and update) an infrastructure tracker and progress report every two years. This report will update the status of all major Regional Infrastructure Projects. 	N/A	N/A	None
RPO 10.4 It is an objective to carry out a review and update of baseline data for monitoring and reporting of progress in implementing the RSES. Said data shall be published on the NWRA website.	N/A	N/A	None

Appendix Three

Table 3 - Assessment of Monaghan County Development Plan Objectives and Policies Against NPF and NWRA RSES Objectives

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
Chapter 1			
SO 1: To develop to its full potential each part of County Monaghan in economic, social and environmental terms.	No	Yes – Aligns with NPF & RSES objectives of balanced development	None
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.	No	Yes – Aligns with NPF & RSES objectives of strengthening existing settlements	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable economic development and all island cohesion	None
SO 4: To support balanced economic development throughout the county by delivering improved infrastructure and services.	No	Yes – Aligns with NPF & RSES objectives of sustainable economic, infrastructure and services development	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable management of water, waste and other environmental resources	None
SO 6: To plan for greater social inclusion and to improve the quality of life of all who live and work in County Monaghan.	No	Yes – Aligns with NPF & RSES objectives of promoting a socially inclusive society and greater quality of life	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable development	None
SO 8: To maintain the strategic capacity and safety of the national roads network and to safeguard the investment in national roads.	No	Yes – Aligns with NPF & RSES objectives of enhanced regional accessibility and the management and enhancement of the capacity and safety of the national roads network	None
Chapter 2			
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable development that enables economic growth, infrastructure improvement and sustainable population growth	None
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.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres and the growth of county towns as key service centres.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres and the protection of natural and built heritage in urban areas	None
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.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres	None
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.	No	Yes – Aligns with NPF & RSES objectives of the strengthening, renewal and regeneration of villages as local service centres	None
SHO 5 To support and encourage the development of Tier 5 settlements to ensure that local services are sustained in the rural community settlements.	No	Yes – Aligns with NPF & RSES objectives of sustaining the viability of rural settlements in an appropriate way	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustaining the viability of rural settlements in an appropriate way	None
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 Aligns with its role as the designated County town.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres and continued growth of key towns as service centres	None
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.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres	None
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.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres and the protection of natural and built heritage in urban areas	None
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.	No	Yes – Aligns with NPF & RSES objectives of the strengthening, renewal and regeneration of villages as local service centres	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustaining the viability of rural settlements in an appropriate way	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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	No	Yes – Aligns with NPF & RSES objectives of sustainable development, urban strengthening, compact urban growth and the protection of natural and built heritage and resources within and surrounding urban areas	None
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	No	Yes – Aligns with NPF & RSES objectives of sustainable urban residential development based on a robust core strategy and effective use of existing and planned infrastructure investment	None
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	No	Yes – Aligns with NPF & RSES objectives to provide low-density serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages as an alternative to living in one-off houses outside towns and villages	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable urban residential development based on a robust core strategy and effective use of existing and planned infrastructure investment.	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable residential development that permits appropriate levels of rural housing based on social or economic need	None
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.	No	Yes – Aligns with NPF & RSES objectives of the strengthening, renewal and regeneration of villages and sustainable residential development within them	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
<p>RSP 1 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 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>	No	Yes – Aligns with NPF & RSES objectives of sustainable development within rural settlements which is appropriate to its location and does not have adverse impacts upon landscape, water quality, ecology, or the character of the settlement	None
<p>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.</p>	No	Yes – Aligns with NPF & RSES objectives of sustainable residential development within rural areas under strong urban influence that permits appropriate levels of rural housing based on social or economic need	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
<p>RSP 2 Applications for single dwellings in these areas will only be permitted where the development complies with one of the following;</p> <p>a) The applicant is a landowner¹, or where the dwelling is for a member of his / her immediate family².</p> <p>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.</p> <p>c) The dwelling is required to meet the needs of a person working in an established rural based agricultural, commercial, industrial or other 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>	<p>No</p>	<p>Yes – Aligns with NPF & RSES objectives of sustainable residential development within areas rural under strong urban influence that permits appropriate levels of rural housing based on social or economic need</p>	<p>None</p>

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable rural development outside rural areas under strong urban influence which is appropriate to its location	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable rural development outside rural areas under strong urban influence which is appropriate to its location and does not have adverse impacts upon landscape, water quality, ecology, or the character of the settlement	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable residential development within rural areas under strong urban influence and the use of brownfield sites within the rural area to facilitate rural housing.	None
Chapter 3			
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	No	Yes – Aligns with NPF & RSES objectives of sustainable urban residential development based on a robust core strategy and effective use of existing and planned infrastructure investment, and to facilitate appropriate and sustainable rural housing	None
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).	No	Yes – Aligns with NPF & RSES objectives of ensuring a suitable supply of social housing in appropriate locations	None
HSP 1 To provide social housing through partnership working with voluntary and cooperative housing bodies as well as through agreements with private developers and the local authority’s own house building programme.	No	Yes – Aligns with NPF & RSES objectives of ensuring a suitable supply of social housing	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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	No	Yes – Aligns with NPF & RSES objectives of ensuring a suitable supply of social housing in appropriate locations with more mixed tenure and integrated communities	None
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 growth projected within that specific settlement, except where there is otherwise demonstrable need.	No	Yes – Aligns with NPF & RSES objectives of sustainable residential development within settlements which is in accordance with the core strategy and is appropriate to its location.	None
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.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres and sustainable urban residential development based on effective use of infrastructure investment.	None
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	No	Yes – Aligns with NPF & RSES objectives of allowing choice in housing location, type, tenure and accommodation in responding to need.	None
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.	No	Yes – Aligns with NPF & RSES objectives of providing quality residential developments in settlements	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring residential densities appropriate to its location and surrounding development.	None
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	No	Yes – Aligns with NPF & RSES objectives of making better use of under-utilised land and buildings and targeting 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.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of making better use of under-utilised land and buildings and to target 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.	None
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.	No	Yes – Aligns with NPF & RSES objectives addressing the specific needs of travellers, ensuring that targeted provision is incorporated into housing and traveller accommodation strategies and development plans	None
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 located within the Tier 1, 2 and 3 settlements except in exceptional circumstances where the suitable reuse of existing buildings can be considered	No	Yes – Aligns with NPF & RSES objectives of meeting the needs of an ageing population and the specific designation of lands in development plans for nursing homes and sheltered housing, whilst ensuring these facilities are integrated within the communities they serve	None
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	No	Yes – Aligns with NPF & RSES objectives of supporting the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.	None
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	No	Yes – Aligns with NPF & RSES objectives of addressing the needs of the disabled and homelessness and facilitating independent living, access and mobility in relation to buildings and the environment and full integration with society generally.	None
HSP 15 To require all applications for rural housing to comply with the guidance set out in Development Management Chapter.	No	Yes – Aligns with NPF & RSES objectives of sustainable rural housing that has no adverse impact upon the environment	None
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	No	Yes – Aligns with NPF & RSES objectives of complying with siting and design criteria for rural housing in statutory guidelines and plans	None
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	No	Yes – Aligns with NPF & RSES objectives of sustainable rural housing that has no adverse impact upon the environment, landscape, water quality, natural heritage and built heritage	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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 beyond the plan period, to utilise existing physical and social infrastructure and to avoid demand for the uneconomic provision of new infrastructure	No	Yes – Aligns with NPF & RSES objectives of sustainable residential development within rural areas under strong urban influence that permits appropriate levels of rural housing based on social or economic need, and sustains compact urban growth to ensure the effective use of existing and planned infrastructure investment	None
Chapter 4			
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.	No	Yes – Aligns with NPF & RSES objectives of promoting self-sustaining economic and employment based development opportunities and progressive planning for investment in and economic diversification of rural towns and villages, and encouraging diversification of indigenous economic activity	None
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	No	Yes – Aligns with NPF & RSES objectives of supporting retail in town and village centres through the sequential approach, as provided within the Retail Guidelines, and to encourage appropriate development formats within the town and village centres.	None
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	No	Yes – Aligns with NPF & RSES objectives of supporting the vibrancy and vitality of the core retail areas of town centres and sustaining local services in villages.	None
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).	No	Yes – Aligns with NPF & RSES objectives of supporting retail in town and village centres through the sequential approach, as provided within the Retail Guidelines, and to encourage appropriate development formats within the town and village centres.	None
RTP 4 To direct retail development to serviced areas to reinforce the role and function of the core retail areas.	No	Yes – Aligns with NPF & RSES objectives of supporting retail in town and village centres through the sequential approach, as provided within the Retail Guidelines, and to encourage appropriate development formats within the town and village centres.	None
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.	No	Yes – Aligns with NPF & RSES objectives of supporting retail in town and village centres through the sequential approach, as provided within the Retail Guidelines, and to encourage appropriate development formats within the town and village centres.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of supporting retail in town and village centres through the sequential approach, as provided within the Retail Guidelines, and to encourage appropriate development formats within the town and village centres.	None
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.	No	Yes – Aligns with NPF & RSES objectives of adopting a presumption in favour of the reuse and restoration of town centre buildings for use as retail space	None
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	No	Yes – Aligns with NPF & RSES objectives of supporting retail in town and village centres through the sequential approach, as provided within the Retail Guidelines, and to encourage appropriate development formats within the town and village centres.	None
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.	No	Yes – Aligns with NPF & RSES objectives of supporting retail in town and village centres through the sequential approach, as provided within the Retail Guidelines, and to encourage appropriate development formats within the town and village centres.	None
RTP 10 To improve the public realm of urban centres through the encouragement of high quality design.	No	Yes – Aligns with NPF & RSES objectives of supporting transformational public realm initiatives to give city and town centre areas back to citizens, encouraging greater city and town centre living, enhanced recreational spaces and attractiveness from a cultural, tourism and promotional perspective.	None
RTP 11 To ensure that all new retail and commercial development proposals respect the character and scale of the existing streetscape	No	Yes – Aligns with NPF & RSES objectives of focussing on regenerating original town centres and main street areas	None
RTP 12 To improve the accessibility of town centres by encouraging a pedestrian and cyclist friendly environment.	No	Yes – Aligns with NPF & RSES objectives of creating a more walkable and cycling friendly urban environment and prioritising walking and cycling accessibility to both existing and proposed developments	None
RTP 13 To promote complementary non-retail uses in town centres, particularly where this can encourage cross-visitation.	No	Yes – Aligns with NPF & RSES objectives of focussing on regenerating original town centres and main street areas and how they relate to the expanded town, to create more attractive, desirable places that people want to live and spend time in, for work, shopping or recreation	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
RTP 14 To promote activities that will bring enhanced footfall, such as festivals, events and farmers' markets in town centres.	No	Yes – Aligns with NPF & RSES objectives of focussing on regenerating original town centres and main street areas and how they relate to the expanded town, to create more attractive, desirable places that people want to live and spend time in, for work, shopping or recreation.	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable industrial development that supports compact urban form, encourages use of sustainable modes of transport and makes use of existing and planned infrastructure, and has no adverse impact upon the environment, water quality, ecology or the landscape	None
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.	No	Yes – Aligns with NPF & RSES objectives of promoting self-sustaining economic and employment based development opportunities and progressive planning for investment in and economic diversification of rural towns and villages, and encouraging diversification of indigenous economic activity	None
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	No	Yes – Aligns with NPF & RSES objectives of sustainable industrial development that makes use of existing and planned infrastructure, and has no adverse impact upon the environment, water quality, ecology or the landscape	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable industrial development that supports compact urban form, encourages use of sustainable modes of transport, makes use of existing and planned infrastructure, and has no adverse impact upon the environment, water quality, ecology or the landscape	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable industrial development that supports compact urban form, encourages use of sustainable modes of transport, makes use of existing and planned infrastructure, and has no adverse impact upon the environment, water and air quality, ecology or the landscape	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable industrial development that has no adverse impact upon the environment, water and air quality, ecology or the landscape	None
INDP7 Proposals for specialised high-tech industry/business with significant employment potential will be favourably considered subject to appropriate access arrangements and servicing, alongside compliance with development management and technical standards and other relevant policies of this Plan.	No	Yes – Aligns with NPF & RSES objectives of embracing new technologies and supporting technology-led start-ups and by attracting further investment to the regions.	None
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	No	Yes – Aligns with NPF & RSES objectives of sustainable industrial development that supports compact urban form, encourages use of sustainable modes of transport and makes use of existing and planned infrastructure, and has no adverse impact upon the environment, water and air quality, ecology or the landscape	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable industrial development that has no adverse impact upon the environment, water and air quality, ecology or the landscape	None
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.	No	Yes – Aligns with NPF & RSES objectives of encouraging opportunities for upskilling and education to enhance economic prosperity, investment in programmes for life-long learning, especially in areas of higher education and further education and training where skills gaps are identified. and supporting the provision of third level education facilities in the Cavan/Monaghan subregion	None
INDP 12 To encourage the reuse of sites and/or existing building stock, where possible.	No	Yes – Aligns with NPF & RSES objectives of making better use of under-utilised land and buildings through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes.	None
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.	No	Yes – Aligns with NPF & RSES objectives of supporting opportunities to diversify and innovation in rural economic development and enterprise through the diversification of the rural economy into new sectors and services, including ICT-based industries and those addressing climate change and sustainability.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
<p>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 harmony with the established agricultural operations on-site and have regard to the following:</p> <p>(i) Where applicable and as far as possible, the proposed development should reuse or adapt existing/redundant farm buildings.</p> <p>(ii) Any new proposed building must be of a scale, form and design appropriate to the rural area.</p> <p>(iii) The developer must demonstrate that the new development can be adequately serviced and complies with all other relevant policies of the Development Plan.</p>	No	Yes – Aligns with NPF & RSES objectives of supporting agricultural diversification into alternative on-farm and off-farm activities, facilitating the appropriately-scaled development of rural enterprise initiatives, including the appropriate development of tourism, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage which are vital to rural tourism.	None
<p>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.</p>	No	Yes – Aligns with NPF & RSES objectives of ensuring the protection and improvement of all waters and implementing measures to achieve at least Good Status in all water surface bodies	None
<p>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</p>	No	Yes – Aligns with NPF & RSES objectives of sustainable management of waste generation, ensuring the protection and improvement of all waters and implementing measures to achieve at least Good Status in all water surface bodies	None
<p>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.</p>	No	Yes – Aligns with NPF & RSES objectives of sustainable rural development which is appropriate to its location and does not have adverse impacts upon landscape, water quality, ecology or public roads	None
<p>ARGP 6 To realise the positive potential of forestry on rural economies through the promotion of appropriate policies in relation industries and tourism</p>	No	Yes – Aligns with NPF & RSES objectives of facilitating the development of the rural economy through supporting sustainable forestry	None
<p>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</p>	No	Yes – Aligns with NPF & RSES objectives of sustainable rural development which is appropriate to its location and does not have adverse impacts upon landscape, water quality, ecology, or built heritage	None
<p>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.</p>	No	Yes – Aligns with NPF & RSES objectives of promoting the development of integrated walking, cycling and bridle routes as an activity for both international visitors and local tourists	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of establishing potential tourist and amenity attractions of scale in the Cavan/Monaghan region, in partnership with Fáilte Ireland, and the relevant Local Authorities.	None
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.	No	Yes – Aligns with NPF & RSES objectives of facilitating tourism development	None
TMP 3 To promote and facilitate the sustainable use of the County’s existing historical, cultural and landscape assets for tourism purposes.	No	Yes – Aligns with NPF & RSES objectives of sustainably promoting natural and cultural assets.	None
TMP4 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.	No	Yes – Aligns with NPF & RSES objectives of sustainably promoting the natural and cultural assets of the Regions and enhancing regional amenity attractions with growth potential, enhanced recreational spaces and attractiveness from a cultural, tourism and promotional perspective.	None
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.	No	Yes – Aligns with NPF & RSES objectives of supporting the delivery of the Ulster Canal Greenway and facilitating the continued development of the region’s Blueways along existing waterways and through the reopening of disused waterways, such as the Ulster Canal, and the prioritisation of Greenways of scale and appropriate standard that have significant potential to deliver an increase in activity tourism	None
TMP 6 To support the reopening of the Ulster Canal given its tourism and economic potential for County Monaghan and the wider region.	No	Yes – Aligns with NPF & RSES objectives of supporting and facilitating the continued development of the region’s Blueways along existing waterways and through the reopening of disused waterways, such as the Ulster Canal.	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainably developing tourism with appropriate supporting development and ensuring provision is made for the expansion in accommodation and facilities within Destination Towns	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainably developing tourism with appropriate supporting development	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of facilitating tourism development and establishing potential tourist and amenity attractions of scale in the Cavan/Monaghan region	None
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.	No	Yes – Aligns with NPF & RSES objectives of supporting the growth of the agri-food industry and its SMEs	None
TMP 11 To promote growth in the events and festivals sector to facilitate the development of Monaghan as an events destination.	No	Yes – Aligns with NPF & RSES objectives of sustainably developing tourism with appropriate supporting development.	None
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.	No	Yes – Aligns with NPF & RSES objectives of supporting agricultural diversification into alternative on-farm activities, including the appropriate development of tourism	None
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	No	Yes – Aligns with NPF & RSES objectives of working with relevant landholders and recreational/tourism agencies to increase access to the Countryside and enhanced access to state lands, and to ensure maintenance and access to the existing network of trails, paths, ways etc.	None
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.	No	Yes – Aligns with NPF & RSES objectives of prioritising walking and cycling accessibility to both existing and proposed developments, and promoting the development of integrated walking, cycling and bridle routes throughout the region as an activity for both international visitors and local tourists in a manner that is compatible with nature conservation and other environmental policies.	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainably increasing tourism	None
TMP 16 To support the implementation of the objectives set out in the Draft Sliabh Beagh Masterplan and any subsequent versions.	No	Yes – Aligns with NPF & RSES objectives of sustainably establishing potential tourist and amenity attractions of scale in the Cavan/Monaghan region	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of supporting the themed branding of tourist regions	None
ERP 1 To safeguard for future extraction all identified locations of major mineral deposits in the County.	No	Yes – Aligns with NPF & RSES objectives of sustainably and efficiently managing resources	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainably managing resources without any adverse impact upon the environment	None
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.	No	Yes – Aligns with NPF & RSES objectives of facilitating appropriately scaled development of rural enterprise initiatives	None
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.	No	Yes – Aligns with NPF & RSES objectives of facilitating the sustainable development of rural enterprise initiatives	None
BRP 3 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: 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.	No	Yes – Aligns with NPF & RSES objectives of facilitating the sustainable development of rural enterprise initiatives	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
<p>HBP 1 Consideration shall be given to proposals for establishing small-scale, home-based businesses in rural areas where</p> <p>(i) the business use is subordinate to the main use of the dwelling as residential accommodation,</p> <p>(ii) the business activity is of a limited scale (1 or 2 workers) and</p> <p>(iii) normal development management and technical requirements are complied with.</p>	No	Yes – Aligns with NPF & RSES objectives of facilitating the sustainable development of rural enterprise initiatives	None
Chapter 5			
<p>CSO 1 To protect and enhance existing community and recreation facilities throughout the County and to secure the provision of additional facilities subject to demand and availability of resources in cooperation with the relevant stakeholders, the Local Community Development Committee and their associated Local Economic and Community Plan.</p>	No	Yes – Aligns with NPF & RSES objectives of access to quality childcare, education and health services and the provision of healthcare facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities	None
<p>CFP 1 To consider development proposals for new social and community infrastructure/service related development (healthcare, sports/recreational facilities, playgrounds, community resource buildings, education facilities, etc) at;</p> <p>(a) Locations within the settlement boundaries which are within walking distance of local services whereby social inclusion is promoted. An alternative location may be considered where it is clearly demonstrated that there are no suitable sites available within the settlement and strong justification is given to the development of such a particular site.</p> <p>(b) In rural locations in close proximity to existing rural infrastructure (schools, sports facilities, churches etc) where it is demonstrated that the development is intended to serve an exclusive rural need or where there is no site available which meet the locational criteria set out in (a) above.</p>	No	Yes – Aligns with NPF & RSES objectives of access to quality childcare, education and health services and the provision of healthcare facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities	None
<p>CFP 2 To assist and promote community groups in determining local projects that will engage and support local community development and to support them in any funding application opportunities which may arise.</p>	No	Yes – Aligns with NPF & RSES objectives of the provision of community and social facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities	None
<p>CFP 3 To ensure that suitable and sufficient lands are available in appropriate and accessible areas in the larger settlements of County Monaghan for the provision, expansion and/or improvement of educational facilities and to restrict development adjoining existing public educational facilities which would hinder the planned future expansion of such facilities and any associated ancillary infrastructure.</p>	No	Yes – Aligns with NPF & RSES objectives of the provision of community and social facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
<p>CFP 4 To facilitate the implementation of Department of Education and Skills programme of capital investment in schools in line with the proper planning and sustainable development of the area and in compliance with the following, or any subsequent relation publications, in terms of location, siting and design:</p> <p>a) The provision of Schools and the Planning System – A Code of Practice for Planning Authorities, Department of the Environment, Heritage and Local Government, July 2008.</p> <p>b) Technical Guidance Document TGD20-TGD25 Department of Education and Skills 2007 c) Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government May 2009 (and the accompanying Urban Design Manual).</p>	No	Yes – Aligns with NPF & RSES objectives of access to quality childcare, education and health services and the provision of healthcare facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities	None
<p>CFP 5 To facilitate, promote and encourage the development of third level education facilities in County Monaghan.</p>	No	Yes – Aligns with NPF & RSES objectives of supporting the provision of third level education facilities in the Cavan/Monaghan subregion	None
<p>CFP 6 To promote the provision, improvement and expansion of sports facilities within the County, subject to normal planning criteria and the proper planning and sustainable development of the County.</p>	No	Yes – Aligns with NPF & RSES objectives of the provision of community and social facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities	None
<p>CFP 7 To encourage and assist in the development of the arts within County Monaghan, support the ongoing development of cultural infrastructure and encourage the provision of public art in all forms throughout the County.</p>	No	Yes – Aligns with NPF & RSES objectives of the provision of community and social facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities	None
<p>CFP 8 To support the continued improvement to the library service in County Monaghan to meet the current and future needs of all members of the community and to strengthen links with socially excluded members and groups of our society.</p>	No	Yes – Aligns with NPF & RSES objectives of the provision of community and social facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities	None
<p>CFP 9 To facilitate and support, where a need is identified and in co-operation with the Monaghan County Childcare Committee, the provision of childcare facilities in appropriate locations, and where possible within settlement boundaries and/or adjacent to existing community facilities in order to facilitate localised provision, accessibility and sustainable development.</p>	No	Yes – Aligns with NPF & RSES objectives of the provision of community and social facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
<p>CFP 10 To assess proposals for childcare facilities in accordance with the following criteria:</p> <p>(a) The suitability of the site and type of facility proposed.</p> <p>(b) The availability of an appropriate external play area.</p> <p>(c) The provision of safe access, adequate car parking, drop off and circulation area for clients and staff.</p> <p>(d) The implications of the proposed development on the traffic flow and general road safety of the area.</p> <p>(e) The accessibility of the proposed development, particularly in relation to pedestrian access from residential areas, places of work and existing educational facilities.</p> <p>(f) The proposed operating hours of the facility and the impact of same on the amenities of the surrounding area.</p>	No	Yes – Aligns with NPF & RSES objectives of the provision of community and social facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities	None
<p>CFP 11 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.</p>	No	Yes – Aligns with NPF & RSES objectives of creating a more walkable and cycling friendly environment and prioritising walking and cycling accessibility to both existing and proposed developments	None
<p>CFP 12 To promote and encourage the development of walks and cycle ways in accordance with the Smarter Travel Policy and to protect established routes from development which would adversely impact upon them.</p>	No	Yes – Aligns with NPF & RSES objectives of creating a more walkable and cycling friendly environment and prioritising walking and cycling accessibility to both existing and proposed developments	None
<p>CFP 13 To develop, in co-operation and consultation with adjoining local authorities and cross border bodies, sections of the Ulster Canal Greenway to connect the main urban centres throughout central Ulster.</p>	No	Yes – Aligns with NPF & RSES objectives of supporting the delivery of the Ulster Canal Greenway	None
<p>CFP 14 To work with in conjunction with adjoining local authorities including Meath, Louth and Cavan to develop the border kingdoms route across Dundalk, Inniskeen, Carrickmacross, Kingscourt, Nobber, Navan and Drogheda.</p>	No	Yes – Aligns with NPF & RSES objectives of the prioritisation of Greenways of scale and appropriate standard that have significant potential to deliver an increase in activity	None
<p>CFP 15 To support schools in providing safe routes between schools and surrounding residential areas to facilitate safe routes to schools, park and stride and other active travel initiatives.</p>	No	Yes – Aligns with NPF & RSES objectives of ensuring the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments and providing safe walking and cycle infrastructure	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
CFP 16 To protect established/historic railway corridors and other disused transport infrastructure routes throughout the County primarily for strategic infrastructure provision and recreational development. Where these corridors have already been compromised by development, adjacent lands which could provide opportunities to bypass such an impediment and reconnect these routes for amenity purposes shall be protected for this purpose.	No	Yes – Aligns with NPF & RSES objectives of developing an integrated network of Greenways across the Region	None
CFP 17 To protect and enhance public open spaces and established recreational green areas.	No	Yes – Aligns with NPF & RSES objectives of promoting the provision of high-quality, accessible and suitably proportioned areas of public open spaces	None
CFP 18 To support the protection of lands zoned as amenity/open space in settlement plans for recreational/amenity use and to resist the loss of existing designated areas of public open space except where a higher quality of designated open space is being provided in lieu of its loss.	No	Yes – Aligns with NPF & RSES objectives of promoting the provision of high-quality, accessible and suitably proportioned areas of public open spaces	None
CFP 19 To identify and preserve existing public rights of way to recreational areas and to commence the process of mapping and listing public rights of way in the County over the lifetime of this development plan, as resources allow, under the provisions of Section 14 of the Planning and Development Act (as amended).	No	Yes – Aligns with NPF & RSES objectives of working with relevant landholders and recreational/tourism agencies to increase access to the Countryside and, and to ensure maintenance and access to the existing network of trails, paths, ways, etc	None
Chapter 6			
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, landscapes, natural heritage and green spaces, and conserving and enhancing the rich qualities of natural and cultural heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, landscapes, natural heritage and green spaces, and conserving and enhancing the rich qualities of natural and cultural heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, landscapes, natural heritage and green spaces, and conserving and enhancing the rich qualities of natural and cultural heritage.	None
HLP 3 To contribute as appropriate towards the protection of designated sites in compliance with relevant EU Directives and applicable National Legislation.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, landscapes, natural heritage and green spaces, and conserving and enhancing the rich qualities of natural and cultural heritage.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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).	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural and cultural heritage, and conserving and protecting European sites and their integrity.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, landscapes, natural heritage and green spaces, and conserving and enhancing the rich qualities of natural and cultural heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, landscapes, natural heritage and green spaces, and conserving and enhancing the rich qualities of natural and cultural heritage.	None
HLP 7 To promote the development of Kavanagh Country as a cultural destination	No	Yes – Aligns with NPF & RSES objectives of facilitating tourism development and establishing potential tourist and amenity attractions of scale in the Cavan/Monaghan region	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable landscapes and natural heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable landscapes and natural heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, landscapes, natural heritage and green spaces, and conserving and enhancing the rich qualities of natural and cultural heritage with coherent transboundary planning.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable landscapes and natural heritage.	None
HLP 12 Support, as appropriate, any relevant recommendations contained in the National Landscape Strategy for Ireland.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable landscapes and natural heritage.	None
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	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural and cultural heritage, and conserving and protecting European sites and their integrity.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural and cultural heritage.	None
HLP 15 To ensure that all proposed developments comply with the DoECLG publication “Appropriate Assessment of Plans and Projects in Ireland- Guidance for Planning Authorities 2010”	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural and cultural heritage, and conserving and protecting European sites and their integrity.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural and cultural heritage, and conserving and protecting European sites and their integrity.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural and cultural heritage, and conserving and protecting European sites and their integrity.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural and cultural heritage, conserving and protecting European sites and their integrity and ensuring the protection and improvement of all waters and their associated habitats and species throughout the region and implementing measures to achieve at least Good Status in all water surface bodies.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting, enhancing and harnessing the potential of the region’s cultural and heritage assets.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural and cultural heritage, and conserving and protecting European sites and their integrity.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural and cultural heritage, and conserving and protecting European sites and their integrity.	None
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	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural and cultural heritage, and conserving/protecting European sites and their integrity.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, natural heritage and green spaces, and conserving and enhancing the rich qualities of natural and cultural heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, landscapes, natural heritage and green spaces, and conserving and enhancing the rich qualities of natural and cultural heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, landscapes, natural heritage and green spaces, and conserving and enhancing the rich qualities of natural and cultural heritage.	None
SRP 1 To prohibit development that would disrupt or adversely affect a view from/along any scenic route as identified in Appendix 5.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable landscapes and natural heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable landscapes and natural heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable landscapes and natural heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of conserving and enhancing the rich qualities of natural and cultural heritage, and ease of access to amenities.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable landscapes and natural heritage.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable landscapes and natural heritage.	None
GEP 4 To contribute towards the appropriate protection and maintenance of the character, integrity and conservation value of features or areas of geological interest.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable landscapes and natural heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable landscapes and natural heritage.	None
GIP 1 It shall be an objective of Monaghan County Council to prepare a Green Infrastructure Strategy for the County over the plan period.	No	Yes – Aligns with NPF & RSES objectives of identifying and developing quality green infrastructure, and incorporating integrated planning for Green Infrastructure and ecosystem services into the preparation of statutory land use plans.	None
GIP 2 To prepare a detailed Green Infrastructure network for the towns of Monaghan, Carrickmacross, Castleblayney, Ballybay and Clones.	No	Yes – Aligns with NPF & RSES objectives of identifying and developing quality green infrastructure, and incorporating integrated planning for Green Infrastructure and ecosystem services into the preparation of statutory land use plans.	None
GIP 3 To support the improvement and enhancement of existing Green Infrastructure within the settlements	No	Yes – Aligns with NPF & RSES objectives of identifying and developing quality green infrastructure.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, landscapes, natural heritage and green spaces, and conserving and enhancing the rich qualities of natural and cultural heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of identifying and developing quality green infrastructure.	None
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	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural and cultural heritage, and conserving and protecting European sites and their integrity.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
<p>GIP 7 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. 	No	Yes – Aligns with NPF & RSES objectives of identifying and developing quality green infrastructure, and incorporating integrated planning for Green Infrastructure and ecosystem services into the preparation of statutory land use plans.	None
<p>WLP 1 Development that would destroy, fragment or degrade any wetland will be resisted.</p>	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural and cultural heritage, and conserving and protecting European sites and their integrity.	None
<p>WLP 2 Where it is proposed to infill or reclaim a wetland area, an Ecological Impact Assessment will be required.</p>	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural and cultural heritage, and conserving and protecting European sites and their integrity.	None
<p>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</p>	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural and cultural heritage, and conserving and protecting European sites and their integrity.	None
<p>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.</p>	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural heritage.	None
<p>TWP 2 To preserve trees and/or groups of trees that have a significant amenity value, and to designate Tree Preservation Orders where appropriate.</p>	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural heritage.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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	No	Yes – Aligns with NPF & RSES objectives of controlling and managing the spread of invasive and alien species.	None
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.	No	Yes – Aligns with NPF & RSES objectives of controlling and managing the spread of invasive and alien species.	None
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.	No	Yes – Aligns with NPF & RSES objectives of enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
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).	No	Yes – Aligns with NPF & RSES objectives of enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
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).	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving archaeological and built heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving archaeological and built heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving archaeological and built heritage.	None
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 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	No	Yes – Aligns with NPF & RSES objectives of enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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	No	Yes – Aligns with NPF & RSES objectives of enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
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)	No	Yes – Aligns with NPF & RSES objectives of enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving archaeological and built heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving archaeological and built heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
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).	No	Yes – Aligns with NPF & RSES objectives of enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving archaeological and built heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving archaeological and built heritage.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving archaeological and built heritage.	None
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	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving archaeological and built heritage.	None
PMP 4 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; 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).	No	Yes – Aligns with NPF & RSES objectives of enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
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.	No	Yes – Aligns with NPF & RSES objectives of enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
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 Places. To contribute, as appropriate, towards the protection and preservation of underwater archaeological sites in riverine or lacustrine locations.	No	Yes – Aligns with NPF & RSES objectives of enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
PMP 7 To consult with the National Monuments Service in relation to proposed developments adjoining archaeological sites.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving our archaeological and built heritage.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving archaeological and built heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving archaeological and built heritage.	None
Chapter 7			
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.	No	Yes – Aligns with NPF & RSES objectives of supporting the provision of Smarter Travel infrastructure and continuing to encourage Active Travel initiatives and where possible leverage technology and digital platforms to enhance the delivery of cycleway and walking infrastructure, particularly in urban centres	None
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.	No	Yes – Aligns with NPF & RSES objectives of investing in infrastructure and technology to mitigate the impacts of the United Kingdom leaving the European Union.	None
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	No	Yes – Aligns with NPF & RSES objectives of supporting the provision of Smarter Travel infrastructure and continuing to encourage Active Travel initiatives and where possible leverage technology and digital platforms to enhance the delivery of cycleway and walking infrastructure, particularly in urban centres	None
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.	No	Yes – Aligns with NPF & RSES objectives of supporting the provision of Smarter Travel infrastructure and continuing to encourage Active Travel initiatives and where possible leverage technology and digital platforms to enhance the delivery of cycleway and walking infrastructure, particularly in urban centres	None
TP 3 To capitalise on the County’s existing transport infrastructure by implementing appropriate traffic management measures to reduce congestion and minimise travel times.	No	Yes – Aligns with NPF & RSES objectives of providing public transport infrastructure and services to meet the needs of smaller towns, villages and rural areas, and supporting the provision of Smarter Travel infrastructure.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of supporting the provision of Smarter Travel infrastructure and continuing to encourage Active Travel initiatives and where possible leverage technology and digital platforms to enhance the delivery of cycleway and walking infrastructure, particularly in urban centres	None
TP 5 To ensure that all new developments and extensions to existing developments have adequate car parking provision.	No	Yes – Aligns with NPF & RSES objectives of car parking being based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth.	None
TP 6 To prepare a Transportation Study for Carrickmacross Town and environs subject to the availability of resources.	No	Yes – Aligns with NPF & RSES objectives of providing public transport infrastructure and services to meet the needs of smaller towns, villages and rural areas, and supporting the provision of Smarter Travel infrastructure.	None
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	No	Yes – Aligns with NPF & RSES objectives of promoting the deployment of targeted, convenient and safe recharging infrastructure to meet the changing needs of the electric vehicle with particular emphasis in public parking areas and employment locations.	None
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.	No	Yes – Aligns with NPF & RSES objectives of enabling more effective traffic management and maintaining the strategic capacity and safety of the national roads network including planning for future capacity enhancements	None
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)	No	Yes – Aligns with NPF & RSES objectives of maintaining the strategic capacity and safety of the national roads network including planning for future capacity enhancements	None
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.	No	Yes – Aligns with NPF & RSES objectives of maintaining the strategic capacity and safety of the national roads network including planning for future capacity enhancements	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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 Government's Spatial Planning and National Roads (2012)	No	Yes – Aligns with NPF & RSES objectives of maintaining the strategic capacity and safety of the national roads network including planning for future capacity enhancements	None
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.	No	Yes – Aligns with NPF & RSES objectives of enabling more effective traffic management	None
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.	No	Yes – Aligns with NPF & RSES objectives of upgrading the N2 National Road	None
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).	No	Yes – Aligns with NPF & RSES objectives of maintaining the strategic capacity and safety of the national roads network including planning for future capacity enhancements	None
NRP 7 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	No	Yes – Aligns with NPF & RSES objectives of upgrading the N2 National Road	None
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.	No	Yes – Aligns with NPF & RSES objectives of enabling more effective traffic management	None
NNRP 2 To carry out improvement works on local roads subject to the availability of resources	No	Yes – Aligns with NPF & RSES objectives of enabling more effective traffic management	None
NNRP 3 To ensure that the traffic carrying capacity and the strategic nature of the County's road network is not adversely affected.	No	Yes – Aligns with NPF & RSES objectives of enabling more effective traffic management	None
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.	No	Yes – Aligns with NPF & RSES objectives of enabling more effective traffic management	None
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.	No	Yes – Aligns with NPF & RSES objectives of enabling more effective traffic management	None
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 developers, to improve traffic management and access in and around urban centres.	No	Yes – Aligns with NPF & RSES objectives of enabling more effective traffic management	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of providing public transport infrastructure and services to meet the needs of smaller towns, villages and rural areas, and supporting the provision of Smarter Travel infrastructure.	None
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.	No	Yes – Aligns with NPF & RSES objectives of providing public transport infrastructure and services to meet the needs of smaller towns, villages and rural areas, and supporting the provision of Smarter Travel infrastructure.	None
EVP 1 New residential development with communal parking areas should provide a minimum of one car parking space equipped with an EV charging point.	No	Yes – Aligns with NPF & RSES objectives of promoting the deployment of targeted, convenient and safe recharging infrastructure to meet the changing needs of the electric vehicle with particular emphasis in public parking areas and employment locations.	None
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	No	Yes – Aligns with NPF & RSES objectives of promoting the deployment of targeted, convenient and safe recharging infrastructure to meet the changing needs of the electric vehicle with particular emphasis in public parking areas and employment locations.	None
EVP 3 Car charging spaces should be clearly demarcated with appropriate signage	No	Yes – Aligns with NPF & RSES objectives of promoting the deployment of targeted, convenient and safe recharging infrastructure to meet the changing needs of the electric vehicle with particular emphasis in public parking areas and employment locations.	None
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.	No	Yes – Aligns with NPF & RSES objectives of promoting the development of integrated walking, cycling and bridle routes, prioritising walking and cycling accessibility to both existing and proposed developments, and promoting the development of integrated walking, cycling and bridle routes throughout the region as an activity for both international visitors and local tourists in a manner that is compatible with nature conservation and other environmental policies.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of supporting the provision of Smarter Travel infrastructure and continuing to encourage Active Travel initiatives and where possible leverage technology and digital platforms to enhance the delivery of cycleway and walking infrastructure, particularly in urban centres.	None
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	No	Yes – Aligns with NPF & RSES objectives of supporting the delivery of the Ulster Canal Greenway, developing an integrated network of Greenways across the Region, and facilitating the continued development of the region’s Blueways along existing waterways and through the reopening of disused waterways, such as the Ulster Canal	None
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.	No	Yes – Aligns with NPF & RSES objectives of creating a more walkable and cycling friendly environment and prioritising walking and cycling accessibility to both existing and proposed developments and ensuring the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments and providing safe walking and cycle infrastructure	None
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.	No	Yes – Aligns with NPF & RSES objectives of supporting the roll-out of the National Broadband Plan and growing the regional digital economy and enhancing accessibility and infrastructure provision.	None
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.	No	Yes – Aligns with NPF & RSES objectives of supporting the roll-out of the National Broadband Plan and growing the regional digital economy, and enhancing accessibility and infrastructure provision.	None
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.	No	Yes – Aligns with NPF & RSES objectives of supporting the roll-out of the National Broadband Plan and growing the regional digital economy, and enhancing accessibility and infrastructure provision.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of supporting and facilitating delivery of the National Broadband Plan as a means of developing further opportunities for enterprise, employment, education, innovation and skills development for those who live and work in rural areas.	None
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	No	Yes – Aligns with NPF & RSES objectives of supporting the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services.	None
ESP 2 To provide and support facilities to operate the various Civil Defence Activities.	No	Yes – Aligns with NPF & RSES objectives of supporting the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services.	None
Chapter 8			
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, landscapes, natural heritage and green spaces, conserving and enhancing the rich qualities of natural heritage, sustainable management of water, waste and other environmental resources, and promoting energy efficiency to assist the transition to a low carbon and climate resilient society.	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process, implementing the Water Framework Directive, ensuring the protection and improvement of all waters, and implementing measures to achieve at least Good Status in all water surface bodies.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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).	No	Yes – Aligns with NPF & RSES objectives of ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process, implementing the Water Framework Directive, ensuring the protection and improvement of all waters, implementing measures to achieve at least Good Status in all water surface bodies, and implementing the European Communities Environmental Objectives (Groundwater Regulations, 2010 (S.I. No. 9 of 2010)	None
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	No	Yes – Aligns with NPF & RSES objectives of implementing the Water Framework Directive, ensuring the protection and improvement of all waters, and implementing the European Communities Environmental Objectives (Groundwater Regulations, 2010 (S.I. No. 9 of 2010)	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process, implementing the Water Framework Directive, ensuring the protection and improvement of all waters, implementing measures to achieve at least Good Status in all water surface bodies, and implementing the European Communities Environmental Objectives (Groundwater Regulations, 2010 (S.I. No. 9 of 2010)	None
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 plans involving works close to waterbodies.	No	Yes – Aligns with NPF & RSES objectives of ensuring the protection and improvement of all waters – rivers, lakes, groundwater, estuaries (transitional waters), coastal waters and their associated habitats and species and implementing measures to achieve at least Good Status in all water surface bodies.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring the protection and improvement of all waters – rivers, lakes, groundwater, estuaries (transitional waters), coastal waters and their associated habitats and species and implementing measures to achieve at least Good Status in all water surface bodies.	None
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	No	Yes – Aligns with NPF & RSES objectives of ensuring the protection and improvement of all waters – rivers, lakes, groundwater, estuaries (transitional waters), coastal waters and their associated habitats and species and implementing measures to achieve at least Good Status in all water surface bodies.	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring the protection and improvement of all waters – rivers, lakes, groundwater, estuaries (transitional waters), coastal waters and their associated habitats and species and implementing measures to achieve at least Good Status in all water surface bodies.	None
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	No	Yes – Aligns with NPF & RSES objectives of ensuring the protection and improvement of all waters – rivers, lakes, groundwater, estuaries (transitional waters), coastal waters and their associated habitats and species and implementing measures to achieve at least Good Status in all water surface bodies.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural and cultural heritage, conserving and protecting European sites and their integrity and ensuring the protection and improvement of all waters and their associated habitats and species throughout the region and implementing measures to achieve at least Good Status in all water surface bodies.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process, implementing the Water Framework Directive, ensuring the protection and improvement of all waters – rivers, lakes, groundwater, estuaries (transitional waters), coastal waters and their associated habitats and species and implementing measures to achieve at least Good Status in all water surface bodies.	None
WPP 12 To require developments to connect to the public sewer where available.	No	Yes – Aligns with NPF & RSES objectives of ensuring development within and surrounding urban areas does not have adverse impacts upon water quality, ecology, or natural heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process, implementing the Water Framework Directive, ensuring the protection and improvement of all waters – rivers, lakes, groundwater, estuaries (transitional waters), coastal waters and their associated habitats and species and implementing measures to achieve at least Good Status in all water surface bodies.	None
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	No	Yes – Aligns with NPF & RSES objectives of ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process, implementing the Water Framework Directive, ensuring the protection and improvement of all waters – rivers, lakes, groundwater, estuaries (transitional waters), coastal waters and their associated habitats and species and implementing measures to achieve at least Good Status in all water surface bodies.	None
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	No	Yes – Aligns with NPF & RSES objectives of ensuring the protection and improvement of all waters – rivers, lakes, groundwater, estuaries (transitional waters), coastal waters and their associated habitats and species and implement measures to achieve at least Good Status in all water surface bodies	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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	No	Yes – Aligns with NPF & RSES objectives of ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process, implementing the Water Framework Directive, ensuring the protection and improvement of all waters – rivers, lakes, groundwater, estuaries (transitional waters), coastal waters and their associated habitats and species and implementing measures to achieve at least Good Status in all water surface bodies.	None
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 management approach to development and conservation, including the implementation of Sustainable Drainage System techniques (SUDS) for new development.	No	Yes – Aligns with NPF & RSES objectives of ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process, implementing the Water Framework Directive, ensuring the protection and improvement of all waters – rivers, lakes, groundwater, estuaries (transitional waters), coastal waters and their associated habitats and species, implementing measures to achieve at least Good Status in all water surface bodies and integrating sustainable water management solutions, such as Sustainable Urban Drainage (SUDS).	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring that River Basin Management Plan objectives are fully considered, implementing the Water Framework Directive, and ensuring the protection and improvement of all waters – rivers, lakes, groundwater, estuaries (transitional waters), coastal waters and their associated habitats and species, implementing measures to achieve at least Good Status in all water surface bodies.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, landscapes, natural heritage and green spaces, and conserving and enhancing the rich qualities of natural heritage.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
WWP 1 To 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.	No	Yes – Aligns with NPF & RSES objectives of ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process.	None
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).	No	Yes – Aligns with NPF & RSES objectives of ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process, implementing the Water Framework Directive, ensuring the protection and improvement of all waters – rivers, lakes, groundwater, estuaries (transitional waters), coastal waters and their associated habitats and species and implementing measures to achieve at least Good Status in all water surface bodies.	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring lands are suitably serviced for development.	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process, implementing the Water Framework Directive, ensuring the protection and improvement of all waters – rivers, lakes, groundwater, estuaries (transitional waters), coastal waters and their associated habitats and species and implementing measures to achieve at least Good Status in all water surface bodies.	None
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).	No	Yes – Aligns with NPF & RSES objectives of ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process, implementing the Water Framework Directive, ensuring the protection and improvement of all waters – rivers, lakes, groundwater, estuaries (transitional waters), coastal waters and their associated habitats and species and implementing measures to achieve at least Good Status in all water surface bodies.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process, implementing the Water Framework Directive, ensuring the protection and improvement of all waters – rivers, lakes, groundwater, estuaries (transitional waters), coastal waters and their associated habitats and species and implementing measures to achieve at least Good Status in all water surface bodies.	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring an adequate supply and sufficient quality of water	None
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.	No	Yes – Aligns with NPF & RSES objectives of promoting renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a low carbon economy by 2050 and supporting the development of secure, reliable and safe supplies of renewable energy, to maximise their value, maintain the inward investment, support indigenous industry and create jobs.	None
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.	No	Yes – Aligns with NPF & RSES objectives of promoting renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a low carbon economy by 2050 and supporting the development of secure, reliable and safe supplies of renewable energy, to maximise their value, maintain the inward investment, support indigenous industry and create jobs.	None
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.	No	Yes – Aligns with NPF & RSES objectives of a more distributed, renewables-focused energy generation system, while also continuing to protect the integrity of the environment and respecting the needs of people who live in rural areas.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of promoting renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a low carbon economy by 2050 and supporting the development of secure, reliable and safe supplies of renewable energy, to maximise their value, maintain the inward investment, support indigenous industry and create jobs.	None
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.	No	Yes – Aligns with NPF & RSES objectives of the development of the Wind Energy Guidelines and the Renewable Electricity Development Plan	None
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.	No	Yes – Aligns with NPF & RSES objectives of promoting renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a low carbon economy by 2050 and supporting the development of secure, reliable and safe supplies of renewable energy, to maximise their value, maintain the inward investment, support indigenous industry and create jobs.	None
EP 7 To support and promote the use of renewable energy technologies in the conversion and re-use of existing built developments.	No	Yes – Aligns with NPF & RSES objectives of promoting innovative new building design and retrofitting of existing buildings, both private properties, and publicly owned, to improve building energy efficiency, energy conservation and the use of renewable energy sources.	None
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.	No	Yes – Aligns with NPF & RSES objectives of promoting innovative new building design, both private properties, and publicly owned, to improve building energy efficiency, energy conservation and the use of renewable energy sources.	None
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	No	Yes – Aligns with NPF & RSES objectives of promoting renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a low carbon economy by 2050.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of implementing 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.	None
WMP 2 To implement the provisions of the Litter Management Plan 2014 -2016 and any subsequent revisions.	No	Yes – Aligns with NPF & RSES objectives of sustainable management of water, waste and other environmental resources.	None
WMP 3 To apply the ‘Polluter Pays’ Principle, proximity principle, and the precautionary principle in respect of all waste management activities.	No	Yes – Aligns with NPF & RSES objectives of sustainable management of water, waste and other environmental resources.	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable management of water, waste and other environmental resources.	None
WMP 5 To encourage best environmental practice in all agricultural, industry, business and local authority activities.	No	Yes – Aligns with NPF & RSES objectives of sustainable management of water, waste and other environmental resources.	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable management of water, waste and other environmental resources, supporting the circular and bio economy including in particular through greater efficiency in land management, greater use of renewable resources and by reducing the rate of land use change from urban sprawl and new development, and facilitating the development of the rural economy through supporting a sustainable and economically efficient agricultural and food sector, together with forestry, fishing and aquaculture, energy and extractive industries, the bio-economy and diversification into alternative on-farm and off-farm activities, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage which are vital to rural tourism.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable management of water, waste and other environmental resources	None
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 524 of 2008), including those in relation to the identification and registration of closed landfills	No	Yes – Aligns with NPF & RSES objectives of sustainable management of water, waste and other environmental resources	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable management of water, waste and other environmental resources	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable management of water, waste and other environmental resources	None
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	No	Yes – Aligns with NPF & RSES objectives of sustainable management of water, waste and other environmental resources	None
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.	No	Yes – Aligns with NPF & RSES objectives of transitioning to a low carbon and climate resilient society, and the preparation and implementation of Local Climate Strategies in accordance with the guiding principles of the National Adaptation Framework.	None
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	No	Yes – Aligns with NPF & RSES objectives of transitioning to a low carbon and climate resilient society, and the preparation and implementation of Local Climate Strategies in accordance with the guiding principles of the National Adaptation Framework.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres and sustainable urban residential development based on effective use of infrastructure investment.	None
CCP 4 To ensure new development is appropriately located, so as not to be exposed to risk of flooding	No	Yes – Aligns with NPF & RSES objectives of ensuring flood risk management informs place-making by avoiding inappropriate development in areas at risk of flooding.	None
CCP 5 To promote the protection of the County’s green infrastructure resources	No	Yes – Aligns with NPF & RSES objectives of incorporating Green Infrastructure and ecosystem services into the preparation of statutory land use plans.	None
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	No	Yes – Aligns with NPF & RSES objectives of transitioning to a low carbon and climate resilient Ireland by 2050, greater efficiency in land management through integrated land use and spatial planning that supports public transport, walking and cycling as more favourable modes of transport to the private car, the promotion of energy efficient buildings.	None
CCP 7 To promote and encourage the use of renewable energy in all areas subject to compliance with development management standards and policies	No	Yes – Aligns with NPF & RSES objectives of promoting renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a low carbon economy by 2050.	None
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.	No	Yes – Aligns with NPF & RSES objectives of transitioning to a low carbon and climate resilient Ireland by 2050 and promoting energy efficient buildings, heating systems with zero local emissions, and innovative design solutions.	None
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).	No	Yes – Aligns with NPF & RSES objectives of transitioning to a low carbon and climate resilient society, and the preparation and implementation of Local Climate Strategies in accordance with the guiding principles of the National Adaptation Framework.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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 Risk Management- Guidelines for Planning Authorities and any updated legislation or guidelines issued during this plan period.	No	Yes – Aligns with NPF & RSES objectives of ensuring flood risk management informs place-making by avoiding inappropriate development in areas at risk of flooding, implementing the recommendation of the CFRAM programme to ensure that flood risk management policies and infrastructure are progressively implemented, and development plans assessing flood risk by implementing the recommendations of the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PLO2/2014 (August 2014).	None
FMP 2 To restrict development in areas susceptible to flooding except where; 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.	No	Yes – Aligns with NPF & RSES objectives of ensuring flood risk management informs place-making by avoiding inappropriate development in areas at risk of flooding, and implementing the recommendation of the CFRAM programme to ensure that flood risk management policies and infrastructure are progressively implemented.	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring flood risk management informs place-making by avoiding inappropriate development in areas at risk of flooding, and implementing the recommendation of the CFRAM programme to ensure that flood risk management policies and infrastructure are progressively implemented.	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring flood risk management informs place-making by avoiding inappropriate development in areas at risk of flooding, and implementing the recommendation of the CFRAM programme to ensure that flood risk management policies and infrastructure are progressively implemented.	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring flood risk management informs place-making by avoiding inappropriate development in areas at risk of flooding, and implementing the recommendation of the CFRAM programme to ensure that flood risk management policies and infrastructure are progressively implemented.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of integrating sustainable water management solutions into developments, such as Sustainable Urban Drainage (SUDS), non-porous surfacing and green roofs, to create safe places.	None
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.	No	Yes – Aligns with NPF & RSES objectives of integrating sustainable water management solutions into developments, such as Sustainable Urban Drainage (SUDS), non-porous surfacing and green roofs, to create safe places.	None
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.	No	Yes – Aligns with NPF & RSES objectives of integrating sustainable water management solutions into developments, such as Sustainable Urban Drainage (SUDS), non-porous surfacing and green roofs, to create safe places.	None
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.	No	Yes – Aligns with NPF & RSES objectives of integrating sustainable water management solutions into developments.	None
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.	No	Yes – Aligns with NPF & RSES objectives of integrating sustainable water management solutions into developments, such as Sustainable Urban Drainage (SUDS), non-porous surfacing and green roofs, to create safe places.	None
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.	No	Yes – Aligns with NPF & RSES objectives of regenerating and rejuvenating cities, towns and villages of all types and scale, and developing derelict and underutilised sites.	None
DSPP 2 To implement the provisions of the Derelict Site Act, 1990 in respect of dangerous structures or places.	No	Yes – Aligns with NPF & RSES objectives of regenerating and rejuvenating cities, towns and villages of all types and scale, and developing derelict and underutilised sites.	None
VSP 1 To support the implementation of the veterinary functions of the Council.	No	Yes – Aligns with NPF & RSES objectives in general	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, landscapes, and natural heritage.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
LP 2 To require the use of energy efficient public lighting in all new development proposals.	No	Yes – Aligns with NPF & RSES objectives of promoting energy efficiency to assist the transition to a low carbon and climate resilient society.	None
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.	No	Yes – Aligns with NPF & RSES objectives of promoting energy efficiency to assist the transition to a low carbon and climate resilient society, and protecting and valuing important and vulnerable habitats.	None
NP 1 To promote the implementation of the Noise Directive 2002/49/EC and associated Environmental Noise Regulations 2006.	No	Yes – Aligns with NPF & RSES objectives of promoting the pro-active management of noise where it is likely to have significant adverse impacts on health and quality of life and supporting the aims of the Environmental Noise Regulations through national planning guidance and Noise Action Plans.	None
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.	No	Yes – Aligns with NPF & RSES objectives of improving air quality and helping to prevent people being exposed to unacceptable levels of pollution in urban and rural areas.	None
AQP 2 To contribute towards compliance with air quality legislation; greenhouse gas emission targets; management of noise levels; and reductions in energy usage.	No	Yes – Aligns with NPF & RSES objectives of improving air quality and helping to prevent people being exposed to unacceptable levels of pollution in urban and rural areas, promoting the pro-active management of noise where it is likely to have significant adverse impacts on health and quality of life, supporting the aims of the Environmental Noise Regulations through national planning guidance and Noise Action Plans, and promoting energy efficiency to assist the transition to a low carbon and climate resilient society.	None
EHZ 1 To comply with the provisions of the SEVESCO Directive in respect of any development with the potential to cause a major accident.	No	Yes – Aligns with NPF & RSES objectives of ensuring public safety is not compromised and the environment is suitably protected.	None
Chapter 9			
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 the town centre.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres and the growth of county towns as key service centres.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres and the protection of natural and built heritage in urban areas.	None
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.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres.	None
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.	No	Yes – Aligns with NPF & RSES objectives of requiring planning authorities to apply an order of priority for development of land, taking account of proper planning and sustainable development, and to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan.	None
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.	No	Yes – Aligns with NPF & RSES objectives of requiring planning authorities and infrastructure delivery agencies to focus on the timely delivery of enabling infrastructure to priority zoned lands in order to deliver planned growth and development, requiring planning authorities to apply an order of priority for development of land, taking account of proper planning and sustainable development, and requiring planning authorities to make a reasonable estimate of the full cost of delivery of the specified services when considering zoning lands for development purposes that require investment in service infrastructure.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of providing access to quality childcare, education and health services, addressing the legacy of rapid unplanned growth, by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links, supporting the proportionate growth of rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services, and a co-ordinated strategy that ensures alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services.	None
SSO 4 Attract investment and new employment opportunities to the towns while supporting sustainable enterprises.	No	Yes – Aligns with NPF & RSES objectives of a co-ordinated strategy that ensures alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services, creating places that can foster enterprise and innovation and attract investment and talent, and supporting further growth and investment in the county towns in the central border counties.	None
SSO 5 Promote the towns as residential, employment, retail and service centres as well as industrial and commercial centres.	No	Yes – Aligns with NPF & RSES objectives of accommodating growth and delivering housing through compact growth where housing opportunities are close to schools, community facilities, health facilities, shopping, and employment, and supporting further growth and investment in the county towns in the central border counties.	None
SSO 6 Protect and enhance the heritage, character and streetscape of the towns and ensure they are attractive places to live and work.	No	Yes – Aligns with NPF & RSES objectives of focussing on regenerating original town centres and main street areas and how they relate to the expanded town, to create more attractive, desirable places that people want to live and spend time in, for work, shopping or recreation.	None
SSO 7 Provide a wide range of amenity, sporting and cultural facilities including public spaces and parks.	No	Yes – Aligns with NPF & RSES objectives of enhanced amenities and services, and improving urban infrastructure and amenities, liveability / quality of life and quality of built environment.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities, and supporting the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services.	None
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.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres and the growth of county towns as key service centres, and making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, better serviced by existing facilities and public transport.	None
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.	No	Yes – Aligns with NPF & RSES objectives of providing access to quality childcare, education and health services, addressing the legacy of rapid unplanned growth, by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links, supporting the proportionate growth of rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services, and a co-ordinated strategy that ensures alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services, reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres, prioritising the (re-)use of existing underutilised land and buildings and other infill opportunities, making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, and, reversing the stagnation or decline of many smaller urban centres.	None
SSO 12 Facilitate and/or provide the infrastructure and services necessary to accommodate anticipated population growth in each settlement.	No	Yes – Aligns with NPF & RSES objectives of requiring planning authorities and infrastructure delivery agencies to focus on the timely delivery of enabling infrastructure to priority zoned lands in order to deliver planned growth and development, requiring planning authorities to apply an order of priority for development of land, taking account of proper planning and sustainable development, requiring planning authorities to make a reasonable estimate of the full cost of delivery of the specified services when considering zoning lands for development purposes that require investment in service infrastructure, and accommodating growth and delivering housing through compact growth where housing opportunities are close to schools, community facilities, health facilities, shopping, and employment.	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring that sufficient and well planned green spaces, commensurate in scale to long-term development requirements, are designated in statutory plans, identifying and strengthening the value of greenbelts and green spaces to enable enhanced connectivity to wider strategic networks, prevent coalescence of settlements and to allow for the long-term strategic expansion of urban areas, protecting and valuing our important and vulnerable habitats, landscapes, natural heritage and green spaces, and applying green adaptation which seeks to use ecological properties to enhance the resilience of human and natural systems in the face of climate change, such as creation of green spaces and parks to enable better management of urban micro-climates.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
SSO 14 Promote public transport strategies that could facilitate services in the lower tier settlements.	No	Yes – Aligns with NPF & RSES objectives of providing public transport infrastructure and services to meet the needs of smaller towns, villages and rural areas, supporting the provision of Smarter Travel infrastructure, and ensuring transition to more sustainable modes of travel (walking, cycling, public transport) and energy consumption (efficiency, renewables) within smaller towns and villages and rural areas.	None
SSO 15 Encourage the development of specialist niche activities or roles that could help distinguish the settlements and thereby promote their development.	No	Yes – Aligns with NPF & RSES objectives of reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities, supporting the proportionate growth of rural towns that will contribute to their regeneration and renewal, including the provision of amenities and services, and a co-ordinated strategy that ensures alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services.	None
SSO 16 Ensure that new development within settlements is appropriate in terms of use, siting, scale, layout, design, materials and character.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres and the protection of natural and built heritage in urban areas, supporting the proportionate growth of rural towns that will contribute to their regeneration and renewal, the provision of amenities, the acquisition of sites and the provision of services, accommodating growth and delivering housing through compact growth where housing opportunities are close to schools, community facilities, health facilities, shopping, and employment, and supporting further growth and investment in the county towns in the central border counties.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres and the growth of county towns as key service centres, and making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, better serviced by existing facilities and public transport, and focussing on regenerating original town centres and main street areas and how they relate to the expanded town, to create more attractive, desirable places that people want to live and spend time in, for work, shopping or recreation.	None
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.	No	Yes – Aligns with NPF & RSES objectives of supporting the provision of Smarter Travel infrastructure, and ensuring transition to more sustainable modes of travel (walking, cycling, public transport).	None
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.	No	Yes – Aligns with NPF & RSES objectives of requiring planning authorities to apply an order of priority for development of land, taking account of proper planning and sustainable development, to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan, accommodating growth and delivering housing through compact growth where housing opportunities are close to schools, community facilities, health facilities, shopping, and employment, provision of community and social facilities to all sections of the community, and supporting further growth and investment in the county towns in the central border counties.	None
UDO 1 To promote the towns as residential centres and encourage the development of new residential accommodation on zoned housing lands.	No	Yes – Aligns with NPF & RSES objectives of accommodating growth and delivering housing through compact growth where housing opportunities are close to schools, community facilities, health facilities, shopping, and employment.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable urban residential development based on a robust core strategy and effective use of existing and planned infrastructure investment, to facilitate appropriate and sustainable rural housing, requiring planning authorities to apply an order of priority for development of land, taking account of proper planning and sustainable development, to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan, accommodating growth and delivering housing through compact growth where housing opportunities are close to schools, community facilities, health facilities, shopping, and employment.	None
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	No	Yes – Aligns with NPF & RSES objectives of ensuring that the housing delivered meets the needs of the community in terms of social, affordable, private and sheltered in both urban and rural areas, and sustainable urban residential development based on a robust core strategy and effective use of existing and planned infrastructure investment.	None
UDO 4 To encourage social integration and a mixture of tenures in all housing developments.	No	Yes – Aligns with NPF & RSES objectives of ensuring diverse neighbourhoods with a balance of public and private housing.	None
UDO 5 To encourage the refurbishment and reuse of derelict buildings and development on derelict lands and infill sites in the towns.	No	Yes – Aligns with NPF & RSES objectives of developing derelict and underutilised sites, with an initial focus within town cores, urban strengthening, compact urban growth, the regeneration and renewal of town centres, prioritising the (re-)use of existing underutilised land and buildings and other infill opportunities, and making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, and, reversing the stagnation or decline of many smaller urban centres.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
UDO 6 To comply with the Housing Strategy for County Monaghan 2013 and any subsequent strategy.	No	Yes – Aligns with NPF & RSES objectives of ensuring that the housing delivered meets the needs of the community in terms of social, affordable, private and sheltered in both urban and rural areas, and sustainable urban residential development based on a robust core strategy and effective use of existing and planned infrastructure investment.	None
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.	No	Yes – Aligns with NPF & RSES objectives of promoting the pro-active management of noise where it is likely to have significant adverse impacts on health and quality of life.	None
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.	No	Yes – Aligns with NPF & RSES objectives of making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing densities.	None
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.	No	Yes – Aligns with NPF & RSES objectives of making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings.	None
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.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres and the growth of county towns as key service centres, and making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing densities, better serviced by existing facilities and public transport.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of the regeneration and renewal of town centres, developing derelict and underutilised sites, with an initial focus within town cores, prioritising the (re-)use of existing underutilised land and buildings other infill opportunities, making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, reversing the stagnation or decline of many smaller urban centres, focussing on regenerating original town centres and main street areas and how they relate to the expanded town, to create more attractive, desirable places that people want to live and spend time in, for work, shopping or recreation, supporting transformational public realm initiatives to give city and town centre areas back to citizens, encouraging greater city and town centre living, enhanced recreational spaces and attractiveness from a cultural, tourism and promotional perspective, supporting the vibrancy and vitality of the core retail areas of town centres, and supporting retail in town centres and encouraging appropriate development formats within the town a centres.	None
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.	No	Yes – Aligns with NPF & RSES objectives of the regeneration and renewal of town centres, reversing the stagnation or decline of many smaller urban centres, focussing on regenerating original town centres and main street areas and how they relate to the expanded town, to create more attractive, desirable places that people want to live and spend time in, for work, shopping or recreation, supporting transformational public realm initiatives to give city and town centre areas back to citizens, encouraging greater city and town centre living, enhanced recreational spaces and attractiveness from a cultural, tourism and promotional perspective, supporting the vibrancy and vitality of the core retail areas of town centres, supporting retail in town and village centres through the sequential approach, as provided within the Retail Guidelines, encouraging appropriate development formats within the town and village centres, and adopting a presumption in favour of the reuse and restoration of town centre buildings for use as retail space.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of the regeneration and renewal of town centres, reversing the stagnation or decline of many smaller urban centres, focussing on regenerating original town centres and main street areas and how they relate to the expanded town, to create more attractive, desirable places that people want to live and spend time in, for work, shopping or recreation, supporting the vibrancy and vitality of the core retail areas of towns.	None
TCO 4 Use statutory legislation to discourage and prevent dereliction and encourage regeneration and development in the town.	No	Yes – Aligns with NPF & RSES objectives of the regeneration and renewal of town centres, developing derelict and underutilised sites, with an initial focus within town cores, prioritising the (re-)use of existing underutilised land and buildings other infill opportunities, making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, reversing the stagnation or decline of many smaller urban centres, focussing on regenerating original town centres and main street areas and how they relate to the expanded town, to create more attractive, desirable places that people want to live and spend time in, for work, shopping or recreation, encouraging greater city and town centre living, enhanced recreational spaces and attractiveness from a cultural, tourism and promotional perspective, supporting the vibrancy and vitality of the core retail areas of town centres, supporting retail in town centres and encouraging appropriate development formats within the town centres.	None
TCO 5 Ensure that sufficient parking is available for town centre uses.	No	Yes – Aligns with NPF & RSES objectives of ensuring in urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
TCO 6 Continue to provide public investment directly and in partnership with the voluntary and private sector to support the vibrancy of the town.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, focussing on regenerating original town centres and main street areas and how they relate to the expanded town, to create more attractive, desirable places that people want to live and spend time in, for work, shopping or recreation, supporting transformational public realm initiatives to give city and town centre areas back to citizens, encouraging greater city and town centre living, enhanced recreational spaces and attractiveness from a cultural, tourism and promotional perspective.	None
TCO 7 Encourage the principal of living over the shop within the town centres.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, focussing on regenerating original town centres and main street areas and how they relate to the expanded town, to create more attractive, desirable places that people want to live and spend time in, for work, shopping or recreation, supporting transformational public realm initiatives to give city and town centre areas back to citizens, encouraging greater city and town centre living, enhanced recreational spaces and attractiveness from a cultural, tourism and promotional perspective.	None
TCO 8 Encourage and facilitate the undergrounding of utility cables in the town centres.	No	Yes – Aligns with NPF & RSES objectives of focussing on regenerating original town centres and main street areas and how they relate to the expanded town, to create more attractive, desirable places that people want to live and spend time in, for work, shopping or recreation, supporting transformational public realm initiatives to give city and town centre areas back to citizens, encouraging greater city and town centre living, enhanced recreational spaces and attractiveness from a cultural, tourism and promotional perspective.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres, making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, better serviced by existing facilities and public transport, and focussing on regenerating original town centres and main street areas and how they relate to the expanded town, to create more attractive, desirable places that people want to live and spend time in, for work, shopping or recreation, developing derelict and underutilised sites, with an initial focus within town cores, prioritising the (re-)use of existing underutilised land and buildings other infill opportunities, reversing the stagnation or decline of many smaller urban centres, encouraging greater city and town centre living, enhanced recreational spaces and attractiveness from a cultural, tourism and promotional perspective, supporting the vibrancy and vitality of the core retail areas of town centres, and encouraging appropriate development formats within towns	None
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.	No	Yes – Aligns with NPF & RSES objectives of supporting the vibrancy and vitality of the core retail areas of town centres, supporting retail in town and village centres through the sequential approach, as provided within the Retail Guidelines, encouraging appropriate development formats within the town and village centres, and adopting a presumption in favour of the reuse and restoration of town centre buildings for use as retail space.	None
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 Retail Planning Guidelines for Planning Authorities (and any subsequent guidelines)	No	Yes – Aligns with NPF & RSES objectives of supporting the vibrancy and vitality of the core retail areas of town centres, supporting retail in town and village centres through the sequential approach, as provided within the Retail Guidelines, encouraging appropriate development formats within the town and village centres, and adopting a presumption in favour of the reuse and restoration of town centre buildings for use as retail space.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
SRO 3 Encourage the provision of a wider range of convenience and comparison goods and size of retail units in the town centres.	No	Yes – Aligns with NPF & RSES objectives of supporting the vibrancy and vitality of the core retail areas of town centres, supporting retail in town and village centres through the sequential approach, as provided within the Retail Guidelines, encouraging appropriate development formats within the town and village centres, and adopting a presumption in favour of the reuse and restoration of town centre buildings for use as retail space.	None
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.	No	Yes – Aligns with NPF & RSES objectives of requiring planning authorities to apply an order of priority for development of land, taking account of proper planning and sustainable development, to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan	None
IEO 2 Facilitate the growth and/or expansion of existing industrial enterprises where appropriate, subject to development management guidelines as set out in Development Management Guidelines, Monaghan County Development Plan 2019- 2025. Such developments should not unduly impact on the residential amenity of existing residential properties.	No	Yes – Aligns with NPF & RSES objectives of facilitating and supporting sustainable industrial development and expansion, which does not adversely affect the residential amenity of existing residential properties.	None
IEO 3 Encourage and promote the sustainable development of industry within the towns over the plan period.	No	Yes – Aligns with NPF & RSES objectives of facilitating and supporting sustainable industrial development and expansion.	None
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	No	Yes – Aligns with NPF & RSES objectives of requiring planning authorities and infrastructure delivery agencies to focus on the timely delivery of enabling infrastructure to priority zoned lands in order to deliver planned growth and development, requiring planning authorities to apply an order of priority for development of land, taking account of proper planning and sustainable development, requiring planning authorities to make a reasonable estimate of the full cost of delivery of the specified services when considering zoning lands for development purposes that require investment in service infrastructure, and accommodating growth.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
IEO 5 Ensure that a high standard of design, layout and amenity is provided and maintained in all new industrial developments.	No	Yes – Aligns with NPF & RSES objectives of facilitating and supporting sustainable industrial development and expansion.	None
IEO 6 Continue to support and facilitate cross-border co-operation and trade between County Monaghan and the North of Ireland.	No	Yes – Aligns with NPF & RSES objectives of co-operation and joint development of cross-border areas, the maintenance and expansion of seamless cross-border movement for people, goods and services, and cross-boundary collaboration at county and regional level to achieve more sustainable outcomes for rural communities.	None
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.	No	Yes – Aligns with NPF & RSES objectives of encouraging strategic road improvement projects in urban areas necessary to unlock development opportunities.	None
RPO 2 Reduce traffic congestion and improve access and traffic flow throughout the towns.	No	Yes – Aligns with NPF & RSES objectives of reducing congestion and encouraging sustainable transport modes.	None
RPO 3 Construct and maintain pedestrian and traffic safety measures, and implement traffic control measures, where required, throughout the towns.	No	Yes – Aligns with NPF & RSES objectives of facilitating green modes of movement such as pedestrian and cycling facilities.	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring in urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.	None
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.	No	Yes – Aligns with NPF & RSES objectives of facilitating green modes of movement such as pedestrian and cycling facilities.	None
RPO 6 Co-operate with developers in the provision of access points, roads, footpaths and services where it is deemed necessary.	No	Yes – Aligns with NPF & RSES objectives of facilitating green modes of movement such as pedestrian and cycling facilities	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring in urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of maintaining the strategic capacity and safety of the national roads network including planning for future capacity enhancements.	None
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- being of the community.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural heritage, and enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
SNO 2 Prohibit development that would detrimentally impact on the value or designation of areas of natural amenity in the towns.	No	Yes – Aligns with NPF & RSES objectives of the protection of natural and built heritage and resources within and surrounding urban areas, and the creation of green spaces and parks to enable better management of urban micro-climates.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protection of natural and built heritage and resources within and surrounding urban areas, and the creation of green spaces and parks to enable better management of urban micro-climates.	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring that sufficient and well planned green spaces, commensurate in scale to long-term development requirements, are designated in statutory plans, protecting and valuing our important and vulnerable habitats, landscapes, natural heritage and green spaces, and applying green adaptation which seeks to use ecological properties to enhance the resilience of human and natural systems in the face of climate change, such as creation of green spaces and parks to enable better management of urban micro-climates.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, conserving and enhancing the rich qualities of natural heritage.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
SNO 6 Protect and preserve the Protected Monuments and Structures located within the towns.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving archaeological and built heritage, and enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generation	None
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 Architectural Heritage Protection Guidelines. In these areas repair and refurbishment of existing buildings will be favoured over demolition and new build.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving built heritage, and enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
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 Architectural Heritage Protection Guidelines, during the plan period.	No	Yes – Aligns with NPF & RSES objectives of supporting the conservation of built heritage, being structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest.	None
SNO 9 Protect and conserve the streetscape character, architectural quality and heritage of the towns.	No	Yes – Aligns with NPF & RSES objectives of supporting the conservation of built heritage, being structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest.	None
SNO 10 Encourage new developments to refurbish existing buildings and back lands to eliminate dereliction and reinforce the town centre where possible.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres, making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, better serviced by existing facilities and public transport, and focussing on regenerating original town centres and main street areas and how they relate to the expanded town, to create more attractive, desirable places that people want to live and spend time in, for work, shopping or recreation, developing derelict and underutilised sites, with an initial focus within town cores, prioritising the (re-)use of existing underutilised land and buildings and other infill opportunities, reversing the stagnation or decline of many smaller urban centres, encouraging greater city and town centre living, enhanced recreational spaces and attractiveness from a cultural, tourism and promotional perspective.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
SNO 11 Ensure that new developments enhance, respect and compliment the form and scale of the existing town streetscape and architecture.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving built heritage, and enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
SNO 12 Preserve features which contribute to the townscape and character of the town (e.g. archways, facades, stonework, iron railings etc)	No	Yes – Aligns with NPF & RSES objectives of supporting the conservation of built heritage, being structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest, and protecting and preserving built heritage, and enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
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.	No	Yes – Aligns with NPF & RSES objectives of enhanced amenities and heritage, and to enable access to recreational facilities.	None
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.	No	Yes – Aligns with NPF & RSES objectives of enhanced amenities and heritage, and to enable access to recreational facilities.	None
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.	No	Yes – Aligns with NPF & RSES objectives of enhanced amenities and heritage, and to enable access to recreational facilities.	None
REO 4 Support the development of social, recreational, sporting and community facilities in appropriate locations.	No	Yes – Aligns with NPF & RSES objectives of enhanced amenities and heritage, to enable access to recreational facilities, and the provision of community and social facilities to all sections of the community, at appropriate locations.	None
REO 5 Co-operate with relevant educational authorities in developing additional facilities in the towns with the view of improving the availability of education.	No	Yes – Aligns with NPF & RSES objectives of continued investment in education and training to increase skills Investment in higher and further education, investing in new and refurbished schools on well-located sites within or close to existing built-up areas, that meet the diverse needs of local populations, and the expansion and consolidation of Higher Education facilities.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of working with relevant landholders and recreational/tourism agencies to increase access to the countryside, and to ensure maintenance and access to the existing network of trails, paths, ways, etc, and developing an integrated network of greenways, blueways and peatways.	None
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).	No	Yes – Aligns with NPF & RSES objectives of focussing on regenerating original town centres and main street areas and how they relate to the expanded town, to create more attractive, desirable places that people want to live and spend time in, for work, shopping or recreation.	None
STO 1 Promote and facilitate the development of County Monaghan as a tourism centre in co-operation with the public and private sector.	No	Yes – Aligns with NPF & RSES objectives of sustainably developing tourism with appropriate supporting development, facilitating tourism development and establishing potential tourist and amenity attractions of scale in the Cavan/Monaghan region	None
STO 2 Accommodate sustainable tourism related projects related to natural assets of the towns	No	Yes – Aligns with NPF & RSES objectives of sustainably developing tourism with appropriate supporting development, ensuring provision is made for the expansion in accommodation and facilities within Destination Towns, and providing enhanced recreational spaces and attractiveness from a cultural, tourism and promotional perspective.	None
STO 3 Encourage and accommodate the reopening of the Ulster Canal.	No	Yes – Aligns with NPF & RSES objectives of facilitating the continued development of the region’s Blueways along existing waterways and through the reopening of disused waterways, such as the Ulster Canal.	None
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.	No	Yes – Aligns with NPF & RSES objectives of operation and joint development of cross-border areas, the maintenance and expansion of seamless cross-border movement for people, goods and services, and cross-boundary collaboration at county and regional level to achieve more sustainable outcomes for rural communities.	None
STO 5 Develop facilities to provide accessible tourist information throughout the towns and their environs within the plan period.	No	Yes – Aligns with NPF & RSES objectives of sustainably developing tourism with appropriate supporting development.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of requiring planning authorities to apply an order of priority for development of land, taking account of proper planning and sustainable development, making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities, and supporting the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services, urban strengthening, compact urban growth, the regeneration and renewal of town centres, prioritising the (re-)use of existing underutilised land and buildings and other infill opportunities.	None
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.	No	Yes – Aligns with NPF & RSES objectives of requiring planning authorities to apply an order of priority for development of land, taking account of proper planning and sustainable development.	None
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.	No	Yes – Aligns with NPF & RSES objectives of supporting appropriately designed development in rural towns that will contribute to their regeneration and renewal.	None
APO 4 To provide linkages with the Town Core in terms of safe and accessible pedestrian and vehicular linkages.	No	Yes – Aligns with NPF & RSES objectives of creating a more walkable and cycling friendly urban environment, prioritising walking and cycling accessibility to both existing and proposed developments, supporting the provision of Smarter Travel infrastructure, and continuing to encourage Active Travel initiatives and where possible leverage technology and digital platforms to enhance the delivery of cycleway and walking infrastructure, particularly in urban centres.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
APO 5 To require that all plans are consistent with the policies and objectives of the County Development Plan 2019-2025	No	Yes – Aligns with NPF & RSES objectives of proper planning and sustainable development.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving built heritage, supporting the conservation of built heritage, being structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest, and enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
SIO 1 To identify and zone land for the purposes of providing or extending educational, community or recreational facilities where a demonstrated need exists.	No	Yes – Aligns with NPF & RSES objectives of requiring planning authorities to apply an order of priority for development of land, taking account of proper planning and sustainable development, and enabling access to recreational facilities, quality childcare, education and health services, the provision of community and social facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities.	None
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	No	Yes – Aligns with NPF & RSES objectives of allowing choice in housing location, type, tenure and accommodation in responding to need.	None
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.	No	Yes – Aligns with NPF & RSES objectives of enhanced amenities and heritage, and to enable access to recreational facilities.	None
SIO 4 To ensure that adequate provision is made for public transportation infrastructure including pedestrian and cycling linkages.	No	Yes – Aligns with NPF & RSES objectives of supporting the provision of Smarter Travel infrastructure and ensuring transition to more sustainable modes of travel (walking, cycling, public transport), facilitating green modes of movement such as pedestrian and cycling facilities, creating a more walkable and cycling friendly urban environment, prioritising walking and cycling accessibility to both existing and proposed developments, and continuing to encourage Active Travel initiatives to enhance the delivery of cycleway and walking infrastructure, particularly in urban centres.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of the growth of county towns as key service centres, strengthening and renewal and regeneration of villages as local service centres, and supporting appropriately designed development in rural towns that will contribute to their regeneration and renewal.	None
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.	No	Yes – Aligns with NPF & RSES objectives of strengthening and renewal and regeneration of villages as local service centres	None
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.	No	Yes – Aligns with NPF & RSES objectives of allowing choice in housing location, type, tenure and accommodation in responding to need, ensuring that the housing delivered meets the needs of the community in terms of social, affordable, private and sheltered in both urban and rural areas, and sustainable urban residential development based on a robust core strategy and effective use of existing and planned infrastructure investment, ensuring diverse neighbourhoods with a balance of public and private housing, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities.	None
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.	No	Yes – Aligns with NPF & RSES objectives of enabling access to recreational facilities, quality childcare, education and health services, and the provision of community and social facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
<p>VIL 1 To require applications for residential development within these settlements to demonstrate the following:</p> <p>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.</p> <p>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.</p> <p>c) The scale and density of the development accords with the character of the village.</p> <p>d) The quantum and location of the proposal must be in accordance with the provisions of the Core Strategy set out in Chapter 2.</p>	No	<p>Yes – Aligns with NPF & RSES objectives of providing low-density serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages as an alternative to living in one-off houses outside towns and villages, the strengthening, renewal and regeneration of villages and sustainable residential development within them, making better use of under-utilised land and buildings and to target 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.</p>	None
<p>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.</p>	No	<p>Yes – Aligns with NPF & RSES objectives of ensuring a suitable supply of social housing in appropriate locations</p>	None
<p>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.</p>	No	<p>Yes – Aligns with NPF & RSES objectives of facilitating and supporting sustainable industrial development and expansion, which does not adversely affect the residential amenity of existing residential properties and has no adverse impact upon the environment, water and air quality, ecology or the landscape</p>	None
Chapter 10			
<p>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.</p>	No	<p>Yes – Aligns with NPF & RSES objectives of the growth of county towns as key service centres, and making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing densities, better serviced by existing facilities and public transport.</p>	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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	No	Yes – Aligns with NPF & RSES objectives of requiring planning authorities to apply an order of priority for development of land, taking account of proper planning and sustainable development, making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities, and supporting the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services, urban strengthening, compact urban growth, the regeneration and renewal of town centres, prioritising the (re-)use of existing underutilised land and buildings and other infill opportunities.	None
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.	No	Yes – Aligns with NPF & RSES objectives of requiring planning authorities to apply an order of priority for development of land, taking account of proper planning and sustainable development, making better use of under-utilised land and buildings.	None
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.	No	Yes – Aligns with NPF & RSES objectives of enabling access to recreational facilities, and the provision of community and social facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities.	None
MPO 4 Encourage new developments which refurbish existing buildings and back lands in order to eliminate dereliction and reinforce the town centre	No	Yes – Aligns with NPF & RSES objectives of making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities.	None
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	No	Yes – Aligns with NPF & RSES objectives of the growth of county towns as key service centres, supporting the vibrancy and vitality of the core retail areas of town centres, and supporting retail in town centres.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
MPO 6 Promote Monaghan as the key industrial and employment centre in line with its County Town Status	No	Yes – Aligns with NPF & RSES objectives of the growth of county towns as key service centres, promoting self-sustaining economic and employment based development opportunities, sustainable industrial development that supports compact urban form, encourages use of sustainable modes of transport and makes use of existing and planned infrastructure, and has no adverse impact upon the environment, water and air quality, ecology or the landscape.	None
MPO 7 To investigate the feasibility of creating a town centre ‘hub’ that caters for public bus and taxi connections.	No	Yes – Aligns with NPF & RSES objectives of supporting the provision of Smarter Travel infrastructure and ensuring transition to more sustainable modes of travel, creating a more walkable and cycling friendly urban environment, encourages use of sustainable modes of transport and makes use of existing and planned infrastructure, and the provision of community and social facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities.	None
MPO 8 To support the established festivals and events and to deliver on increased bed nights in suitable locations.	No	Yes – Aligns with NPF & RSES objectives of sustainably developing tourism with appropriate supporting development, ensuring provision is made for the expansion in accommodation and facilities within Destination Towns.	None
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.	No	Yes – Aligns with NPF & RSES objectives of supporting the delivery of the Ulster Canal Greenway and facilitating the continued development of the region’s Blueways along existing waterways and through the reopening of disused waterways, such as the Ulster Canal, the prioritisation of Greenways of scale and appropriate standard that have significant potential to deliver an increase in activity tourism, and sustainably developing tourism with appropriate supporting development.	None
MPO 10 Ensure Peter’s Lake and its environs are a key amenity area both for urban dwellers and the general public.	No	Yes – Aligns with NPF & RSES objectives of enhanced amenities and heritage, enabling access to recreational facilities, enhancement of local infrastructure and amenities, including interventions in the public realm, and the provision of amenities.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
MPO 11 To provide sufficient open space and amenity areas within and adjacent to the town.	No	Yes – Aligns with NPF & RSES objectives of enhanced amenities and heritage, enabling access to recreational facilities, and promoting the provision of high-quality, accessible and suitably proportioned areas of public open spaces.	None
MPO 12 Encourage and facilitate the provision of appropriate and sensitive recreational development within Rossmore Park	No	Yes – Aligns with NPF & RSES objectives of enhanced amenities and heritage, enabling access to recreational facilities, and promoting the provision of high-quality, accessible and suitably proportioned areas of public open spaces.	None
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	No	Yes – Aligns with NPF & RSES objectives of protection of natural and built heritage and resources within and surrounding urban areas, and the creation of green spaces and parks to enable better management of urban micro-climates.	None
Chapter 11			
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.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres and the protection of natural and built heritage in urban areas.	None
CMO 1 Support the existing town centre use along Main Street while developing an expanded town centre south of the town.	No	Yes – Aligns with NPF & RSES objectives of focussing on regenerating original town centres and main street areas and how they relate to the expanded town, to create more attractive, desirable places that people want to live and spend time in, for work, shopping or recreation, reversing the stagnation or decline of many smaller urban centres, encouraging greater city and town centre living, enhanced recreational spaces and attractiveness from a cultural, tourism and promotional perspective.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of requiring planning authorities to apply an order of priority for development of land, taking account of proper planning and sustainable development, making better use of under-utilised land and buildings, including 'infill', 'brownfield' and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities, and supporting the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services, urban strengthening, compact urban growth, the regeneration and renewal of town centres, prioritising the (re-)use of existing underutilised land and buildings and other infill opportunities.	None
CMO 3 Require that any development along the by-pass provides appropriate buffers to protect 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.	No	Yes – Aligns with NPF & RSES objectives of promoting the pro-active management of noise where it is likely to have significant adverse impacts on health and quality of life.	None
CMO 4 Promote Carrickmacross as the key industrial centre in the south of the County	No	Yes – Aligns with NPF & RSES objectives of promoting self-sustaining economic and employment based development opportunities, sustainable industrial development that supports compact urban form, encourages use of sustainable modes of transport and makes use of existing and planned infrastructure.	None
CMO 5 Promote lands to the east of Carrickmacross bypass for strategic industrial development with potential for significant employment generation.	No	Yes – Aligns with NPF & RSES objectives of promoting self-sustaining economic and employment based development opportunities, sustainable industrial development that supports compact urban form, encourages use of sustainable modes of transport and makes use of existing and planned infrastructure, and has no adverse impact upon the environment, water and air quality, ecology or the landscape.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
CMO 6 Promote and facilitate the development of Carrickmacross as a tourism centre in cooperation with the public and private sector.	No	Yes – Aligns with NPF & RSES objectives of sustainably developing tourism with appropriate supporting development to deliver an increase in activity tourism.	None
CMO 7 To support the refurbishment of the Market House building within the lifetime of the plan.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving built heritage, supporting the conservation of built heritage, being structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest, and enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
CMO 8 Develop lands at the Ardee Road as the primary location for active recreational development in the town.	No	Yes – Aligns with NPF & RSES objectives of enhanced amenities and heritage, enabling access to recreational facilities, and promoting the provision of high-quality, accessible and suitably proportioned areas of public open spaces the provision of community and social facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities, and the creation of green spaces and parks to enable better management of urban micro-climates.	None
CMO 9 Develop and expand the town park at Lisanisk Lake.	No	Yes – Aligns with NPF & RSES objectives of promoting the provision of high-quality, accessible and suitably proportioned areas of public open spaces, and the provision of community and social facilities to all sections of the community, at appropriate locations.	None
CMO 10 Protect Bath Avenue from intrusive development.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving built heritage, creating green spaces and parks to enable and enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
CMO 11 To support the implementation of the Carrickmacross Active Travel Town - Walking and Cycling Strategy 2017 and any subsequent versions.	No	Yes – Aligns with NPF & RSES objectives of continuing to encourage Active Travel initiatives to enhance the delivery of cycleway and walking infrastructure, particularly in urban centres.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
CMO 12 To protect the natural amenities from intrusive development that would detrimentally impact on their designation as areas of secondary amenity.	No	Yes – Aligns with NPF & RSES objectives of enhanced amenities and heritage, enabling access to recreational facilities, and promoting the provision of high-quality, accessible and suitably proportioned areas of public open spaces the provision of community and social facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities, to enable better management of urban micro-climates, and the protection of natural and built heritage in urban areas.	None
CMO 13 To protect and enhance the character of the Architectural Conservation Areas within the town.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving built heritage, supporting the conservation of built heritage, being structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest, and enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
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.	No	Yes – Aligns with NPF & RSES objectives of enhanced amenities and heritage, enabling access to recreational facilities, and promoting the provision of high-quality, accessible and suitably proportioned areas of public open spaces the provision of community and social facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities, to enable better management of urban micro-climates, and the protection of natural and built heritage in urban areas.	None
Chapter 12			
CBSO 1 To promote Castleblayney 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, natural and built environment are enshrined.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres and the protection of natural and built heritage in urban areas.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
CBO 1 Prepare and implement a Local Area Action Plan (LAAP) for lands to the rear of Muckno Street in consultation with landowners.	No	Yes – Aligns with NPF & RSES objectives of requiring planning authorities to apply an order of priority for development of land, taking account of proper planning and sustainable development, making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities, and supporting the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services, urban strengthening, compact urban growth, the regeneration and renewal of town centres, prioritising the (re-)use of existing underutilised land and buildings and other infill opportunities.	None
CBO 2 To encourage new developments which refurbish existing buildings in order to regenerate the town centre and to eliminate dereliction.	No	Yes – Aligns with NPF & RSES objectives of making better use of under-utilised land and buildings, including vacant and under-occupied buildings, with higher housing and jobs densities, compact urban growth, the regeneration and renewal of town centres, prioritising the (re-)use of existing underutilised land and buildings and other infill opportunities.	None
CBO 3 Promote Castleblayney as a key industrial centre and employment centre.	No	Yes – Aligns with NPF & RSES objectives of promoting self-sustaining economic and employment based development opportunities, sustainable industrial development that supports compact urban form, encourages use of sustainable modes of transport and makes use of existing and planned infrastructure.	None
CBO 4 To require that a 15-metre corridor is maintained between the zoned lands and the fence line either side of the Castleblayney by- pass to protect the road for any future upgrade works.	No	Yes – Aligns with NPF & RSES objectives of maintaining the strategic capacity and safety of the national roads network including planning for future capacity enhancements.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
CBO 5 To promote Lough Muckno and its environs as the premier tourist attraction in the town.	No	Yes – Aligns with NPF & RSES objectives of sustainably developing tourism with appropriate supporting development, facilitating tourism development and establishing potential tourist and amenity attractions of scale in the Cavan/Monaghan region.	None
CBO 6 To accommodate sustainable tourism related projects in an around Lough Muckno which are compatible with Chapter 4, Economic Development of the Monaghan County Development Plan 2019-2025	No	Yes – Aligns with NPF & RSES objectives of sustainably developing tourism with appropriate supporting development, facilitating tourism development and establishing potential tourist and amenity attractions of scale in the Cavan/Monaghan region.	None
CBO 7 To support the recommendations of the CHL Consulting Company Ltd Options & Appraisal Report on Hope Castle and its annex buildings to provide a pathway for the delivery of a destination tourism facility at Lough Muckno.	No	Yes – Aligns with NPF & RSES objectives of sustainably developing tourism with appropriate supporting development, facilitating tourism development and establishing potential tourist and amenity attractions of scale in the Cavan/Monaghan region.	None
CBO 8 To support the implementation of the Castleblayney Walking and Cycling Strategy 2012 and any updated versions.	No	Yes – Aligns with NPF & RSES objectives of supporting the provision of Smarter Travel infrastructure and ensuring transition to more sustainable modes of travel (walking, cycling, public transport), facilitating green modes of movement such as pedestrian and cycling facilities, creating a more walkable and cycling friendly urban environment, prioritising walking and cycling accessibility to both existing and proposed developments, and continuing to encourage Active Travel initiatives to enhance the delivery of cycleway and walking infrastructure, particularly in urban centres.	None
CBO 9 Develop a townpark at Drumillard within the lifetime of this plan subject to the availability of resources.	No	Yes – Aligns with NPF & RSES objectives of promoting the provision of high-quality, accessible and suitably proportioned areas of public open spaces, and the provision of community and social facilities to all sections of the community, at appropriate locations.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
CBO 10 To provide for the restoration/reuse of Hope Castle and the Annex buildings during the lifetime of this plan, subject to the availability of resources.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving built heritage, supporting the conservation of built heritage, being structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest, and enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
CBO 11 Prohibit development within the environs of Lough Muckno, 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.	No	Yes – Aligns with NPF & RSES objectives of enhanced amenities and heritage, enabling access to recreational facilities, and promoting the provision of high-quality, accessible and suitably proportioned areas of public open spaces the provision of community and social facilities to all sections of the community, at appropriate locations, protecting and valuing important and vulnerable habitats, landscapes, and natural heritage.	None
CBO 12 Protect and conserve the River Fane and Gas Lake and its environs from inappropriate development.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, landscapes, and natural heritage.	None
CBO 13 Encourage and facilitate the restoration and refurbishment of the Courthouse during the plan period and subject to resources being available.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving built heritage, supporting the conservation of built heritage, being structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest, and enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
Chapter 13			
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	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of promoting self-sustaining economic and employment based development opportunities and progressive planning for investment in and economic diversification of rural towns and villages, and encouraging diversification of indigenous economic activity.	None
CPO 2 To prioritise development on brownfield lands and derelict sites and incentivise such development.	No	Yes – Aligns with NPF & RSES objectives of making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, and supporting the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services, urban strengthening, compact urban growth, the regeneration and renewal of town centres, prioritising the (re-)use of existing underutilised land and buildings and other infill opportunities.	None
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.	No	Yes – Aligns with NPF & RSES objectives of reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities, making better use of under-utilised land and buildings and to target 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, supporting the vibrancy and vitality of the core retail areas of town centres, supporting retail in town and village centres through the sequential approach, as provided within the Retail Guidelines, and encouraging appropriate development formats within the town and village centres, and adopting a presumption in favour of the reuse and restoration of town centre buildings for use as retail space.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
CPO 4 To promote the location of start-up enterprises within Clones Town.	No	Yes – Aligns with NPF & RSES objectives of promoting self-sustaining economic and employment based development opportunities and progressive planning for investment in and economic diversification of rural towns and villages, and encouraging diversification of indigenous economic activity.	None
CPO 5 To encourage the provision of tourist accommodation on appropriate sites	No	Yes – Aligns with NPF & RSES objectives of sustainably developing tourism with appropriate supporting development, facilitating tourism development and establishing potential tourist and amenity attractions.	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainably developing tourism with appropriate supporting development, facilitating tourism development and establishing potential tourist and amenity attractions.	None
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.	No	Yes – Aligns with NPF & RSES objectives of supporting the delivery of the Ulster Canal Greenway and facilitating the continued development of the region’s Blueways along existing waterways and through the reopening of disused waterways, such as the Ulster Canal, the prioritisation of Greenways of scale and appropriate standard that have significant potential to deliver an increase in activity tourism, and sustainably developing tourism with appropriate supporting development.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving built heritage, supporting the conservation of built heritage, being structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest, and enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving built heritage, supporting the conservation of built heritage, being structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest, and enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
CPO 10 To protect and conserve the streetscape character, architectural quality, and heritage of the Diamond, Mac Curtain Street, Cara Street and Fermanagh Street.	No	Yes – Aligns with NPF & RSES objectives of protecting and preserving built heritage, supporting the conservation of built heritage, being structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest.	None
Chapter 14			
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.	No	Yes – Aligns with NPF & RSES objectives of urban strengthening, compact urban growth, the regeneration and renewal of town centres.	None
BO 1 To prioritise development on brown- field lands and derelict sites and incentivise such development.	No	Yes – Aligns with NPF & RSES objectives of regenerating and rejuvenating towns and villages of all types and scale, developing derelict and underutilised sites, making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities, and supporting the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
BO 2 To support the provision of a new Ballybay Fire station to serve the town and the surrounding hinterland.	No	Yes – Aligns with NPF & RSES objectives of supporting the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services.	None
BO 3 To support a wide variety of employment and services in Ballybay town centre.	No	Yes – Aligns with NPF & RSES objectives of the regeneration and renewal of town centres, urban strengthening, compact urban growth, focussing on regenerating original town centres and main street areas and how they relate to the expanded town, to create more attractive, desirable places that people want to live and spend time in, for work, shopping or recreation, supporting the vibrancy and vitality of the core retail areas of town centres, and a co-ordinated strategy that ensures alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services.	None
BO 4 To support and encourage the development of research facilities and start-up operators within the food business sector at Ballybay Enterprise Park	No	Yes – Aligns with NPF & RSES objectives of promoting self-sustaining economic and employment based development opportunities and progressive planning for investment in and economic diversification of rural towns and villages, encouraging diversification of indigenous economic activity, creating places that can foster enterprise and innovation and attract investment and talent, supporting the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, and supporting further growth and investment in the county towns in the central border counties.	None
BO 5 To promote Lough Major and the Dromore River System as the premier tourist attractions in the area.	No	Yes – Aligns with NPF & RSES objectives of facilitating tourism development and establishing potential tourist and amenity attractions of scale in the Cavan/Monaghan region, facilitating the continued development of the region's Blueways along existing waterways, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage which are vital to rural tourism.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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	No	Yes – Aligns with NPF & RSES objectives of sustainably developing tourism with appropriate supporting development, facilitating tourism development and establishing potential tourist and amenity attractions of scale in the Cavan/Monaghan region, facilitating the continued development of the region’s Blueways along existing waterways, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage which are vital to rural tourism.	None
BO 7 To upgrade and develop angling facilities in Ballybay in co-operation with Inland Fisheries Ireland and all other relevant water bodies.	No	Yes – Aligns with NPF & RSES objectives of enhanced amenities and heritage, enabling access to recreational facilities, sustainably developing tourism with appropriate supporting development, facilitating tourism development and establishing potential tourist and amenity attractions of scale in the Cavan/Monaghan region.	None
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	No	Yes – Aligns with NPF & RSES objectives of sustainably promoting the natural and cultural assets of the Regions sustainably developing tourism with appropriate supporting development, facilitating tourism development and establishing potential tourist and amenity attractions of scale in the Cavan/Monaghan region, facilitating the continued development of the region’s Blueways along existing waterways, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage which are vital to rural tourism.	None
BO 9 To support the development of social, recreational, sporting and community facilities in Ballybay in appropriate locations.	No	Yes – Aligns with NPF & RSES objectives of enabling access to recreational facilities, and the provision of community and social facilities to all sections of the community, at appropriate locations.	None
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.	No	Yes – Aligns with NPF & RSES objectives of working with relevant landholders and recreational/tourism agencies to increase access to the Countryside and, and to ensure maintenance and access to the existing network of trails, paths, ways, etc	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
BO 11 To protect and conserve the streetscape character and heritage of the town with emphasis on Main Street and the Square.	No	Yes – Aligns with NPF & RSES objectives of the protection of built heritage in urban areas, enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
BO 12 To encourage the restoration of Ballybay Courthouse during the Plan period 2019-2025	No	Yes – Aligns with NPF & RSES objectives of the protection of built heritage in urban areas, enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None
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.	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, landscapes, natural heritage and green spaces, conserving and enhancing the rich qualities of natural and cultural heritage and the protection of natural heritage in urban areas.	None
Chapter 15			
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable development	None
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.	No	Yes – Aligns with NPF & RSES objectives of making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities, and supporting the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services.	None
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 Management Standards) of the Monaghan County Development Plan 2019-2025 unless otherwise provided for within the plan.	No	Yes – Aligns with NPF & RSES objectives of sustainable development, making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, and the protection of natural and built heritage in urban areas.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
<p>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.</p>	<p>No</p>	<p>Yes – Aligns with NPF & RSES objectives of reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities, making better use of under-utilised land and buildings and to target 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, and encouraging appropriate development formats within the town and village centres.</p>	<p>None</p>
<p>UDP 4 1. To encourage the preservation of original, traditional shop fronts and good quality contemporary designs. 2. To require new shop fronts: 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.</p>	<p>No</p>	<p>Yes – Aligns with NPF & RSES objectives of protection of built heritage in urban areas, supporting the conservation of built heritage, being structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest, and enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations</p>	<p>None</p>
<p>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.</p>	<p>No</p>	<p>Yes – Aligns with NPF & RSES objectives of protection of built heritage in urban areas, supporting the conservation of built heritage, being structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest, and enhancing, integrating and protecting the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations</p>	<p>None</p>

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable development	None
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)	No	Yes – Aligns with NPF & RSES objectives of supporting the vibrancy and vitality of the core retail areas of town centres, supporting retail in town and village centres through the sequential approach, as provided within the Retail Guidelines, and encouraging appropriate development formats within the town and village centres, and adopting a presumption in favour of the reuse and restoration of town centre buildings for use as retail space.	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being., ensure a high standard quality of life to future residents as well as environmentally and socially sustainable housing and placemaking through integrated planning and consistently excellent design, ensuring that the housing delivered meets the needs of the community in terms of social, affordable, private and sheltered in both urban and rural areas, and to provide a range of attractive housing choices appropriate to the needs and character of the place.	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being., ensure a high standard quality of life to future residents as well as environmentally and socially sustainable housing and placemaking through integrated planning and consistently excellent design, ensuring that the housing delivered meets the needs of the community in terms of social, affordable, private and sheltered in both urban and rural areas, and to provide a range of attractive housing choices appropriate to the needs and character of the place.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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	No	Yes – Aligns with NPF & RSES objectives of compact urban growth and urban strengthening, increasing residential density in settlements, regenerating and rejuvenating towns and villages with increased residential population and enhanced levels of amenity and design quality, achieving effective density and consolidation, rather than more sprawl of urban development, providing flexibility on design and density, particularly in urban cores, and ensuring well designed and located higher density housing to assist all urban areas to increase vibrancy and vitality and increased efficiency and sustainability in the use of energy and public infrastructure	None
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.	No	Yes – Aligns with NPF & RSES objectives of developing a programme for ‘new homes in small towns and villages’ with local authorities, public infrastructure agencies such as Irish Water and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages and sustainably managing rural housing.	None
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.	No	Yes – Aligns with NPF & RSES objectives of developing a programme for ‘new homes in small towns and villages’ with local authorities, public infrastructure agencies such as Irish Water and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages and sustainably managing rural housing	None
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	No	Yes – Aligns with NPF & RSES objectives of sustainable urban residential development based on a robust core strategy and effective use of existing and planned infrastructure investment, and requiring planning authorities to apply an order of priority for development of land, taking account of proper planning and sustainable development.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring the creation of attractive, liveable, well designed, high quality urban places that enjoy a high quality of life and well-being, ensure a high standard quality of life to future residents.	None
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.	No	Yes – Aligns with NPF & RSES objectives of enabling access to recreational facilities, and promoting the provision of high-quality, accessible and suitably proportioned areas of public open spaces	None
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.	No	Yes – Aligns with NPF & RSES objectives of promoting the provision of high-quality, accessible and suitably proportioned areas of public open spaces	None
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.	No	Yes – Aligns with NPF & RSES objectives of promoting the provision of high-quality, accessible and suitably proportioned areas of public open spaces	None
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	No	Yes – Aligns with NPF & RSES objectives of ensuring the creation of attractive, liveable, well designed, high quality urban places that enjoy a high quality of life and well-being, ensure a high standard quality of life to future residents.	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring the creation of attractive, liveable, well designed, high quality urban places that enjoy a high quality of life and well-being, ensure a high standard quality of life to future residents.	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring the creation of attractive, liveable, well designed, high quality urban places.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable management of water, waste and other environmental resources	None
RDP 15 To ensure that all new development proposals contain adequate provision for the three bin system.	No	Yes – Aligns with NPF & RSES objectives of sustainable management of water, waste and other environmental resources	None
<p>RDP 16 To require proposals for extensions and/or alterations to existing dwellings to comply with the following:</p> <p>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.</p> <p>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.</p> <p>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.</p>	No	Yes – Aligns with NPF & RSES objectives of ensuring the creation of attractive, liveable, well designed, high quality urban places.	None
<p>RDP 17 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 	No	Yes – Aligns with NPF & RSES objectives of ensuring local planning, housing, transport/accessibility and leisure policies are developed with a focus on meeting the needs and opportunities of an ageing population and people with disabilities and younger persons, the development of community based housing with supports, the need to facilitate independent living, access and mobility in relation to buildings and the environment and full integration with society generally, and supporting the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
<p>RDP 18 To accommodate domestic garages/stores/ancillary outbuildings where the proposed development on site complies with the following criterion:</p> <p>a) Design form and materials are consistent with the design of the main dwelling on site.</p> <p>b) Structure is normally separated, to the side or rear of the house and sited in such a manner to minimise visual impact.</p> <p>c) Structure is used for purposes incidental to the enjoyment of the dwelling and not for any commercial or other purpose.</p> <p>d) Where the structure is in excess of 80m², satisfactory justification is provided for its size.</p> <p>e) Car ports which are not visible from the public domain.</p> <p>f) The residential amenity in the vicinity of the development will not be compromised</p>	No	Yes – Aligns with NPF & RSES objectives of ensuring the creation of attractive, liveable, well designed, high quality urban places.	None
<p>RDP 19 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>	No	Yes – Aligns with NPF & RSES objectives of ensuring local planning, housing, transport/accessibility and leisure policies are developed with a focus on meeting the needs and opportunities of an ageing population and people with disabilities and younger persons	None
<p>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.</p>	No	Yes – Aligns with NPF & RSES objectives of transitioning to a low carbon and climate resilient society.	None
<p>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.</p>	No	Yes – Aligns with NPF & RSES objectives of transitioning to a low carbon and climate resilient society	None
<p>RDP 22 To generally require nursing homes/analogous services to be located within the designated Tier 1-3 settlements of County Monaghan.</p>	No	Yes – Aligns with NPF & RSES objectives of compact urban growth and urban strengthening, increasing residential density in settlements, regenerating and rejuvenating towns and villages with increased residential population, achieving effective density and consolidation, rather than more sprawl of urban development, and effective use of existing and planned infrastructure investment.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of compact urban growth and urban strengthening, increasing residential density in settlements, regenerating and rejuvenating towns and villages with increased residential population, and enhanced levels of amenity and design quality, achieving effective density and consolidation, rather than more sprawl of urban development, and effective use of existing and planned infrastructure investment.	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring the creation of attractive, liveable, well designed, high quality places.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
<p>ICP 1 Proposals for industrial and commercial developments will be permitted subject to the following criteria:</p> <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> <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>	<p>No</p>	<p>Yes – Aligns with NPF & RSES objectives of facilitating and supporting sustainable industrial development and expansion, that supports compact urban form, encourages use of sustainable modes of transport and makes use of existing and planned infrastructure, which does not adversely affect the residential amenity of existing residential properties and has no adverse impact upon the environment, water and air quality, ecology or the landscape, supporting the growth of the agri-food industry and its SMEs, and promoting self-sustaining economic and employment based development opportunities and progressive planning for investment in and economic diversification of rural towns and villages, and encouraging diversification of indigenous economic activity</p>	<p>None</p>

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
<p>AGP 1 To permit development on new and established agricultural or forestry holdings where it is demonstrated that; It is necessary for the efficient use of the agricultural holding or enterprise,</p> <p>a) The appearance, character and scale are appropriate to its location,</p> <p>b) The proposal visually integrates into the local landscape and additional landscaping is provided where necessary,</p> <p>c) The proposal will not have an adverse impact on the natural or built heritage,</p> <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>	<p>No</p>	<p>Yes – Aligns with NPF & RSES objectives of sustainable management of water, waste and other environmental resources, and facilitating the development of the rural economy through supporting a sustainable and economically efficient agricultural and food sector, together with forestry, fishing and aquaculture, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage.</p>	<p>None</p>

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
<p>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:</p> <p>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.</p> <p>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.</p> <p>c) Methods for waste management including frequency and location of disposal relative to the proposed unit.</p> <p>d) Details of air pollution arising from the units and effluent storage, transportation and spreading.</p> <p>e) Proximity of development to aquifers and water courses and its impact on them.</p> <p>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.</p> <p>g) Details of associated activities such as cleaning, ventilation and heating.</p> <p>h) A comprehensive landscaping plan.</p> <p>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.</p> <p>j) Traffic management plans and traffic assessment associated with the proposed development may be required for large proposals.</p>	No	<p>Yes – Aligns with NPF & RSES objectives of sustainable management of water, waste and other environmental resources, and facilitating the development of the rural economy through supporting a sustainable and economically efficient agricultural and food sector, together with forestry, fishing and aquaculture, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage, protecting and valuing important and vulnerable habitats, landscapes, natural heritage and green spaces, conserving and enhancing the rich qualities of natural and cultural heritage with coherent transboundary planning, and conserving/protecting European sites and their integrity.</p>	None
<p>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.</p>	No	<p>Yes – Aligns with NPF & RSES objectives of facilitating the development of the rural economy through supporting a sustainable and economically efficient agricultural and food sector, together with forestry, fishing and aquaculture, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage, and the sustainable management of water, waste and other environmental resources.</p>	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of facilitating the development of the rural economy through supporting a sustainable and economically efficient agricultural and food sector, together with forestry, and working with relevant landholders and recreational/tourism agencies to increase access to the Countryside and, and to ensure maintenance and access to the existing network of trails, paths, ways, etc	None
RCP 1 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. Any new building will be unacceptable where; <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. 	No	Yes – Aligns with NPF & RSES objectives of sustainable rural development which is appropriate to its location and does not have adverse impacts upon landscape, water quality, ecology or public roads.	None
RCP 2 To restrict new development which mars the distinction between the open countryside and the built-up edge of the designated urban areas.	No	Yes – Aligns with NPF & RSES objectives of sustainable rural development which is appropriate to its location and does not have adverse impacts upon landscape, water quality, ecology or public roads.	None
RCP 3 To require that access to new developments in the countryside are positioned to minimise loss of hedgerow/tree, where possible follow alongside existing boundaries/hedgerows, follow the natural contours of the site and use existing lanes where practical.	No	Yes – Aligns with NPF & RSES objectives of sustainable rural development which is appropriate to its location and does not have adverse impacts upon landscape, ecology or public roads.	None
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”	No	Yes – Aligns with NPF & RSES objectives of sustainable rural development which is appropriate to its location and does not have adverse impacts upon landscape, water quality, ecology or public roads.	None
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.	No	Yes – Aligns with NPF & RSES objectives of enhancing, integrating and protecting the physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable rural development which is appropriate to its location and does not have adverse impacts upon landscape, water quality, ecology or public roads.	None
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.	No	Yes – Aligns with NPF & RSES objectives of supporting a sustainable and economically efficient agricultural and food sector, and supporting the growth of the agri-food industry and its SMEs.	None
RHP 5 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. 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. 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	No	Yes – Aligns with NPF & RSES objectives of sustainable rural development which is appropriate to its location and does not have adverse impacts upon landscape, water quality, ecology or public roads.	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable management of water, ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process, implementing the Water Framework Directive, ensuring the protection and improvement of all waters and implementing measures to achieve at least Good Status in all water surface bodies, implementing measures to achieve at least Good Status in all water surface bodies, and implementing the European Communities Environmental Objectives (Groundwater Regulations, 2010 (S.I. No. 9 of 2010)	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable management of water, ensuring the protection and improvement of all waters and implementing measures to achieve at least Good Status in all water surface bodies, implementing measures to achieve at least Good Status in all water surface bodies, and implementing the European Communities Environmental Objectives (Groundwater Regulations, 2010 (S.I. No. 9 of 2010))	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable rural development which is appropriate to its location and does not have adverse impacts upon landscape.	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable rural development which is appropriate to its location and does not have adverse impacts upon landscape	None
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.	No	Yes – Aligns with NPF & RSES objectives of promoting renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage, protecting and valuing important and vulnerable habitats, landscapes, natural heritage and green spaces, conserving and enhancing the rich qualities of natural and cultural heritage with coherent transboundary planning, and conserving/protecting European sites and their integrity.	None
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.	No	Yes – Aligns with NPF & RSES objectives of promoting energy efficiency to assist the transition to a low carbon and climate resilient society, and promoting renewable energy use and generation at appropriate locations.	None
TCOP 1 To facilitate the orderly development of telecommunications in accordance with the requirements of the ‘Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities’ (1996) and Circular PL 07/12 or any subsequent national guidelines in this regard.	No	Yes – Aligns with NPF & RSES objectives of supporting the roll-out of the National Broadband Plan and growing the regional digital economy and enhancing accessibility and infrastructure provision.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of supporting the roll-out of the National Broadband Plan and growing the regional digital economy and enhancing accessibility and infrastructure provision, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of supporting the roll-out of the National Broadband Plan and growing the regional digital economy and enhancing accessibility and infrastructure provision, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage, protecting and valuing important and vulnerable habitats, landscapes, natural heritage and green spaces, conserving and enhancing the rich qualities of natural and cultural heritage with coherent transboundary planning, and conserving/protecting European sites and their integrity.	None
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.	No	Yes – Aligns with NPF & RSES objectives of supporting the roll-out of the National Broadband Plan and growing the regional digital economy and enhancing accessibility and infrastructure provision, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage.	None
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.	No	Yes – Aligns with NPF & RSES objectives of enhancing infrastructure provision, supporting the reinforcement and strengthening of the electricity transmission network, facilitating the delivery and expansion of natural gas infrastructure throughout the region, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.	No	Yes – Aligns with NPF & RSES objectives of supporting the reinforcement and strengthening of the electricity transmission network, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage.	None
DSP 1 To require that open access ducting for broadband and telecommunications is made available for all new developments and infrastructure projects , where possible.	No	Yes – Aligns with NPF & RSES objectives of supporting the roll-out of the National Broadband Plan and growing the regional digital economy and enhancing accessibility and infrastructure provision.	None
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	No	Yes – Aligns with NPF & RSES objectives of enhancing accessibility and infrastructure provision	None
DSP 3 To require that all public lighting shall be high performance low energy lighting as agreed with Monaghan County Council.	No	Yes – Aligns with NPF & RSES objectives of promoting energy efficiency to assist the transition to a low carbon and climate resilient society.	None
BLO 1 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: <ul style="list-style-type: none"> • National Route: 90m • Regional Route:30m • County Road: 18m 	No	Yes – Aligns with NPF & RSES objectives of sustainable rural development which is appropriate to its location and does not have adverse impacts upon landscape, water quality, ecology or public roads	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
<p>EIP 1 To require all applications for extractive development to submit the following as part of the planning applications;</p> <p>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.</p> <p>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.</p> <p>c) Total and annual tonnage of extracted aggregates, expected life time of the extraction, maximum extent and depth of working and a phasing programme</p> <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>	No	Yes – Aligns with NPF & RSES objectives of facilitating the development of the rural economy through supporting a sustainable and economically efficient extractive industries,, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage.	None
<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.</p>	No	Yes – Aligns with NPF & RSES objectives of the importance of maintaining and protecting the natural landscape and built heritage, protecting and valuing important and vulnerable habitats, landscapes, natural heritage and green spaces, conserving and enhancing the rich qualities of natural and cultural heritage with coherent transboundary planning, and conserving/protecting European sites and their integrity.	None
<p>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.</p>	No	Yes – Aligns with NPF & RSES objectives of supporting a sustainable and economically efficient extractive industries.	None
<p>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.</p>	No	Yes – Aligns with NPF & RSES objectives of increasing access to the Countryside and, and to ensure maintenance and access to the existing network of trails, paths, ways, etc	None
<p>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.</p>	No	Yes – Aligns with NPF & RSES objectives of sustainably developing tourism with appropriate supporting development	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
TOUP 2 To resist the conversion of permitted short- term let tourism accommodation into permanent residential accommodation.	No	Yes – Aligns with NPF & RSES objectives of sustainably developing tourism with appropriate supporting development	None
TOUP 3 To promote and give favourable consideration to the sensitive redevelopment of derelict and vacant properties for tourism use.	No	Yes – Aligns with NPF & RSES objectives of sustainably developing tourism with appropriate supporting development, and making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings.	None
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	No	Yes – Aligns with NPF & RSES objectives of enabling more effective traffic management and the ensuring safety of the national roads network	None
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	No	Yes – Aligns with NPF & RSES objectives of ensuring car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes.	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.	None
CP 3 To require car parking provision to be located within or immediately adjacent to the site of the proposed development.	No	Yes – Aligns with NPF & RSES objectives of ensuring car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.	None
CP 4 To require the provision of car parking spaces for persons with impaired mobility at a rate of one space in twenty-five.	No	Yes – Aligns with NPF & RSES objectives of ensuring car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
<p>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.</p>	<p>No</p>	<p>Yes – Aligns with NPF & RSES objectives of ensuring car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.</p>	<p>None</p>
<p>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</p>	<p>No</p>	<p>Yes – Aligns with NPF & RSES objectives of ensuring car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.</p>	<p>None</p>
<p>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.</p>	<p>No</p>	<p>Yes – Aligns with NPF & RSES objectives of ensuring car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes.</p>	<p>None</p>

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
<p>AAP 1 All projects and plans arising from this plan 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> <p>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</p> <p>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 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 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>	No	Yes – Aligns with NPF & RSES objectives of protecting and valuing important and vulnerable habitats, landscapes, natural heritage and green spaces, conserving and enhancing the rich qualities of natural and cultural heritage with coherent transboundary planning, and conserving/protecting European sites and their integrity.	None
<p>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.</p>	No	Yes – Aligns with NPF & RSES objectives of sustainable management of water, waste and other environmental resources	None
<p>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).</p>	No	Yes – Aligns with NPF & RSES objectives of ensuring public safety is not compromised and the environment is suitably protected.	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
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.)	No	Yes – Aligns with NPF & RSES objectives of the effective use of existing and planned infrastructure investment	None
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.	No	Yes – Aligns with NPF & RSES objectives of sustainable management of water, waste and other environmental resources	None
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’	No	Yes – Aligns with NPF & RSES objectives of ensuring flood risk management informs place-making by avoiding inappropriate development in areas at risk of flooding, implementing the recommendation of the CFRAM programme to ensure that flood risk management policies and infrastructure are progressively implemented, and development plans assessing flood risk by implementing the recommendations of the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PLO2/2014 (August 2014).	None
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.	No	Yes – Aligns with NPF & RSES objectives of ensuring flood risk management informs place-making by avoiding inappropriate development in areas at risk of flooding, implementing the recommendation of the CFRAM programme to ensure that flood risk management policies and infrastructure are progressively implemented, and development plans assessing flood risk by implementing the recommendations of the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PLO2/2014 (August 2014).	None

Objective / Policy	Conflict with NPF or RSES?	Align with NPF and RSES?	Amendment Required
<p>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.</p>	<p>No</p>	<p>Yes – Aligns with NPF & RSES objectives of ensuring flood risk management informs place-making by avoiding inappropriate development in areas at risk of flooding, implementing the recommendation of the CFRAM programme to ensure that flood risk management policies and infrastructure are progressively implemented, and development plans assessing flood risk by implementing the recommendations of the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PLO2/2014 (August 2014).</p>	<p>None</p>

