

Progress Review of Monaghan County Development Plan 2019-2025



**Report Under Section 15 of the Planning and
Development Act 2000 (as amended)**

April 2021

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Executive Summary

1. The current Monaghan County Development Plan was adopted on 4th March 2019 and became effective on 1st April 2019.

2. Under Section 15 of the Planning and Development Act 2000, Planning Authorities are required to secure the objectives of the Development Plan, and to prepare a report on progress in achieving the objectives of the Plan in the first two years of the making of the Development Plan. The main report sets out progress to date in compliance with this requirement and specifically reviews the progress being made in securing each objective contained within the Development Plan. This executive summary is a synopsis of the progress to date.

3. In respect of the strategic aims/objectives set out in Chapter One, the management of development in a manner that is consistent with the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly Area (NWRA RSES) combined with the consistent application of the objectives and policies within the Development Plan is achieving the sustainable development of the County, with a balance being realised between building the critical mass of settlements and allowing appropriate development such as small scale indigenous businesses and rural generated housing to take place in the countryside where appropriate. Balanced economic development through improved infrastructure, protection of assets, and social inclusion are also being delivered through the consistent application of the objectives and policies within the Development Plan.

4. The greater scrutiny of the potential impacts of development upon the environment is helping to protect species and sites of acknowledged importance as well as assisting in restoration and regeneration of degraded habitats and the consistent application of policies and objectives relating to the protection of the landscape and amenity areas in the County is assisting to secure objectives to protect the heritage of the County.

5. Chapter Two sets an overall objective of strong, sequential urban growth to facilitate critical mass of population in the settlements and ensuring sustainable and balanced rural housing. This is being achieved by the consistent application of the principles of the Core Strategy, by delivering a more compact form of development in the urban areas, resulting in more effective use of existing infrastructure and services, and by strictly managing urban generated housing in the rural areas around the towns to prevent urban sprawl, and to facilitate favourable consideration of rural generated housing in the countryside.

6. The objectives set out in Chapter Three seek to enable every household to avail of an affordable, quality dwelling suited to its needs, in a suitable environment and as far as possible at the tenure of its choice. This Chapter recognises that the Council, through its role as both the Housing and Planning Authorities, has the capacity to influence the supply and location of new housing within sustainable communities where people want to live and work now, and into the future. Since the adoption of the Development Plan, Monaghan County Council has established a strong track record in facilitating and delivering urban housing and regeneration which will significantly contribute to the securing of these objectives. The primary focus of the Housing Section in 2020 continued to centre around increasing housing stock through the housebuilding programme and the ongoing acquisition of houses. Monaghan County Council has made excellent progress under the Rebuilding Ireland Social Housing Programme and exceeded the Rebuilding Ireland target for 2021 in late 2019. By year end of 2020, 127 housing units were added to the current stock of 1,648 units through acquisitions and new builds.

7. Chapter Four relates to economic development, and whilst it is acknowledged that the current economic climate has a significant determining factor upon economic development, this chapter acknowledges the favourable consideration of agricultural expansion and diversification projects, new industrial developments and expansions, the proper management of retail development and the measures taken to encourage and promote tourism within the County, are contributing to economic development. This chapter also recognises that changing work practices and the advancement of technology have provided greater opportunities for those who can and wish to work from home. As such this chapter notes that in some circumstances small scale, home based business in rural areas may be facilitated. These working practices have become prominent during the current COVID-19 pandemic and are likely to become more common beyond the current situation. The contribution to the improvement in the quality of life and the environmental benefits in terms of energy conservation, reduced commuting emissions and reduced traffic congestion are recognised as benefits of home-based working.

8. Chapter Five contains objectives in respect of the development of community infrastructure. Monaghan County Council continues to deliver services and provide assistance to community groups in a manner that is progressing these objectives. The provision of facilities and the awarding of funding for projects in respect of community, recreation and amenity facilities to date is also helping to secure these objectives. The provision of facilities to encourage walking and cycling are also making strides in fulfilling the objectives set out in this chapter.

9. The objectives set out in Chapter Six to protect and enhance the natural heritage of the County are being achieved by robust assessment of the impact of development upon landscapes, species and habitats, sites of acknowledged importance, through environmental assessments, appropriate assessments, and the requirement for the retention of and additional landscaping. A key element of securing these objectives is the protection of wetlands which are valuable habitats and serve important purposes such as flood water storage and water purification. The objectives contained within Chapter Six to protect the built heritage of the County are being achieved by rigorous assessment of the impact of development upon protected structures and monuments, by the provision of advice and assistance in terms of reuse, repair and adaption of protected structures, the taking of enforcement action where necessary to prevent the loss or damage of protected structures and monuments, and by the proposed addition of new structures to the Record of Protected Structures. The ongoing protection of built heritage, both in the rural and urban areas of the County and the requirement for a high standard of design is assisting to maintain and enhance the built environment.

10. Despite the restrictions imposed as a result of the COVID-19 pandemic, the infrastructural improvements set out in Chapter Seven, that have been completed or are underway to date, are progressing the objectives of improved and safer roads through road improvements and realignments, and the uptake of alternative sustainable modes of transport. The infrastructural projects carried out within the County by Monaghan County Council since the adoption of the Development Plan are also assisting in providing a framework for improving economic development.

11. Chapter Eight recognises that the environment is a valuable but vulnerable resource and subsequently contains objectives and policies to manage and protect the quality of the environment, particularly water quality. The continued drive to reduce, reuse and recycle waste, and improvements in the management of waste, as well as a strong public awareness campaign are delivering progress on achieving the objectives in respect of waste management. In addition, the favourable consideration of renewable energy development where appropriate to reduce dependency on fossil fuels is assisting in securing the objectives set out in this chapter. Measures to address and adapt to climate change are being actioned through the consistent application of environmental objectives and policies within

the Development Plan. In addition, the greater scrutiny of the risk that flooding poses and the impact that development can have on flood events is assisting in securing the objectives set out in this chapter in respect of flooding.

12. The objectives for settlements set out in Chapters Nine, Ten, Eleven, Twelve, Thirteen and Fourteen are being achieved both in the management of development within towns and villages through requirements for a high standard of design and urban built form, and by seeking to improve urban environments through the carrying out of public infrastructural works, investment in environmental improvement works, the progression of site resolution plans in respect of unfinished housing, the taking of action in respect of derelict sites, the encouragement of development on vacant or underused sites and properties, and the maintenance and enhancement of recreation and amenity facilities. The adherence to the zoning objectives set out in these chapters are progressing the sustainable and effective management of development within the five towns and the consistent application of development management policies contained throughout the Development Plan, are securing on an ongoing basis the objectives in respect of improved residential environments, the vitality and viability of town centres, the need for sufficient land and facilities for industrial development, while maintaining and enhancing the natural and built environments of the settlements.

13. The objective of ensuring the orderly and sustainable of development of County Monaghan as set out in Chapter Fifteen has been and continues to be secured in an ongoing manner during the lifetime of the Plan through the assessment of proposals for development against the policies and objectives contained within Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan.

14. Chapter Sixteen sets out the provisions for the implementation and monitoring of the securing of the objectives of the County Development Plan over the period 2019-2025. Specific to Chapter Sixteen is the requirement to assess how the strategic objectives of the Monaghan County Development Plan 2019-2025 for sustainable population growth in line with the Core Strategy are being achieved, including the delivery of residential development. Part of this review includes an assessment of the progress in achieving 30% of all new residential development being located in urban areas and it has been established that reasonable progress has been made in this regard to date. Following a review of the planning permissions applied for or decided upon for residential units on lands zoned Proposed Residential A and Proposed Residential B in the five towns it has been established that insufficient numbers of residential units have been permitted to fulfil the Core Strategy allocation for zoned Proposed Residential lands since the adoption of the Development Plan, with the exception of Carrickmacross. Although some progress has also been made in achieving 20% of all new residential development on brownfield and infill sites within the footprint of urban settlements, it has been established that insufficient numbers of residential units have been permitted to fulfil the Core Strategy allocation within the Tiers 1 to 4 settlements at this stage of the Development Plan, with the exception of Castleblayney. It is recommended that further investigation and consideration of an approach that complies with the principles of the Core Strategy to address this shortfall is commenced.

15. Despite the challenges experienced as a result of the COVID-19 pandemic in the last year, substantial progress has been made in securing many of the objectives in the Development Plan and it is considered that the remaining objectives in the Development Plan can be progressed and realised a fair and equitable manner to the benefit of County Monaghan.

16. 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 Development Plan will commence in Spring 2023 and will conclude on or before April 2025.

Background and Preface

The Monaghan County Development Plan 2019-2025* was adopted on 4th March 2019 and became effective on the 1st April 2019.

The Plan is divided into following chapters which each set out broad objectives.

Chapter One	Introduction
Chapter Two	Core Strategy
Chapter Three	Housing
Chapter Four	Economic Development
Chapter Five	Community
Chapter Six	Heritage, Conservation and Landscape
Chapter Seven	Transport and Infrastructure
Chapter Eight	Environment, Energy and Climate Change
Chapter Nine	Strategic Objectives for Settlements
Chapter Ten	Monaghan Settlement Plan
Chapter Eleven	Carrickmacross Settlement Plan
Chapter Twelve	Castleblayney Settlement Plan
Chapter Thirteen	Clones Settlement Plan
Chapter Fourteen	Ballybay Settlement Plan
Chapter Fifteen	Development Management Guidelines
Chapter Sixteen	Implementation and Monitoring

For the purposes of clarity and ease of reference this report follows the format of the Plan.

Under Section 15 of the Planning and Development Act 2000, Planning Authorities are required to secure the objectives of the Plan, and to prepare a report on progress in achieving the objectives of the Plan in the first two years of the making of the Plan. The Act also provides that a report on the implementation of the Housing Strategy be included in the review. This report sets out progress to date in compliance with this requirement. The contents of this report are accurate up to 31st December 2020.

*subsequently referred to as “the Plan”

Chapter One – Introduction

1.0 Introduction

This chapter provides the legal background to the Plan, outlines the processes involved in producing and adopting the Plan and sets out the relationship of the Plan to European, national, regional and county strategies as well as Government guidelines. This Chapter sets out the strategic aim of the plan which is to facilitate sustainable development and build on the strengths of the County by supporting the provision of employment opportunities and residential developments within quality urban and rural environments that provide a high standard of physical and social infrastructure for their respective communities.

1.1 Strategic Objectives

The realisation of achieving the strategic aim of the plan will be pursued by seeking to secure the following strategic objectives:

SO 1	To develop to its full potential each part of County Monaghan in economic, social and environmental terms.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development when assessed against the policies and objectives contained within Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan. Examples of how this objective is continually being secured are detailed as follows:

- The alignment of the objectives and policies of the Plan with the National Planning Framework (NPF) and the Northern and Western Regional Assembly Regional, Spatial and Economic Strategy (NWRA RSES).
- The consistent application of the framework policies contained in Chapters 2, 3, 4, 5, 6, 7, 8 and 9 of the Plan. For example the requirement for justification for a dwelling in the Rural Area Under Strong Urban Influence around Monaghan which will assist in ensuring that the town progresses towards a critical mass population in line with its Key Town status in the Northern and Western Regional Assembly Regional, Spatial and Economic Strategy (NWRA RSES).
- The consistent application of the development management objectives and policies set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan. For example, policy INDP2 which gives favourable consideration to proposals, subject to compliance with normal development management and technical requirements for the establishment or expansion of industrial, commercial enterprises which would provide increased employment opportunities.
- The consistent application of the development management objectives and policies contained within Chapters 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan. For example, objective HCLSO 1 which seeks to encourage the conservation and preservation of the County's natural environment and cultural heritage.
- The development contributions applied to planning permissions over the period 2019-2025 which will assist in providing a portion of the finance for the planned investment in public infrastructure over the lifetime of the Plan.
- The ongoing delivery of the Dublin Street Regeneration Plans in Monaghan Town and the making of local area action plans in Carrickmacross and Castleblayney to ensure more efficient use of land within town centres/urban footprints and which will act as a catalyst for regeneration.
- The requirement for the provision of public and private open spaces within housing developments.
- The acquisition of social and affordable housing in new developments under Part V provisions.
- The requirement for ducting provision for broadband in new residential developments.

- The favourable consideration of tourist related development such as angling facilities on various lakes around the County.
- The protection of the amenity of attractions such as Lough Muckno and the Ulster Canal by consistently applying policies restricting obtrusive development within their environs.
- The conservation of built heritage by consistent application of the relevant development management policies and objectives set regarding protected structures in Chapters 6, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan.
- Favourable consideration of proposals for dwellings in rural areas to maintain the vitality and vibrancy of the countryside and to support services in villages and the countryside.
- Sequential development of towns and villages by ensuring that new developments are linked to existing footpaths.
- Greater enforcement of compliance with conditions relating to individual effluent disposal systems, access and visibility requirements, landscaping requirements, etc.
- Greater pre planning advice facilitation to ensure a high rate of success for applicants.

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.
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This objective has been and will continue to be achieved through the consistent application of development management policies and objectives in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan which will ensure sustainable and balanced rural housing and strong, sequential urban growth which will facilitate critical mass of populations in the urban areas, thereby supporting the retention of services and facilities and the development of new and expanded services and facilities.

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.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 of the Plan.

Furthermore, Monaghan County Council continues to collaborate with relevant partners in providing infrastructure throughout the County to attract new investment. For example, the following enterprise projects will be at construction phase in 2021:

- IDA Ireland's Advance Technology Unit at Knockaconny, providing the agency with a 1,350sqm facility to market and attract new, inward investment and employment to Monaghan. Supported by Monaghan County Council, the unit is being constructed under IDA Ireland's Regional Property Programme (RPP) funded by Government which was set up to address deficits in the commercial property market that were not being met by the private sector.
- Castleblayney Enterprise Centre is which will provide over 20 business units in a new state of the art building in partnership with the local community.
- The Bioconnect Innovation and Research Centre at Knockaconny which will provide a unique and innovative facility and service.

The Local Enterprise Office (LEO) Monaghan is also fully committed to supporting small and medium enterprises (SMEs) to continue growing their business against this continuing backdrop of uncertainty on the terms of the UK's new relationship with Europe continues. As part of LEO support during 2020, a high-level Innovation seminar in partnership with Silverhill Foods was launched. In the later part of the year a novel Enterprise Excellence programme which focused on LEAN manufacturing and competitiveness was rolled out. Support to local businesses through one to one clinics and the

mentoring programme will continue to deal with specific issues businesses may have in relation to Brexit. Area of supports included business planning, currency hedging, innovation, diversification and building cross-Border relationships.

SO 4	To support balanced economic development throughout the County by delivering improved infrastructure and services.
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This objective has been and will continue to be secured through the consistent application of the development management policies and objectives in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan which will assist in the creation of employment opportunities so that the County is not only seen as a place to visit and live in but a place to invest in. For example planning permission will be granted for appropriate indigenous industrial development under Policy ICP1 in Chapter 15 whilst agricultural diversification projects under policies AGRP 1 and AGRP2 in Chapter 4 will be considered where they are appropriate and respect the integrity of the natural heritage and resources in the County.

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.
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Objective SO 5 has been and will continue to be secured through the consistent application of the development management policies and objectives in Chapters 6, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan and where applicable, the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Environment, Community and Local Government. Such policies and objectives include the requirement to retain vegetation, carry out additional landscaping, reinstate lost vegetation and through requirements to protect sensitive habitats such as wetlands and woodlands. In addition, under the Planning and Development Act 2000 (as amended) and associated Regulations, all planning applications which might affect or be unduly close to any archaeological site, monument or feature must be referred to the Minister for Housing, Local Government and Heritage. Since the adoption of the Plan and as a result of such referrals, specific archaeological conditions have been attached to a number of planning permissions which require developers to engage suitably qualified archaeologists to carry out pre-development testing at sites. In addition, enforcement action will be taken where necessary and appropriate to prevent or halt the loss of features of architectural and historical interest and ensure the reinstatement of any features.

SO 6	To plan for greater social inclusion and to improve the quality of life of all who live and work in County Monaghan.
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This objective has been and will continue to be achieved through the consistent application of development management policies and objectives in Chapters 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan which will ensure that all sectors of the community, particularly those who are marginalised, remain distinctive and that all residents have access to a range of accommodation, facilities, and services in which to enjoy their desired lifestyle and within which have the opportunities to improve their skill set. In addition, the above objective is also being secured by the work of the Community Development Section of Monaghan County Council which is responsible for implementing various programmes and initiatives to ensure social inclusion. For example, following an inclusive public consultation process, Monaghan County Council has developed a new Age Friendly Strategy. The strategy contains a range of actions that aim to address the issues impacting on the quality of life of older people in the County. The strategy has a strong focus on improving accessibility of the built environment for older people and people with mobility difficulties. Furthermore in 2020, Monaghan County Council developed a guide to inclusive consultation. The guide provides information and guidance on how the organisation can provide opportunities for all people in the community to participate in public consultation process and has been applied during the public consultation for the N2 Clontibret to Border and Ardee to Castleblayney road upgrade projects.

In 2020, Monaghan County Council through the Local Community Development Committee prepared the Migrant Integration Strategy and Action Plan 2020-2023. The strategy was prepared following consultation with migrant communities and service providers in the County and includes a series of actions that will support and enhance the integration of migrant community into all aspects of life in County Monaghan. Furthermore, utilising funding of €150,000 derived from the Department of Justice and Equality AMIF (Asylum, Migration and Integration Fund) to implement a project to deliver a programme of activities to support migrant integration in the County, Monaghan County Council appointed an Integration Officer in September 2020. The Integration Officer will deliver a targeted programme of work in communities, schools and services providers to support the integration of the migrant communities in the communities of the County between 2020-2022.

In September 2020, Monaghan County Council supported National Make Way Day 2020, a campaign that brings the disabled and wider community together to consider the needs of people with disabilities in the public spaces we all share. A virtual meeting was hosted by the Cathaoirleach of Monaghan County Council, following which Monaghan County Council agreed to conduct quarterly access audits of the streetscapes in the County to identify and address issues impacting on accessibility for people in the County. A checklist has been drawn up and agreed by the participants that will support Monaghan County Council to carry out the accessibility inspections.

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.
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This objective has been and will continue to be secured through the consistent application of the policies objectives, standards, technical criteria and guidance contained within the Plan which will ensure that development takes place in an orderly and sustainable manner throughout the County.

SO 8	To maintain the strategic capacity and safety of the national roads network and to safeguard the investment in national roads.
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The above objective has been and will continue to be secured on an on going basis during the lifetime of the Plan, through the oversight and management of various projects funded through Transport Infrastructure Ireland (TII) including road realignments, reconstruction of surfaces, ensuring a high standard of road maintenance and improving junction standards. For example, since the adoption of the Plan the following projects have been progressed by Monaghan County Council in conjunction with TII:

- Two major road schemes, the N2 Clontibret to NI Border and N2 Ardee to Castleblayney, have progressed to Phase 2 with the preferred route corridors for both of these schemes being published in February 2021.
- A Minor Improvement Scheme, the N2 Monaghan to Emyvale Phase 3 was substantially completed.
- A Minor Improvement Scheme, the N54 realignment at Tullybryan, was progressed and Part 8 consent obtained.
- The Blackwater Bridge replacement scheme was substantially completed.
- A Feasibility Report regarding the replacement of the N53/A37 Ballynacarry Bridge has been approved by TII and it is anticipated that consultants to develop the design will be appointed in 2021.
- 4Km of pavement schemes were completed between 2019 and 2020, including along the N54 at Clonoony, the N2 at Aclint, and the N54 in Monaghan Town.
- A Feasibility Report regarding safety improvements to the N54 Park Road/Margaret Skinnider Roundabout has been approved by TII and will progress to Part 8 Planning in 2021.
- A total of €1,400,000 was allocated in 2020 from TII for various maintenance works on the National Roads to cover road pavement repairs, fencing retrofit, vehicle restraint system barrier repair/replacement and public lighting retrofits.

Chapter Two – Core Strategy

2.1 Introduction

This chapter provides an overarching view of the population structure in the County and likely population change up to 2025. The hierarchy of the towns and villages and their respective roles are also set out within this chapter as well as details on the two different rural area types within the County.

2.2 Core Strategy Strategic Objective

CSSO 1	To ensure that new development within the County will provide for sustainable development that enables economic growth, delivery of accessible and high-quality infrastructure and services and guides population growth in accordance with the settlement strategy.
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The overall objective of the Settlement/Core Strategy is to ensure strong, sequential urban growth to facilitate critical mass of population in the urban areas and sustainable and balanced rural housing, thereby supporting the retention of services and facilities, and the development of new and expanded services and facilities. This objective has been and will continue to be secured through the consistent application of the policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan which will ensure that development takes place in an orderly and sustainable manner throughout the County.

2.3: Key Town of Monaghan Objective

SHO 1	To facilitate the development of Monaghan to maintain its position as the key 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 viability and vitality of the town centre.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of appropriate development proposals when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10 and 15 of the Plan. This will ensure the continued strengthening of Monaghan Town as a major centre of population in the regional and cross Border context, to ensure it provides benefits across the County and the region in terms of attracting private investment in jobs and the economy, as well as securing investment in infrastructure that is critical to the County. The progression of the Dublin Street Regeneration Plans will assist in sustainable development that will not detract from the viability and vitality of the town centre.

2.4: Tier 2 Strategic Towns Objective

SHO 2	To promote the Strategic Towns as prosperous and thriving local development and service towns where the principles of environmental, economic and social sustainability including protection of the town's heritage and natural and built environment are enshrined.
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This objective recognises the function of Carrickmacross and Castleblayney as Tier 2 Strategic Towns as a result of their existing population base and infrastructural capacity which can accommodate reasonable levels of new residential and commercial development. The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development proposals when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 11, 12 and 15 of the Plan which will ensure the continued strengthening of the identified strategic towns and allow them to play a critical role in driving growth and economic development in the County. The progression of the Local Area Action Plans for Carrickmacross and redevelopment of the area around Lough Muckno in Castleblayney will assist in the promoting the development of these towns.

2.5: Tier 3 Service Towns Objective

SHO 3	To promote and develop the Service Towns to create self sufficient sustainable and vibrant communities which will act as local development and service centres for their respective hinterlands.
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This objective recognises the important role the Tier 3 service towns of Clones and Ballybay have for both their urban population and their rural hinterland. The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 13, 14 and 15 of the Plan which will ensure these Service Towns continue to provide local retailing, service, social and leisure facilities to the local population. The recent redevelopment of town centre properties in Clones to provide social housing and the progression of the redevelopment of the unfinished site at Main Street Ballybay are assisting in securing this objective.

2.6: Tier 4 Village Network Objective

SHO 4	To promote and facilitate development that is commensurate with the nature and extent of the existing villages and support their role as local service centres.
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The above objective recognises the importance of Tier 4 settlements to the rural area. This objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development proposals when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, and 15 of the Plan which will continue to ensure that the Tier 4 settlements continue to function as local growth settlements to serve the needs of their hinterlands. For example, the completion of the unfinished housing development in Scotstown for social housing will assist in sustaining population and services within the village.

2.7: Tier 5 Rural Community Settlements Objective

SHO 5	To support and encourage the development of Tier 5 settlements to ensure that local services are sustained in the rural community settlements.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development proposals when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, and 15 of the Plan. Compliance with this objective will ensure that Tier 5 settlements continue to function as a critical component of the social, community and cultural identity of the County.

2.8: Tier 6 Dispersed Rural Communities Objective

SHO 6	To support the viability of dispersed rural communities and seek to encourage the growth of Tier 6 settlements generally in the form of single dwellings.
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Objective SHO 6 has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development proposals when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, and 15 of the Plan.

2.9: Rural Settlements Objective

SHO 7	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.
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Within the Plan, it is recognised that the demand for one-off housing in the County stems from two different backgrounds:

- Rural Generated Housing Need - those people who are part of the rural community, have lived in the rural area for a long period and/or work in the rural area.
- Urban Generated Housing Need – Those people who have lived in urban areas, work in urban areas, and who have no established direct link to the rural area.

The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8 and 15 of the Plan. For example, the control on the fringes of settlements any development that would weaken the identity and form of settlements through the requirement that all applications for dwellings in the Rural Areas Under Strong Urban Influence around the towns of Monaghan, Carrickmacross, Castleblayney and Clones are accompanied by evidence that the proposed development complies with Policy RSP 2. In addition, by maintaining population levels in Category 2 Remaining Rural Areas through accommodating the locally generated rural need and consolidating the existing town and village structure.

2.10: Rural Settlement Objective

RSO 2	To permit small scale residential development reflective of the character of the existing settlement in accordance with the relevant criteria set out in Section 2.7.1.
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Objective RSO 2 has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development proposals when assessed against the development management policies and objectives set out in Chapters 2, 9 and 15 of the Plan which will ensure that the Tier 5 and Tier 6 settlements continue to satisfy rural housing need within a structured low-density environment and provide a more sustainable pattern of development to scattered one off housing. For example, where a multi-unit residential development (more than 2 houses) is proposed in a Tier 6 settlement, the onus will be on the developer to justify the demand for the housing proposed, which must be centred on the focal point of the settlement and subject to the satisfactory provision of infrastructure and services.

2.11: Rural Settlement Objective – Category 1 Rural Area Under Strong Urban Influence

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.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the consistent application of the development management policies set out in Chapters 2 and 15 of the Plan. For example, the control on the fringes of settlements any development that would weaken the identity and form of settlements through the requirement that all applications for dwellings in the Rural Areas Under Strong Urban Influence around the towns of Monaghan, Carrickmacross, Castleblayney and Clones are accompanied by evidence that the proposed development complies with Policy RSP 2 of the Plan.

2.12: Rural Settlement Objective – Category 2 Remaining Rural Areas

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.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the consistent application of the development management policies set out in Chapters 2, 3, 4, 5, 9 and 15 of the Plan. The implementation of these policies ensures the encouragement of development and subsequent maintenance of populations levels by accommodating locally generated rural need and consolidating the existing town and village structure.

Chapter Three – Housing

3.1 Introduction

This chapter sets out the objectives and policies to seek to enable every household to avail of an affordable, quality dwelling which is suited to its needs, in a suitable environment and as far as possible at the tenure of its choice. This chapter recognises that both the Housing and Planning Authorities have the capacity to influence the supply and location of new housing in the County.

3.2 Housing Objective

HSO 1	To plan positively for future housing in the County within existing defined settlements, to realise the economics of providing infrastructure and services in towns and villages, enabling their plan led expansion whilst facilitating sustainable rural housing where it supports and promotes the prosperity of existing rural communities.
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This objective has been and continues to be secured in an ongoing manner during the lifetime of the Plan through the consistent application of the development management policies set out in Chapters 2, 9, 10, 11, 12, 13, 14 and 15 to ensure sustainable and balanced rural housing, and strong, sequential urban growth to facilitate critical mass of populations in the urban areas, thereby supporting the retention of services and facilities and the development of new and expanded services and facilities.

The suite of policies and objectives and associated land use zonings set out in the Plan are facilitating the delivery of 30% of all new homes within existing built-up footprints over the lifetime of the Plan. The application of objectives SSO17, UDO5, UDO8, VO2, MPO4 and CPO2, and policies CCP3, UDP1 and CP5 of the Plan is encouraging the reuse of backlands/brownfield sites and existing buildings, and the zoning of proposed residential lands largely contained within the existing established settlement footprint is ensuring effective use of existing infrastructure and services.

The application of Policy RDP 4 provides for low density residential development to take place on greenfield lands within the footprint of designated settlements as an alternative to rural one off housing, and will promote growth within the settlements of the County over the lifetime of the Plan

The application of the development management policies set out in Chapters 2, 9, 10, 11, 12, 13, 14 and 15 of the Plan is encouraging the location of new residential development within existing towns and villages, and the delivery of new housing via the utilisation of existing buildings/and or brownfield/infill sites. Section 2.4.1 of the Plan specifically relates to the regeneration of existing lands and to encourage same within urban centres, a relaxation of the applicable management standards is being applied where appropriate. For example, in addition to incentives such as reduced development management contribution charges applicable to town centre developments, the Plan allows for a 50% reduction in the number of car parking spaces required to service a new development within the town centre.

Since the adoption of the Plan, Monaghan County Council has established a strong track record in facilitating and delivering urban housing and regeneration which will significantly contribute to the delivery of 30% of all new residential development being located in urban areas, and 20% of all new residential development on brownfield and infill sites within the footprint of urban settlements. For example the Clones Renewal Scheme has resulted in the provision of 24 new residential units within the town centre on brownfield and derelict sites; in Ballybay Monaghan County Council is actively driving the completion of an unfinished multi use development along the Main Street and associated backlands which includes new residential units and a surgery/primary care for the town; and the Dublin Street Regeneration Scheme which is a significant town centre redevelopment project comprising 6 hectares is being progressed and will facilitate the potential delivery of 120-140 new residential units on backlands within Monaghan town centre.

In addition to this, two Local Area Action Plans (LAAP) in respect of backlands in Carrickmacross town centre are being prepared which will provide a framework for the delivery of a significant number of residential developments along with other town centre uses. Monaghan County Council has also acquired unfinished housing development sites in Monaghan Town and Scotstown with the objective of delivering social housing units within the urban footprint of these settlements. In relation to the lands acquired at Latlorcan in Monaghan Town, a draft master plan has been prepared in respect of the 22 acres of partially serviced housing land resulting in the delivery of 66 social and private sector housing units, including the potential for serviced sites to encourage self build dwelling developments to take place within the settlements, as opposed to in the rural area. In relation to the lands acquired at Scotstown (refer to Figure 7 overleaf) a total of 32 new social housing units will be delivered on a long standing unfinished housing development. Monaghan County Council has also been proactive in acquiring derelict sites in settlements across County with the objective of delivering residential units at these locations.

Part of this review includes an assessment of the progress in achieving 30% of all new residential development being located in urban areas, as well as the progress in achieving 20% of all new residential development on brownfield and infill sites within the footprint of urban settlements. The primary focus of the Housing Section in 2020 continued to centre around increasing housing stock through the housebuilding programme and the ongoing acquisition of houses. In addition, the speedy turnaround of vacancies and the maintenance and improvement of the Council's existing stock remained ongoing. Monaghan County Council made excellent progress under the Rebuilding Ireland Social Housing Programme. By year end of 2020, 127 housing units were added to the current stock of 1648 units through acquisitions and new builds. These units are, and will continue to be, let in an efficient time frame to address the housing needs of the public.

Assessments of housing need and allocations of property, the ongoing management of housing stock, as well as managing a broad range of other social housing supports including Housing Assistance Payment Scheme, Rental Accommodation Scheme, leased properties and providing grant aid for improvements to houses occupied by elderly and disabled homeowners remained a priority for the Housing Section. Significant investment has been made through the ongoing planned maintenance programmes in the Council's housing stock to ensure its long-term viability whilst response maintenance addresses immediate matters that require attention.

Monaghan County Council currently has no long term vacant social housing units but has initiated a survey of privately-owned vacant properties within the County and will through all means currently available seek to return vacant properties to use.

In 2020 the initial target set by the Department of Housing, Local Government and Heritage was to purchase just one house as the focus of public spending moved towards the building of new houses. As new build projects countrywide were delayed due to COVID 19 the Department increased Monaghan County Council's target under individual acquisitions to 10 to be completed in 2020. The increased target of 10 acquisitions was achieved in Q3 of 2020. Many of the houses acquired by Monaghan County Council are of category known as "Buy & Renew" where significant renovation work is carried out to upgrade the houses to a minimum Building Energy Rating of B2.

Monaghan County Council provided one house through the Repair & Lease scheme in 2020 and fourteen potential Repair & Lease opportunities are under consideration.

Monaghan County Council is on track to deliver 91 dwellings under the Rebuilding Ireland Programme in 2020. Housing projects completed or nearing completion in 2020 include a development of 26 houses in a new Monaghan County Council housing development called Plás an Bhrí, Bree,

Castleblayney. In addition, 6 out of 24 dwellings currently under construction as part of the Clones Renewal Scheme will be completed in 2020 and six turnkey houses under construction at Coill an Rí on the Kingscourt Road in Carrickmacross are on programme for completion in 2020. Monaghan County Council exceeded the Rebuilding Ireland target for 2021 in late 2019 and Housing Section continues to seek and submit additional projects to the Department of Housing, Planning and Local Government to provide additional housing to address the housing needs of the County into the future. With respect to Part V development, Monaghan County Council agreed the provision of 10 social houses at Coill an Rí, Kingscourt Road, Carrickmacross in 2019. The first 8 of the houses were completed in 2019 with the remaining 2 houses being completed in 2020. In addition, Monaghan County Council agreed a further 2 houses under Part V in Castle Park, Castleblayney. These were provided in May 2020 one year ahead of schedule.

Approved Housing Bodies have recently contributed significantly to the provision of social housing in County Monaghan. In 2020 several developments made good progress with 24 houses at Lough na Glack, Carrickmacross being provided by North and East Housing Association being substantially completed in 2020. Oaklee Housing Association is working towards the completion of 19 houses at Liseggerton in Clones which will be ready for letting in early 2021. A further 38 houses commenced construction at Bree, Castleblayney in 2020 for Tuath Housing Association, whilst North & East Housing Association is continuing work on a proposal for 4 apartments in Ballybay and 12 apartments in Carrickmacross, which are well advanced and on schedule for completion in 2021. The development of 33 dwellings at Magheross in Carrickmacross is progressing with the first 7 houses becoming available for letting in late 2020 and the remaining 26 in 2021.

The refurbishment of 80 dwellings and associated external and site development works under Phase 4 of the Mullaghmat Remedial Works Scheme commenced in 2019. The project is being managed on behalf of Monaghan County Council by the Housing Agency.

Monaghan County Council completed the initial two phases of works, Gortakeegan Pilot Project 1 & 2, which consisted of the refurbishment and extension of eight existing halting site day/utility units over 2 phases, in 2019 and 2020. The project involved the conversion of the eight units into six dwellings and associated site works. Subject to funding, works are to be completed in 2021.

Chapter Four – Economic Development

4.1 Introduction

This chapter sets out the range and structure of employment in County Monaghan. Attention is drawn to the fact that the agriculture and the agri-food sector comprise 60% of the County's total employment and to the strong entrepreneurial spirit evident in the County which has seen the successful development of a significant number of Small and Medium Enterprises (SMEs) in key sectors including Engineering, Information Communications Technology (ICT), Tourism, Culture and business support services. This Chapter also recognises that the County must strive to broaden its solid but relatively narrow economic base and prioritise the creation of higher skilled jobs to stem the flow of young educated people out of the County.

4.2: Economic Development Strategic Objective

EDSO 1	To promote Monaghan as a local and regional centre of trade, business and tourism and to build on its strong spirit of enterprise to create a dynamic local economy with job creation at its heart.
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The objective has been and will continue to be secured through the identification of land suitable for industrial and commercial development in settlements across the County, through the protection of lands designated for these uses, through the provision and facilitation of industrial units/enterprise facilities in appropriate locations and through the encouragement of the creation, consolidation and growth of existing industrial/commercial enterprises in a sustainable manner by the consistent application of the development management policies and objectives in Chapters 4, 9, 10, 11, 12, 13, 14 and 15 of the Plan.

During the uncertain times experienced as a result of the COVID-19, Monaghan County Council, in tandem with Government departments and State Agencies, continues to work to support business throughout the County, through for example, the implementation of the Restart Grants processes as well as through support systems offered by the Local Enterprise Office. Financial supports and rate remissions also provide short-term assistance to the business community.

Furthermore, Monaghan County Council continues to collaborate with relevant partners in providing infrastructure throughout the County to attract new investment. For example, the following enterprise projects will be at construction phase in 2021:

- IDA Ireland's Advance Technology Unit at Knockaconny.
- Castleblayney Enterprise Centre.
- The Bioconnect Innovation and Research Centre at Knockaconny.

In addition, the Local Enterprise Office (LEO) and Economic Development Officers continued to provide support to small enterprises in 2020 with record allocations of Business Continuity and Trading Online Vouchers and direct mentoring services during the course of the year. It is the Council's intention to continue to source funding to develop commercial opportunities in the enterprise, tourism and cultural sectors in 2021 and support SMEs in the challenging months ahead.

LEO Monaghan is also fully committed to supporting SMEs to continue growing their business against this continuing backdrop of uncertainty on the terms of the UK's new relationship with Europe continues. As part of LEO support during 2020, a high-level Innovation seminar in partnership with Silverhill Foods was launched. Support to local businesses through one to one clinics and the mentoring programme will continue to deal with specific issues businesses may have in relation to Brexit. Area of supports included business planning, currency hedging, innovation, diversification and building cross-Border relationships.

The Monaghan Local Community Development Committee (LCDC) continues to provide a strategic overview to support community and economic development in the County. The LCDC monitors progress and continues to implement the Monaghan Local Economic and Community Plan 2016-2021 (LECP). The LCDC will oversee the development of a new LECP in 2021.

Furthermore, the above objective has been and will continue to be secured through the consistent application of the development management policies and objectives in Chapters 4, 9, 10, 11, 12, 13, 14 and 15 of the Plan, the policies and objectives set out within the County Monaghan Retail Development Strategy 2016-2022 and in accordance with the Retail Planning Guidelines for Planning Authorities. The assessment of proposals for retail development against these policies and objectives will ensure the appropriate location of retail development in urban areas, promote a diversity, range and quality of retail outlets and preserve the retail functions and hierarchy of the settlements in the County.

It is recognised that the County possesses extensive natural resources and an environment of considerable scenic value, which combined with its attractive towns and cultural heritage provides a major opportunity for the development of tourism, which should be capitalised on. The above objective has been and continues to be secured by the consistent application of the development management policies and objectives set out in Chapters 6, 9, 10, 11, 12, 13, 14 and 15 of the Plan and by the work of the Tourism Section of Monaghan County Council in association with other organisations. For example, since the adoption of the Plan, the tourism website, Monaghantourism.com has been redeveloped and features a clean, easy to navigate menu that allows users to access information quickly and conveniently. Festivals and event listings are contained on the site, a tourism app has been developed and is also maintained. Numerous promotional brochures have been produced and distributed as well as the successful MyMonaghan social media campaign which runs annually and features local people talking about their passions and telling their stories. In addition, as part of the ongoing work by Monaghan Local Enterprise Office to build resilience and innovation within business, a bespoke network for craft and tourism business has been launched in conjunction with Monaghan Tourism. This network provides a forum to build business relationships in preparation for when the tourism market improves following the restrictions imposed as a result of the COVID-19 pandemic in County Monaghan and will assist providers to identify, develop an act upon market opportunities, to share information and see potential business partners for future ventures.

Chapter Five – Community

5.1: Introduction

This chapter provides a series of objectives and policies relating to the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the County and its population.

5.2: Community Objective

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.
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The above objective has been and will continue to be secured through the lifetime of the Plan through the consistent application of the development management policies and objectives in Chapters 5 and 15 of the Plan which will ensure that the provision of community infrastructure is provided for within appropriate locations throughout the County. For example, policy CFP1 affords for the consideration of new social and community infrastructure/service-related development in urban and rural areas. In addition, policy RDP8 contained in Chapter 15 requires that appropriate recreational facilities such as open spaces, formal play areas, playing pitches, all weather surfaces, changing facilities, etc are provided within housing developments. The nature and scale of the facilities is dependent upon the scale of the residential development proposed.

Since the adoption of the Plan, and with funding received from the Town and Village Renewal Scheme and the Outdoor Recreation Infrastructure Scheme (ORIS), the following works have been undertaken:

- The provision of an outdoor gym and upgrading of the existing playground at Oriel Park.
- Upgrading of parking facilities, provision of changing facilities and the creation of a ‘beach’ at Emy Lough.
- The provision of a walkway around the village green at Smithborough.
- The creation of a picnic area at Lough Muckno.
- Drainage and resurfacing works at Mindszenty Park, Castleblayney to make the existing park more accessible.
- The provision Rossmore Giants, and a playground at Rossmore Park, Monaghan Town.
- The upgrading of the Town Park in Ballybay.

Under the Outdoor Recreation Funding Scheme 2019 – Measure 3, an application for a family cycle trail in Rossmore Forest Park was submitted. This was successful and the project was awarded €289,355, with match funding of €72,338 being provided by Monaghan Municipal District. A Design team was appointed in July 2020 and consultations were held with key stakeholders including Coillte, Emyvale Cycling Club and Cycle Ireland. The project is now at detailed design stage and is expected to be completed by end June 2021. Funding under this scheme in 2020 also saw investment in the “Hilly Way” Cycle route connecting Kingscourt to Carrickmacross along the Lough Fea Estate, and will ultimately connect to the Navan to Kingscourt route.

Monaghan County Council has continued to collaborate with local communities with respect to the provision of community and recreation facilities. For example, in 2019 a derelict site was acquired for the development of a town park in Scotshouse. In 2020 the town park was completed with funding received from Town and Village Programme and provides a place for people to hold outdoor events, to meet and to relax. The area in front of the community centre was also re-designed and resurfaced with help from CLAR in 2019. The level of collaboration between the community and the Council has

been extraordinary, and the initiative was shortlisted under the 'Best Practice in Citizen Engagement' category of the 2020 Chambers Ireland Excellence in Local Government Awards.

Monaghan County Council remains committed to ensuring that every community in the County has a Community Plan to ensure that all parts of the County continue to thrive, enjoy good quality facilities supporting a wide variety of activities for all. Community plans are helping communities identify issues which are needed to be addressed and prioritise projects which must be undertaken in order to make their communities a better place for all. In 2020, Scotshouse and Oram launched their completed Community Plans. Oram launched its plan in the Spring 2020 and used the occasion to mark the 'official opening' of their CLAR-funded streetscaping project, which saw the completion of a footpath connecting the social centre and the school, and the redesign and resurfacing of the social centre car park.

Despite 2020 being a difficult year for interacting with communities, a Community Plan for Lough Egish/Aughnamullen was also completed, and funding has already been secured to construct a footpath from Lough Egish crossroads up to the Food Park. The Ballinode community planning process has been advanced through online surveys, and a draft plan is expected to go to public consultation before the end of 2021.

All of County Monaghan is an eligible area under LEADER rules and applications for support were considered up to 31st December 2020. LEADER provides rural communities the resources and opportunity to actively engage and direct the local development of their area through community-led local development. At the end of the LEADER programme on 31st December 2020, 112 projects had been approved to a value of €5.7m, (99.82% of available funds). The outstanding balance of €7k was transferred into the new incoming Transitional LEADER Programme that was announced in December 2020 to be delivered over 2021 and 2022. Almost €1.7m has been allocated to Monaghan LAG in project funds under that programme to be allocated before the end of 2022. Types of projects approved funding under the LEADER Programme included Astro turf pitches, walking tracks, tourist accommodation and community led tourism promotion projects.

Chapter Six – Heritage, Conservation and Landscape

6.1 Introduction

This chapter provides a series of policies which have the overarching objective of guiding future development whilst ensuring the protection of the environment, biodiversity, landscape, natural and built heritage for the benefit of future generations.

6.2: Heritage, Conservation and Landscape Objectives

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 ecosystem services in the County.
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The above objective has been and will continue to be secured through the lifetime of the Plan through the consistent application of the development management policies and objectives in Chapters 6, 9, 10, 11, 12, 13, 14 and 15 of the Plan. For example policy TWP1 seeks to minimise the loss of trees and hedgerows associated with any development proposal and encourages the retention of existing mature trees, hedgerows and woodlands in new developments, whilst policy BHP 8 requires proposals for works to protected structures to be carried out in accordance with best practice guidance contained within the Architectural Heritage Protection Guidelines (2011).

Within the County, there is one Candidate Special Area of Conservation (Kilroosky Lough Cluster SAC) and one Special Protection Area (Sliabh Beagh SPA), and this objective is also secured through the screening of development proposals, both public and private, for the need for an appropriate assessment. This objective is also secured through the screening and carrying out where necessary of appropriate assessments of policy documents and strategies.

Under the Planning and Development Act 2000 (as amended) and associated Regulations, all planning applications which might affect or be unduly close to any archaeological site, monument or feature must be referred to the Minister for Housing, Local Government and Heritage. Since the adoption of the Plan and as a result of such referrals, specific archaeological conditions have been attached to a number of planning permissions which require developers to engage suitably qualified archaeologists to carry out pre-development testing at sites and thus also help to secure the above objective.

In addition, this objective has been and will continue to be secured in conjunction with the Heritage Section of Monaghan County Council, for example, The Monaghan Biodiversity and Heritage Strategic Plan 2020-2025 was adopted in November 2020 and contains thirteen priority themes, with action plans for each theme and methodologies on how the Plan will be implemented across the local authority and into the wider community.

In May 2019, Monaghan County Council became a partner in the All Ireland Pollinator Plan which aims to create an Ireland where pollinators can survive and thrive. In October 2019, over 250,000 mixed species of bulbs with 130 bulbs per sqm were planted across the County in green areas and now offer food for pollinators. In addition, a new Linear Park in Carrickmacross has been designed and will include trees and fruit trees native to County Monaghan and also wildflower meadows. The project is awaiting funding under the Neighbourhood Scheme and is due to commence in early 2021.

Other projects which have been progressed since the adoption of the Plan include the development of Sliabh Beagh Conservation Action Plan in association with Interreg CANN project. This is the second year of the five year project which involves 11 partners and three jurisdictions, Ireland, Northern Ireland and Scotland. The aim of the project is to produce conservation action plans and to improve

the conservation status of wetland habitats and key species. Monaghan County Council leads the upland sites work package and is leading the work on the cross-Border site of Sliabh Beagh. Conservation action has commenced onsite and will continue into 2021. In addition, the first phase of a project to develop an action plan for Monaghan's wetlands was commenced as part a National Biodiversity Action Plan funded project. This project will identify sites from the Monaghan wetland database, where ecosystem services can be identified for enhancement and restoration to improve biodiversity and contribution towards climate change mitigation and adaptation.

To date, there are 712 entries on the Record of Protected Structures for County Monaghan. In 2020, the Planning Section of Monaghan County Council continued to administer the Built Heritage Investment Scheme (BHIS) and the Historic Structures Fund (HSF) which involves funding from the Department for Housing, Local Government and Heritage for the repair and conservation of protected structures. Five projects received a total of €60,000 funding from the Department for the repair and conservation of protected structures under the BHIS in 2020. Three projects were allocated €90,000 under the HSF in 2020, and approximately €53,000 was allocated towards two other Protected Structures under the July Jobs Stimulus Package. The grants awarded under these schemes provide much needed assistance to the owners and custodians of the architectural heritage stock in County Monaghan to ensure the survival of these structures into the future. The projects involved the work of skilled conservation professionals, craftspeople and tradespersons.

In 2020 a film entitled Monaghan Gothic was published on YouTube and showcases the architectural heritage of the County, whilst the involvement of the public on a project to map and create and inventory of the holy wells in County Monaghan together with their traditional practices and customs commenced in November 2020.

In conjunction with relevant communities work has also commenced on nine conservation studies relating to early medieval religious sites across the County, whilst the promotion of the Black Pigs Dyke continued through organised talks and walks, with the publication of a Black Pigs Dyke Archaeological Monograph due in 2021.

Chapter Seven – Transport and Infrastructure

7.1: Introduction

This chapter sets out the framework for the provision and maintenance of the County's transportation system and public infrastructure provision which are recognised as essential to delivering the County's economic competitiveness and to improving the quality of life of the residents of the County and improving social inclusion. It is an aim of the Plan to facilitate the development of the County through the provision of essential services and infrastructure while minimising impacts upon the environment.

7.2: Transport and Infrastructure Objective

TISO 1	To achieve a sustainable, efficient and integrated transport system and ease of movement throughout County Monaghan by enhancing the existing transport infrastructure in terms of the road, cycling and pedestrian facilities and by promoting more compact urban forms close to existing facilities to encourage more sustainable movement patterns.
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The above objective has been and will continue to be secured through the consistent application of the development management policies and objectives in Chapters 2, 5, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan with favourable consideration being given to appropriate proposals for development which incorporates facilities for and encourages walking and cycling, incorporates appropriate densities in towns and villages and ensures that development in towns and villages occurs in a sequential form. For example, critical mass of settlements is being pursued through the application of the principles of the Core Strategy and applying the policies in respect of Rural Areas Under Strong Urban Influence. In addition, Monaghan County Council, delivers this strategic objective through the development of new cycle and pedestrian facilities; the provision of new bus stops along the local and national bus routes; the provision of cycle lockers and the resistance of any development that would pose a threat to the safety and efficient movement of pedestrians and vehicles.

Objective TISO1 has been and will continue to be secured through the progression of roads proposals and infrastructure provisions set out in Chapters 5, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan. For example Monaghan County Council is working in partnership with Louth County Council and in association with Transport Infrastructure Ireland (TII) and Westmeath National Roads Office (WNRO) to develop the 32km N2 Ardee to Castleblayney Road Scheme. Monaghan County Council is also working in association with TII and WNRO to develop the 28km N2 Clontibret to Border Road Scheme. Together with the other improvements planned for the N2/A5 route, these proposed road schemes will significantly improve transport connectivity along the N2 and provide safer and more efficient access to other strategic national roads.

Improvement works to the N2 Monaghan to Emyvale Road were substantially completed in January 2020. Funding of €2.63 million was received from TII to cover the construction, design, supervision and land costs for the year. The scheme involved the widening of the existing road to a Type 2 single carriageway with new footpaths, cycleway, signage, road markings, public lighting, road drainage, safety barriers, landscaping and associated accommodation works. The construction of a new bridge over the Blackwater river in Monaghan Town was substantially completed in November 2020. In 2020, a number of safety schemes were undertaken on the N2, N12, N54 and N53 throughout 2020. A new pedestrian crossing on the N54 at Smithborough and the realignment of the N2 Tirnaneil junction are expected to commence in Summer 2021.

In addition, the above objective is also being and will continue to be secured through the continued creation of opportunities by Monaghan County Council to use alternative modes of transport to motorised vehicles, such as walking and cycling through the provision of projects for example, the proposed extension to the existing Monaghan Town Ulster Canal Greenway, through the lifetime of

the Plan. In addition, it is noted that continued progress was made throughout 2020 on the development of a county-wide Walking and Cycling Strategy which looks at walking and cycling as activities which promote healthy living, adds to climate change adaptation through active travel. The Strategy will include actions which aim to advance the promotion of walking and cycling in the County, including the provision of increased cycling infrastructure in towns. Monaghan County Council applied for and received funding from the Jobs Initiative Active Travel Fund to purchase ten cycle lockers which will afford for the secure storage of electric bikes and make them available for staff use on a year-round basis. It is anticipated that the bikes will be in place in early 2021.

In August 2020 Monaghan County Council received a funding allocation of €1,172,275 from the Active Travel Funding Scheme. The funding will support the local authority response to COVID-19 challenges and assist with work to equip local communities and businesses with improved walking and cycling infrastructure. The funding allows for changes to traffic management arrangements to facilitate the reallocation of overall road space to improve facilities and safety for pedestrians and cyclists.

In addition to the above, initial preparation has taken place to ensure the following projects will be delivered by Monaghan County Council within the lifetime of the Plan.

- Cycle path along the N2 from Corracrin to Emyvale.
- Installation of bike lockers in Monaghan, Clones and Carrickmacross.
- Installation of cycle paths and traffic calming measures along the R183 (former N2), Castleblayney.
- Resurfacing and footpath upgrades along the R162, Ballybay.
- Upgrades to footpaths along LT 14114, Monaghan Town.
- Installation of cycle path and traffic calming along Dublin Road, Castleblayney.
- Installation of cycle paths and traffic calming measures along the former N2, Carrickmacross.
- Provision of new footpaths and traffic calming measures along the R180 at Lough Egish.

7.3: Telecommunications Objective

TCO 1	To facilitate the development of a high quality and sustainable telecommunications network for County Monaghan to support economic growth, improve quality of life and enhance social inclusion.
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The above objective has been and will continue to be secured through the consistent application of the development management objectives and policies as set out in Chapters 7 and 15 of the Plan to ensure favourable consideration is given to the provision of high quality information communications technology throughout the County while balancing the benefits of telecommunications infrastructure against public amenity and requiring the sharing of support structures where possible. The National Broadband Plan (NBP) was signed by Government in November 2019. Under the NBP, more than 15,000 premises are due to receive high speed broadband in the County over the next 5-7 years and will offer a minimum of 500Mb/sec broadband to all users. Monaghan County Council is facilitating the surveys and rollout plans which are required to deliver this project and continues to support the rollout of the NBP by National Broadband Ireland (NBI), Openeir and all of their subcontractors. It is expected that NBI will deliver fibre to 3,735 premises across County Monaghan in 2021. In addition, Monaghan County Council has overseen the installation of high speed broadband facilities for a network of 15 broadband connection points across the County. In 2020, high speed broadband has been delivered to 10 broadband connection points in key community facilities, including community centres, schools and Ballybay Wetlands Enterprise Hub, where internal and external wifi is now available.

Monaghan County Council continues to facilitate the rollout, availability and installation of dedicated dark fibre internet connectivity through the Metropolitan Area Network and use of resources accessible via Kelvin Project, whilst under the WIFI4EU scheme, the local authority is delivering broadband and wifi to a network of 30 community centres and public buildings across the County.

Through the Broadband Officer, the Local Enterprise Office and the Economic Development Unit, Monaghan County Council continues to support economic growth and offer advice about telecommunications options to all parties as well as promoting the availability of broadband connectivity for all users and continues to engage with mobile telecommunications providers to address issues around mobile blackspots and poor coverage.

The General Development Contributions Scheme is also being amended to exempt the provision of broadband and telecommunications development from development contribution charges in areas with poor or no coverage.

Chapter Eight – Environment, Energy and Climate Change

8.1: Introduction

The Chapter recognises that the environment is a valuable resource which is becoming increasingly vulnerable due to the growth in population, economic development, intensive farming and other factors. This Chapter sets out the Council's aim to adequately manage and protect the quality of the environment and through the various aims and objectives, seeks to deliver higher standards of protection for water and air, to promote sustainable waste management through education and regulations, and to prevent and mitigate the anticipated impacts of climate change by reducing the dependency on finite resources and committing to a low carbon future.

8.2: Environment, Energy and Climate Change Strategic Objective

EECSO 1	To afford a high level of environmental protection in County Monaghan through the provision of quality environmental services which adhere to the precautionary principle, to provide for sustainable development through the promotion of energy efficiency and renewable energy to deliver a low carbon future for County Monaghan, to implement measures to reduce the human causes of climate change and to consider its effects when formulating development plan policies.
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Objective EECSO 1 has been and will continue to be secured through the consistent application of the development management policies in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan. For example the implementation of the Monaghan Land Use and Transportation Study in Monaghan Town and the requirement for urban development to be of a more compact form under objective SSO 11 in Chapter 9 will help to support the encouragement of alternative modes of transport to motorised vehicles such as walking and cycling, and thus contribute to a reduction in green house gases and a low carbon economy. In addition, policy ENP 2 in Chapter 15 requires the provision of at least one energy efficient measure to be incorporated within the design of all new developments, such as solar panels and wood burning installations, as well as through the encouragement and favourable consideration of proposals for wind energy generation and other renewable energy sources in appropriate locations throughout the County. The above objective has been and will continue to be secured in conjunction with other relevant sections of the Council as detailed below.

Water Quality

The Plan notes that water is an integral part of our natural and cultural heritage and acknowledges that the quality of water is important for fisheries, tourism, wildlife conservation and habitat protection. The Council is committed to protecting the quality of the County's water resource which shall be secured through the consistent application of the development management policies in Chapters 8 and 15 of the Plan and in conjunction with the Environment Section of the Council. For example, when assessing proposals for development regard is had to the maps contained within Chapter 8 which set out areas of sensitive surface waters and ground waters, vulnerable ground waters, aquifer protection areas and river basin management plan priority areas. The requirement within the Plan for a Water Protection Plan and detailed site drainage plans to be submitted with all planning applications (Policy WPP4) affords for a greater scrutiny and control of run off and effluent from proposed developments. In addition, the requirement to specify the use of silt traps, Sustainable Drainage Systems (SuDS) and petrol/oil interceptors within proposals is also assisting water quality protection. Regular consultation with Inland Fisheries Ireland, where appropriate, to obtain comments on development proposals and the attaching of conditions on permissions issued in respect of the protection of the physical structure of the water courses as well as water quality and habitats is also assisting in securing water quality. The task of improving water quality in the County is a slow process given the extent of one off rural housing, expanding urban area pressures, the legacy of intensive agriculture in the County and the current high level of intensive agricultural operations in the County.

The above objective has been and continues to be secured through enhanced scrutiny of the disposal of by products/organic fertilisers from intensive agricultural activities, regular farm surveys and inspections, regular business surveys and inspections and the monitoring and authorisation of discharges from urban areas by the Environmental Protection Agency (EPA).

Water quality regulation, enforcement, and monitoring will continue to represent a significant challenge going into 2021 and beyond as the most recent EPA report indicates that surface water quality has declined nationally by 5.5% since 2015.

The aim for Monaghan County Council and all agencies involved in water quality is to reverse the trends in nutrient discharges by identifying and implementing the right targeted measures in the right place. During 2020 significant preparatory work has been carried out in relation to the preparation of the River Basin Management Plan (RBMP) 2022-2027. The RBMP is the key tool for implementation of the EU Water Framework Directive (WFD), key European legislation which requires our rivers, lakes, groundwater and coastal water to achieve a healthy state, or what is known as 'good ecological status'. During 2021 the Council's Environment Section will be targeting specific waterbodies with a view the seeking improvements in these waterbodies. These waterbodies will be agreed with the EPA prior to the publishing of the draft RBMP. The Environment Section will also continue to liaise closely with the Local Authorities Waters Program (LAWPRO) on trying to improve water quality in the designated Priority Areas for Action.

The work of the water quality team is critical as Monaghan County Council strives to play a leading role in both maintaining and improving water quality. During 2020 Environmental Section continued its farm inspection program, a targeted program that focuses on high risk farming activity throughout the County. Whilst COVID-19 has impacted upon work in this area, it is expected that approximately 50 farms will have been inspected in 2020. Further targeted farm inspections will be carried out in 2021.

Monaghan County Council is required to licence discharges of effluent to groundwaters and surface waters under Section 4 of the Water Pollution Act 1977 & 1990 as amended. Such facilities are issued with a site specific discharge licence from Monaghan County Council with conditions on the quantity and quality of effluent that can be discharged to a river or to a percolation area/polishing filter. The type of facility typically requiring an effluent discharge licence include food production facilities, filling stations, nursing homes, housing estates, community facilities and industrial facilities. In 2020 there were 27 active Discharge Licence premises in Monaghan. In 2021 these facilities will continue to be monitored and it is the intention to carry out a work program to identify additional facilities that require authorisation under Section 4 of the Water Pollution Act.

During 2020 the Environment Section delivered a comprehensive water sampling program. This programme involves the sampling of rivers, lakes, bathing water areas, discharge licenses and pollution incidents as they arise. Sampling is a statutory requirement and is carried out in conjunction with the Environmental Protection Agency. As a result of this sampling it can be determined whether a river or lake is improving in quality or reducing in quality. It also is essential when sampling discharges or dealing with pollution incidents to ascertain the quality of an effluent and its impact on waters it is discharging to. It is expected that by the end of 2020 the following water sampling program will have been delivered:-

- WFD Operational lake sampling – 68 samples
- WFD Operational river sampling – 168 samples
- Bathing waters sampling – 40 samples

Climate Change

This chapter reinforces the Council's commitment to addressing climate change in a pro-active manner through the consistent application of the development management policies/objectives in Chapters 2, 7, 8, 9 and 15. For example the requirement for new urban development to be of a more compact form during the lifetime of the Plan will support and encourage the use of alternative modes of transport to motorised vehicles such as walking and cycling and thus contributing to a reduction in green house gases and a low carbon economy. In addition, the consistent application of Policy ENP 2 in Chapter 15 to incorporate at least one energy efficient measure in the design of all new developments will make a significant contribution to the reduction in carbon emissions over the lifetime of the Plan.

Climate change continues to be a major challenge at National and International level with policy responses required in terms of, not only, mitigating the causes of climate change, but also in adapting to the inevitable consequences of our changing climate. In late 2019, Monaghan County Council's Climate Change Adaptation Strategy 2019-2024 was adopted. During 2020, despite the COVID-19 pandemic, significant progress was made in progressing the measures and actions contained within the strategy and within the National Climate Action Plan 2019. Some of the major milestones achieved in 2020 include:-

- Signing of the Climate Charter
- Piloting of Climate Action training by Monaghan County Council in conjunction with the Eastern and Midlands Climate Action Regional Office.
- Setting up of a designated Strategic Policy Committee on Climate Action and Environmental Services.
- Inclusion of climate action as a core objective in the new Corporate Plan.
- Preparation of an in-house Climate Action Delivery Plan 2020-2021 to identify and progress specific actions in the Climate Change Adaptation Strategy for delivery or part delivery over an 18-month period.

In 2021 work on climate action will focus on the further implementation of the actions identified in the Climate Action Delivery Plan 2020-2021. The Council has made substantial progress over a relatively short period but these are only the first steps in a journey where the country is now legally committed to becoming carbon neutral by 2050.

Flooding

Policies FMP1-FMP5, SDP1-SDP5 and FMP1-FMP5 seek to assess the risk of flooding in the County, to secure existing floodplains as a form of flood defence and to prevent development in locations at risk of flooding or which would give rise to flooding as a consequence. The appropriate assessment of development proposals under these policies against the risk of flooding or consequential impacts of flooding elsewhere having regard to data on flooding in the County, the responsible management of flood plains, and appropriate proposals for the management of storm water from proposed developments are all contributing to the management of flood risk.

Renewable Energy

This chapter recognises that the availability of a reliable, sustainable and cost-effective energy resource is vital to ensuring economic and social progress. This chapter provides an analysis of renewable technologies and outlines measures to reduce the dependency on fossil fuels in order to achieve national targets. Monaghan County Council continues to make good progress towards improving its energy efficiency. An energy reduction of 37.1% to the end of 2019 (provisional) has been achieved with a further 3.5% planned in 2020 with the result that the Council has reached the 33% target by 2020 one year ahead of target.

Public Lighting is the single biggest energy user in Monaghan County Council, equating to 35% of total energy usage. The Council has an ongoing programme to convert all public lights in the County to energy efficient LED lights by 2021. This is funded directly by the Council for Non-National Roads and paid back through energy and maintenance cost savings. Transport Infrastructure Ireland (TII) has also provided funding to upgrade public lights to energy efficient LEDs on the National routes and, during 2020, the last and final scheme on the National Routes in County Monaghan was completed. 90% of all public lights in County Monaghan will be converted to LED by the end of 2020 and 100% by mid-2021.

In addition, in 2020 six Council owned residential units received energy efficiency works consisting of external insulation, a new heat pump heating system, and new windows and doors. A funding application has been submitted to undertake works to a further seven properties. Upon completion of work, these older housing stock properties will have an increased energy efficient Building Energy Rating (BER).

ESB Networks is currently rolling out the national project for the removal of old analog ESB meters and replacing them with new digital Smart ESB Meters. Monaghan County Council has elected to become an “early adopter” for the installation of the new Smart Meters, and currently there are 50 of the low-usage old analog meters being changed. Benefits of the new Smart Meters include more accurate monitoring of electricity usage, allowing for greater control of usage, reducing the frequency of estimated readings and bills, allowing consumers to avail of variable tariffs where consumption can be moved to offpeak times and permitting end users to feed-in electricity to the grid when the new feed-in tariffs become active in 2021.

Derelict Sites/Dangerous Structures

The policies and objectives contained within the Plan seek to ensure all lands and buildings are maintained in a reasonable condition as well as encouraging alternative uses for vacant or derelict buildings. For example the favourable consideration of development proposals in the town centre for the refurbishment and reuse of existing buildings, and for backlands and infill development that respects and complements the existing town streetscape and architecture and are acceptable when assessed against the development management policies and objectives set out in Chapters 8, 12 and 15 of the Plan. This is also being secured through the exemptions for derelict buildings and reductions for town centre development specified in the General Development Contributions Scheme for County Monaghan. Monaghan County Council will continue to apply the powers of the Derelict Sites Act 1990 and the Local Government (Sanitary Services) Act 1964 to force owners to clean up derelict sites. Both Acts require local authorities to keep registers of all derelict sites and dangerous structures, and permit them to purchase land compulsorily and to carry out necessary work themselves and subsequently charge the owners for the cost. Since the adoption of the Plan the Council has served a number of Derelict Sites Notices and has commenced the acquisition of properties through the provisions of the Derelict Sites Act 1990.

At Lui na Greine, Scotstown, Monaghan County Council secured funding approval in January 2020 from the Department of Housing, Local Government and Heritage under the Rebuilding Ireland programme to provide 32 social houses. The scheme includes the completion of 4 derelict unfinished houses and construction of 28 new houses on a derelict site in Scotstown. Construction commenced on this site in May 2020 and the contractor is making good progress. When completed the project will replace a former derelict site with an estate providing the highest quality finished homes with a Building Energy Rating of A3 and above. The total all in project budget is just below €7 million and the works are programmed for substantial completion in Q4 2021.

Air Quality Enforcement and Regulation

Air quality is becoming an increasingly important issue at National level. Whilst air quality in the County is regarded as being generally good there is significant work being carried out by the Council in relation to air quality regulation. By Q4 2020, there were 36 facilities in the County authorised under the Decorative Paints Regulations and the Solvent Regulations. The vast majority of these facilities were car refinishers and dry cleaners. During 2021, work in this area will concentrate on ensuring that the good level of compliance will continue under these regulations. Other works planned for 2021 include solid fuel sampling and inspections to ensure compliance with the Solid Fuel Regulations as well as continued liaising with the EPA in the roll-out of the Ambient Air Monitoring Program (AAMP).

Chapter Nine – Strategic Objectives for Settlement Plans

9.1: Introduction

This Chapter sets out the strategic objectives which are specific to the development of the settlements as well as the land use zoning categories/objectives. The objectives contained within this chapter should be read in conjunction with the plans for the five towns and the associated zoning maps contained within Chapters 10, 11, 12, 13 and 14 of the Plan.

9.2: Specific Strategic Objectives for Settlement Plan Towns

SHO 1	To facilitate the development of Monaghan (Town) to maintain its position as the key 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.
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Monaghan Town is designed as the County's key town due to its size and the broad range of services across a variety of services which it provides. Through the policies and objectives of the Plan, it is recognised that the strengthening of Monaghan Town as a major centre of population in the regional and cross Border context is important to ensure it provides benefits across the County and the region in terms of attracting private investment in jobs and the economy, as well as securing investment in infrastructure that is critical to the County. Furthermore, the Plan recognises the strategic Border location of Monaghan Town along the Dublin to Letterkenny/Derry City corridor and adjacent to the Dublin/Belfast eastern economic corridor, and the opportunities this affords. The above objective has been and will continue to be secured in an ongoing manner by the consistent application of the objectives and policies contained within Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10 and 15 of the Plan.

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.
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Carrickmacross and Castleblayney are designated as Tier 2 Strategic Towns due to the existing population base in infrastructural capacity to accommodate reasonable levels of new residential and commercial development. The above objective has been and will continue to be secured by the consistent application of the objectives and policies set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 11, 12 and 15 of the Plan which will ensure that the Strategic Towns continue to play critical roles in driving the growth and economic development in the County.

SHO 3	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.
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Ballybay and Clones are designated as Tier 3 Service Towns due to their functions as service settlements for their urban population but also a rural hinterland population. The above objective has been and will continue to be secured by the consistent application of the objectives and policies set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 13, 14 and 15 of the Plan.

A number of policies and objectives contained within Chapter 13 of the Plan will ensure the continued protection and conservation of built and archaeological heritage features of Clones and will also ensure that new development enhances, respects and complements the existing town streetscape and architecture. In addition, under the Historic Towns Initiative in 2020, the Ballybay Clones Municipal District received €103,000 from the Heritage Council for the enhancement of the Monastic Sites of Clones which will improve the quality of the town for residents and tourists.

Furthermore, the initiatives and work programme of the Planning and Heritage Sections of Monaghan County Council and the input and advice from the Department of Housing, Local Government and Heritage will also assist in continuing to secure this objective.

9.3: Specific Strategic Objectives for Settlements

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.
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This objective has been and continues to be secured in an ongoing manner during the lifetime of the Plan through the consistent application of the development management policies and land use zoning objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan which provide an overall strategy for the proper planning and sustainable development of the County, including the towns and their hinterlands. The continued consistent application of the policies, objectives, standards, technical criteria and guidance contained within the Plan will ensure that development takes place in an orderly and sustainable manner throughout the County.

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
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The above objective has been and will continue to be secured through the consistent application of the land use zoning objectives which are contained within Chapter 9 of the Plan, the policies and objectives related to the designated zoned land uses set out in Chapters 9, 10, 11, 12, 13 and 14 of the Plan, and the planned investment in public infrastructure set out in Chapter 7 of the Plan. The land use zoning objectives allow for the rational use of land and for the provision of adequate services/facilities for current and future developments. The five towns have a variety of land uses zonings within their settlement limits which will provide compatible land uses and sufficient lands for sustainable development throughout the lifetime of the Plan.

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.
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The above objective has been and will continue to be secured through the favourable consideration of development proposals for education, medical/health, transport and public administration, against the development objectives and policies set out in Chapters 5, 9, 10, 11, 12, 13, 14 and 15 of the Plan.

SSO 4	Attract investment in new employment opportunities to the towns while supporting sustainable enterprises.
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The above objective has been and will continue to be secured through the favourable consideration of economic development proposals against the development management policies as set out in Chapters 8, 9, 10, 11, 12, 13 and 15 of the Plan. For example, part of the consideration of any proposal for new retail development will be assessed against the need for the development and whether it will have an adverse impact upon existing retail establishments and thus the vitality and viability of the town centre.

SSO 5	Promote the towns as residential, employment, retail and service centres as well as industrial and commercial centres.
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The above objective has been and will continue to be secured on an ongoing manner through the favourable consideration of development proposals against the development management policies as set out in Chapters 2, 3, 4, 5, 7, 9, 10, 11, 12, 13, 14 and 15 of the Plan. A significant amount of land has been zoned for both Proposed Residential and Strategic Residential Reserve, for Industry,

Enterprise and Employment, and as Town Centre within the development limits of the five towns to facilitate the expansion of them.

SSO 6	Protect and enhance the heritage, character and streetscape of the towns and ensure they are attractive places to live and work.
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The above objective has been and will continue to be secured through the consistent assessment of development proposals in urban areas against the objectives and policies as set out in Chapters 6, 9, 10, 11, 12, 13, 14 and 15 of the Plan to ensure protection and conservation of built heritage features in the town, to encourage the refurbishment and reuse of existing buildings and backlands, and to ensure that new development enhances, respects and complements the existing town streetscape and architecture. In addition, the initiatives and work programme of the Heritage Section in the Council, and the input and advice from the Department of Housing, Local Government and Heritage and will assist in securing this objective.

SSO 7	Provide a wide range of amenity, sporting and cultural facilities including public spaces and parks.
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The objective has been and will continue to be secured during the lifetime of the Plan through the provision and maintenance of public amenity areas and sports facilities. For example, having obtained funding from the Department of Children and Youth Affairs, proposals for the upgrading of the playground in O'Neill Park, Clones were finalised. The playground will be the first Natural Play playground in the County and also the first playground designed in-house by Council Staff. The playground is more earth-friendly and supports the Council's climate change adaption agenda.

In addition to the above, under the Outdoor Recreation Infrastructure Scheme (ORIS), a number of amenities in the towns and villages throughout the County have been upgraded as follows:-

- Emyvale: outdoor gym and upgraded playground at Oriel Park
- Emy Lough: Upgraded parking, changing facilities and creation of a 'beach'
- Smithborough: walk around the village green
- Lough Muckno: creation of a picnic area at shoreside
- Mindszenty Park: drainage and resurfacing to make the park more accessible
- Rossmore Park: family cycling trail, Rossmore Giants, upgraded surfaces to walks, provision of playground
- Upgrade of Ballybay town park

A key feature to the long-term sustainability of artists and their creative practice is the availability of spaces and places for them to be able to advance their creative process. Monaghan County Council fulfilled an important development in this sphere by completing the re-development of the "Old Post Office" in Clones into a superbly designed artists' studios.

After an investment of €1.2million, the Patrick Kavanagh Centre was opened to the public in July 2020. The Centre is set in a deconsecrated early 19th century church in the poet's home village of Inniskeen, and was designed to work as a museum, resource centre, cinema and performance space. Funded through Monaghan County Council's Development Contribution Scheme, with grant aid from Failte Ireland and the Department of Arts, Culture, Gaeltacht and Heritage, the Centre is the flagship visitor centre for the County, with a new exhibition, performance space and Kavanagh Trail through the village.

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.
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Two areas either side of the Main Street in Carrickmacross have been designated to be the subject of Local Area Action Plans and offer significant development potential. The Public Realm Plan for

Carrickmacross was used as the basis for the successful application for funding under the Rural Regeneration Fund for completion of the Local Area Action Plans. Consultants have been appointed to formulate these plans and work is progressing to the development of draft plans for public consultation. Despite the limitations and restrictions in place under COVID-19, work has commenced on the preparation of same and subject to developer input, it is anticipated that the local area action plans will be produced for both areas during the lifetime of the Plan.

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.
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The above objective has been and will continue to be secured by the consistent application of the objectives and policies set out in Chapters 9, 10, 11, 12, 13 and 15 of the Plan and through the favourable consideration of development in urban areas of appropriate densities, the favourable consideration of redevelopment proposals in existing urban areas, and the resistance of development that would lead or contribute to urban sprawl (Policy RCP 2) and would be contrary to the principle of establishing strong consolidated settlements with critical mass of population to support services and facilities.

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
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The above objective has been and will continue to be secured through the planned investment in public infrastructure as set out in Chapter 7 of the Plan, by the consistent application of the objectives and policies set out in Chapters 2, 3, 4, 5, 9, 10, 11, 12, 13, 14 and 15 of the Plan and through favourable consideration of development in urban areas of appropriate densities, the favourable consideration of redevelopment proposals in existing urban areas, and the resistance of development that would lead or contribute to urban sprawl and would be contrary to the principle of establishing strong consolidated settlements with critical mass of population to support services and facilities. The Planning Authority will give favourable consideration to higher residential densities within and close to the town centre where the densities reflect the character of the area and the development is on lands that can be adequately served by public infrastructure.

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.
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The above objective has been and will continue to be secured by the constant application of the objectives and policies contained in chapters 2, 9, 10, 11, 12, 13, 14 and 15 of the Plan. Compliance with these policies and objectives will facilitate the delivery of 30% of all new homes within existing built-up footprints, a target contained within the National Planning Framework. Objectives SSO11, SSO17, UDO5, UDO8, VO2, MPO4 and CPO2, and Policies CCP3, UDP1 and CP5 of the Plan encourage the reuse of backlands/brownfield sites and existing buildings, whilst the zoning of proposed residential lands is largely contained within the existing established settlement footprint. The Core Strategy contained within Chapter 2 of the Plan also sets out to focus the delivery of the majority of new residential units that are provided over the Plan period within the footprint of the urban settlements (Tiers 1 to 4).

Since the adoption of the Plan, Monaghan County Council has established a strong track record in facilitating and delivering urban housing and regeneration which will significantly contribute to the delivery of 30% of all new residential development being located in urban areas, and 20% of all new residential development on brownfield and infill sites within the footprint of urban settlements.

For example the Clones Renewal Scheme will result in the provision of 24 new residential units within the town centre on brownfield and derelict sites, while in Ballybay Monaghan County Council is actively driving the completion of an unfinished multi use development along the Main Street and associated backlands which includes new residential units and a surgery/primary care for the town. The Dublin Street Regeneration Scheme which is a significant town centre redevelopment project comprising 6 hectares in Monaghan Town is being progressed and will facilitate the potential delivery of 120-140 new residential units on backlands within the town centre.

In addition to the above, two Local Area Action Plans (LAAP) in respect of backlands in Carrickmacross town centre are being prepared which will provide a framework for the delivery of a significant number of residential developments along with other town centre uses. Monaghan County Council also acquired unfinished housing development sites in Monaghan Town and Scotstown with the objective of delivering social housing units within the urban footprint of these settlements.

In relation to the lands acquired at Latlorcan in Monaghan Town, a draft master plan has been prepared in respect of the 22 acres of partially serviced housing land resulting in the delivery of 66 social and private sector housing units, including the potential for serviced sites to encourage self build dwelling developments to take place within the settlements, as opposed to in the rural area. In relation to the lands acquired at Scotstown a total of 32 new social housing units will delivered on a long standing unfinished housing development. Monaghan County Council has also been proactive in acquiring derelict sites in settlements across County with the objective of delivering residential units at these locations.

SSO 12	Facilitate and/or provide the infrastructure and services necessary to accommodate anticipated population growth in each settlement.
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This objective has been and will continue to be secured through the planned investment in public infrastructure as set out in Chapter 7 of the Plan and also by the consistent application of the objectives/policies set out in Chapters 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan.

SSO 13	Protect important landscape features within or on the edge of settlements by prohibiting development within designated Landscape Protection/Conversation (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.
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The above objective has been and will continue to be secured by the resistance of development that would be detrimental to the objective of protecting landscape features within or on the edge of settlements, and by giving favourable consideration to development only where it is demonstrated to the satisfaction of the planning authority that there will be no adverse impact upon these landscape features.

SSO 14	Promote public transport strategies that could facilitate services in the lower tier settlements.
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Monaghan County Council has continued to assist in the development of Local Link routes to lower tier settlements including the introduction of the Cavan Monaghan route via the villages to service hospital and colleges and the introduction of night time weekend routes in Scotshouse to facilitate socialising.

SSO 15	Encourage the development of specialist niche activities or roles that could help distinguish the settlements and thereby promote their development.
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The above objective has been and will continue to be secured by establishing the particular strengths and roles of towns and villages and giving favourable consideration to development associated with furthering these strengths. For example, the newly refurbished Patrick Kavanagh Centre and

associated Kavanagh Trail opened in 2020 in the village of Inniskeen while the South Lodge Angling Stretch has been developed on Lough Muckno to provide additional facilities for angling visitors.

SSO 16	Ensure that new development within settlements is appropriate in terms of use, siting, scale, layout, design, materials and character.
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The above objective has been and will continue to be secured through the consistent application of the development management policies and objectives set out in Chapters 3, 4, 5, 6, 8, 9, 10, 11, 12, 13 and 15 of the Plan and the favourable consideration of urban development proposals which respect the characteristics of adjoining development. For example, the Plan notes that the majority of development taking place within Tier 6 settlements will be individual dwellings whilst in Tier 5 settlements it is acknowledged that residential development will only be suitable at a small scale, reflective of the character of the existing settlement.

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.
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The above objective has been and will continue to be secured by the constant application of the objectives and policies contained in chapters 2, 9, 10, 11, 12, 13, 14 and 15 of the Plan. Compliance with these policies and objectives will facilitate the delivery of 30% of all new homes within existing built-up footprints. In addition, objectives SSO11, SSO17, UDO5, UDO8, VO2, MPO4 and CPO2, and policies CCP3, UDP1 and CP5 encourage the reuse of backlands/brownfield sites and existing buildings, whilst the zoning of proposed residential lands is largely contained within the existing established settlement footprint. The Core Strategy also sets out to focus the delivery of the majority of new residential units that are provided over the Plan period within the footprint of the urban settlements (Tiers 1 to 4). The Dublin Street Regeneration Scheme which is a significant town centre redevelopment project comprising 6 hectares in Monaghan Town is being progressed and will facilitate the potential delivery of 120-140 new residential units on backlands within the town centre. In addition to the above, two Local Area Action Plans (LAAP) in respect of backlands in Carrickmacross town centre are being prepared which will provide a framework for the delivery of a significant number of residential developments along with other town centre uses on backlands within the town centre.

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.
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The above objectives have been and will continue to be secured through the consistent application of the development management policies and objectives in Chapters 2, 3, 5, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan. For example, the requirement for new urban development to be of a more compact form will support and encourage the use of alternative modes of transport to motorised vehicles such as walking and cycling during the lifetime of the Plan. The above objectives are also being and will continue to be secured through the creation by Monaghan County Council of opportunities to use alternative transport modes such as walking and cycling through the provision of projects such as development of Phase II of the Ulster Canal Greenway from Middletown to Smithborough which is currently being developed. In addition, progress has continued on developing a county-wide Walking and Cycling Strategy for the County which will look at walking and cycling activities which promote healthy living and add to climate change adaption through active travel. The Strategy will also contain actions which aim to advance the promotion of walking and cycling in the County including the provision of increased cycling infrastructure in towns.

9.4: Objectives for Urban Residential Developments

UDO 1	To promote the towns as residential centres and encourage the development of new residential accommodation on zoning housing lands.
UDO 2	To ensure there is sufficient zoned, serviceable land to meet the future housing needs of the towns as set out in Chapter 2, Core Strategy of the Monaghan County Development Plan 2019-2025.

The above objectives have been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the zoning and protection of sufficient lands required to fulfil housing demand as set out in Chapter 2 of the Plan and by the favourable consideration of proposals for appropriate residential development on zoned residential lands and town centres when assessed against the development management policies and objectives set out in Chapters 2, 9, 10, 11, 12, 13, 14 and 15 of the Plan.

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.
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Monaghan County Council is currently providing unprecedented numbers of newly built homes and additional social housing through acquisition under the national Rebuilding Ireland programme and under the Traveller Accommodation Programme. In 2019 an additional 147 units were provided, including 43 houses built by Monaghan County Council at Plás Lorcáin in Monaghan Town and 50 houses built in partnership with Respond Housing Association at Coill an Rí in Carrickmacross.

In 2019 Monaghan County Council also completed the construction of 8 new houses at Bree in Castleblayney, and acquired 2 new houses under Part V in Castleblayney and 8 new houses under Part V in Carrickmacross. The remaining 36 social houses delivered in 2019 were provided through acquisition/Buy & Renew, provision of bedroom accommodation in Traveller units, Mortgage to Rent, Repair & Leasing and one Void (vacant social house returned to use).

In 2019 and 2020 no additional Affordable Housing was provided in County Monaghan as the cost of buying a second hand house remained lower than the cost of building a new house and the potential open market value of newly constructed houses in County Monaghan remained relatively low. In acknowledgement that a cohort of people on incomes above the threshold for social housing cannot afford to buy new houses the Government announced in October 2020 that a new shared equity affordable housing scheme is to be devised which may help people on low to middle incomes to buy newly built houses.

By the end of 2020 Monaghan County Council was on track to provide circa 130 additional social housing units. Under Part V in 2020 two social houses have been provided in Carrickmacross and two in Castleblayney. The Clones Renewal Scheme is delivering 6 apartments completed in 2020 with a further 18 under construction. The Approved Housing Body delivery programme includes 66 social housing units in Clones, Castleblayney and Carrickmacross in 2020. Monaghan County Council's 26 houses at Plás an Bhrí in Castleblayney reached substantial completion as did a further three units of Traveller specific accommodation. Acquisitions account for the majority of the balance of social housing delivered in 2020 with small numbers also delivered under Mortgage to Rent and Repair & Leasing.

UDO 4	To encourage social integration and a mixture of tenures in all housing developments.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the requirement for all new housing development proposals to incorporate and integrate social housing within them and by ensuring that new social housing schemes provided by

Monaghan County Council are located in appropriate residential locations or on zoned residential lands and are sufficiently integrated into wider housing tenures. For example, Monaghan County Council has provided social housing under Part V within a housing development that is predominately social housing owned by Respond Housing Association. It is envisaged that the remainder of the development will be private housing and/or Affordable Housing.

Through turnkey construction projects on private land Monaghan County Council has provided social housing in existing private housing developments and has encouraged the development of social housing in areas previously predominated by private housing.

In addition, Monaghan County Council has agreed the sale of sites for the construction of one-off private houses in Monaghan town in a development where 43 new social houses were recently constructed.

Furthermore, the above objective has been and will continue to be secured through the consistent application of policy RDP3 in Chapter 15 of the Plan which requires developers to provide a mix of housing types within multi-unit residential schemes including single storey units to help create sustainable balanced communities.

UDO 5	To encourage the refurbishment and reuse of derelict buildings and development on derelict lands and infill sites in the towns.
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The above objective has been and will continue to be secured by the constant application of the objectives and policies contained in chapters 6, 9, 10, 11, 12, 13, 14 and 15 of the Plan. Compliance with these policies and objectives will facilitate the delivery of 30% of all new homes within existing built-up footprints. In addition, objectives SSO11, SSO17, UDO5, UDO8, VO2, MPO4 and CPO2 and policies CCP3, UDP1 and CP5 encourage the reuse of backlands/brownfield sites and existing buildings, whilst the zoning of proposed residential lands is largely contained within the existing established settlement footprint. Since the adoption of the Plan the Council has served a number of Derelict Sites Notices and has commenced the acquisition of properties through the provisions of the Derelict Sites Act 1990. The Core Strategy also sets out to focus the delivery of the majority of new residential units that are provided over the Plan period within the footprint of the urban settlements (Tiers 1 to 4).

UDO 6	To comply with the Housing Strategy for County Monaghan 2013 and any subsequent strategy.
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Objective UDO 6 has been and will continue to be secured in conjunction with the Housing Section of Monaghan County Council who continue to work to address the housing needs of the County as outlined in the Housing Strategy. The measures available to the Housing Section including the Housing Assistance Payment, the Rental Accommodation Scheme, leasing and acquisitions as well as the more traditional forms of provision of own build development and development by Approved Housing Bodies, which are being fully utilised to address this need.

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.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the requirement that proposals for residential development along bypass roads are developed sensitively with appropriate buffers provided to protect the residential amenity of the dwellings.

UDO 8	To promote compact forms of residential development such as infill and back land development and to 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.
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The above objective has been and will continue to be secured by the constant application of the objectives and policies contained in chapters 2, 9, 10, 11, 12, 13, 14 and 15 of the Plan. Compliance with these policies and objectives will facilitate the delivery of 30% of all new homes within existing built-up footprints. In addition, objectives SSO11, SSO17, UDO5, UDO8, VO2, MPO4, CPO2, and policies CCP3, UDP1 and CP5 encourage the reuse of backlands/brownfield sites and existing buildings, whilst the zoning of proposed residential lands is largely contained within the existing established settlement footprint. The Core Strategy also sets out to focus the delivery of the majority of new residential units that are provided over the Plan period within the footprint of the urban settlements (Tiers 1 to 4). For example, the Dublin Street Regeneration Scheme which is a significant town centre redevelopment project comprising 6 hectares in Monaghan Town is being progressed and will facilitate the potential delivery of 120-140 new residential units on backlands within the town centre. In addition to the above, two Local Area Action Plans (LAAP) in respect of backlands in Carrickmacross town centre are being prepared which will provide a framework for the delivery of a significant number of residential developments along with other town centre uses on backlands within the town centre.

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
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The above objective has been and shall continue to be secured by Monaghan County Council through the continued regeneration of land and buildings which are in need of development and renewal throughout the County, particularly within designated settlements. The Plan highlights that a proportion of future urban development will occur on infill/brownfield/regeneration lands within the built envelop of existing settlements. To encourage same within urban centres, a relaxation of the applicable management standards has been included where appropriate. For example, in addition to incentives such as reduced development management contribution charges applicable to town centre developments, the Plan allows for a 50% reduction in the number of car parking spaces required to service a new development within the town centre. The Plan notes that up to 20% of the population growth within urban settlements could be provided for through the development of these sites.

The above objective is also being secured by Monaghan County Council which continues to actively use the provisions of the Derelict Sites Act 1990 and the Planning and Development Act 2000 as amended to address vacant and derelict properties across the five towns in County Monaghan, which may result in a more expedient resolution to certain instances of vacancy and dereliction. Since the adoption of the Plan the Council has served a number of Derelict Sites Notices and has commenced the acquisition of properties through the provisions of the Derelict Sites Act 1990.

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.
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The above objective has been and will continue to be secured by the consistent application of the objectives and policies set out in Chapters 2, 3, 9, 10, 11, 12, 13, 14 and 15 of the Plan which will facilitate the delivery of 30% of all new homes to be within existing built-up footprints. In addition, objectives SSO11, SSO17, UDO5, UDO8, VO2, MPO4 and CPO2, and policies CCP3, UDP1 and CP5 encourage the reuse of backlands/brownfield sites and existing buildings, and policies RHP2, RHP5 and BHP7 encourage reuse of brownfield sites and existing buildings for residential purposes.

Furthermore, the zoning of proposed residential lands is largely contained within the existing established settlement footprint and the Core Strategy also sets out to focus the delivery of the majority of new residential units provided over the Plan period within the footprint of the urban settlements (Tiers 1 to 4).

Since the adoption of the Plan, Monaghan County Council has established a strong track record in facilitating and delivering urban housing and regeneration which will significantly contribute to the delivery of 30% of all new residential development being located in urban areas, and 20% of all new residential development on brownfield and infill sites within the footprint of urban settlements. For example the Clones Renewal Scheme will result in the provision of 24 new residential units within the town centre on brownfield and derelict sites, and in Ballybay Monaghan County Council is actively driving the completion of an unfinished multi use development along the Main Street and associated backlands which includes new residential units.

9.5: Objectives for Town Centres

TCO 1	Promote and develop town centres as the principal location for retail, office, leisure, entertainment, cultural and service uses and to encourage the refurbishment, renewal and re-use of existing buildings and derelict sites within it.
TCO 2	Protect the vitality and viability of the town centres by promoting a diversity of uses, with a presumption in favour of development that would make a positive contribution to ensuring that the town centres continue to provide a focus for shopping
TCO 3	Promote the vitality and viability of the town centres by prohibiting, except in exceptional circumstances, the location of town centre uses such as financial institutions, offices etc outside the designated town centres.
TCO 4	Use statutory legislation to discourage and prevent dereliction and encourage regeneration and development in the towns.

Ensuring the continued vitality and viability of the town centres is imperative to ensure their sustainability and strengthening. The land use zoning matrix contained within Chapter 9 of the Plan set out the development types which are considered acceptable or open for consideration in the town centre. The town centre can accommodate a mixture of land uses, many of which are interdependent and make a contribution to increasing the vitality and viability of the centre. The above objectives have been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of development proposals against the development management policies and objectives set out in Chapters 2, 3, 4, 9, 10, 11, 12, 13, 14 and 15 of the Plan and by resisting the location of developments outside the town centres that would be detrimental to the vitality and viability of town centres.

The above objectives are also being and will continue to be secured through the favourable consideration of development proposals in the town centre for the refurbishment and reuse of existing buildings and backlands, and infill development that respects and complements the existing town streetscape and architecture and are acceptable when assessed against the development management policies and objectives set out in Chapters 9, 10, 11, 12, 13, 14 and 15 of the Plan.

These objectives are also being secured through the exemptions for derelict buildings and reductions for town centre development specified in the General Development Contributions Scheme for County Monaghan. The application of the powers of the Derelict Sites Act 1990 and the Local Government (Sanitary Services) Act, 1964 which can be used to force owners to clean up derelict sites will also assist in securing this objective. Both Acts require local authorities to keep registers of all derelict sites and dangerous structures and permit them to purchase land compulsorily and to carry out necessary work themselves and subsequently charge the owners for the cost. To date the Derelict Sites Register contains 35 sites which are located across the five towns in the County.

TCO 5	Ensure that sufficient parking is available for town centre uses.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through consistently applying the car parking standards to developments as set out in Table 15.6 in Chapter 15 of the Plan, through the application of the General Development Contributions Scheme for County Monaghan which will assist in providing finance for the provision of appropriate car parking over the lifetime of the Plan, and by progressing proposals for public car parking as and when they arise. For example, a car parking strategy for Carrickmacross is currently being developed by consultants who have been examining existing parking availability, options for additional parking, duration of parking (on street and within the carparks) and the consideration of the town's needs into the future.

TCO 6	Continue to provide public investment directly and in partnership with the voluntary and private sector to support the vibrancy of the towns.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the progressing proposals for environmental improvement schemes in towns as and when they arise, and through the requirement for development proposals for appropriate standards of design.

TCO 7	Encourage the principle of living over the shop within the town centres.
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Ensuring the continued vitality and viability of the town centres is imperative to ensure their sustainability and strengthening. The land use zoning matrix contained within Chapter 9 of the Plan acknowledges that residential development is a permitted use in Town Centre areas. The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of residential development proposals against the development management policies and objectives set out in Chapters 2, 3, 9, 10, 11, 12, 13, 14 and 15 of the Plan.

Monaghan County Council has continued to encourage the principle of 'living over the shop' through a number of projects for example, the inclusion of Castleblayney within the Town Centre Living Initiative (TCLI), a pilot scheme managed by the Department of Rural and Community Development (DCRD) to develop innovative proposals that encourage the reuse of vacant and underused buildings in town centres for living. The Town Centre Living Initiative pilot project under which €100,000 in grant aid has been received is ongoing and a report has been produced by the appointed consultants in April 2020 based on their surveys and findings. It is anticipated that works identified by the Consultants will continue in 2021.

TCO 8	Encourage and facilitate the undergrounding of utility cables in the town centres.
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The above objective has been and will continue to be secured through co-ordination with electricity and communications service providers over the lifetime of the Plan to ensure that new utility services are located underground and that existing overhead services are relocated underground, particularly in conjunction with other road and street improvement works and through the consistent application of policy DSP 2 in Chapter 15 which requires all services to be located underground and in easily accessible locations.

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.
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The above objective has been and will continue to be secured by the consistent application of the objectives and policies set out in Chapters 2, 3, 9, 10, 11, 12, 13, 14 and 15 of the Plan which will

facilitate the delivery of 30% of all new homes to be within existing built-up footprints. In addition, objectives SSO11, SSO17, UDO5, UDO8, VO2, MPO4 and CPO2, and policies CCP3, UDP1 and CP5 encourage the reuse of backlands/brownfield sites and existing buildings, and policies RHP2, RHP5 and BHP7 encourage reuse of brownfield sites and existing buildings for residential purposes. Furthermore, the zoning of proposed residential lands is largely contained within the existing established settlement footprint and the Core Strategy also sets out to focus the delivery of the majority of new residential units provided over the Plan period within the footprint of the urban settlements (Tiers 1 to 4).

For example, the Dublin Street Regeneration Scheme which is a significant town centre redevelopment project comprising 6 hectares in Monaghan Town is being progressed and will facilitate the potential delivery of 120-140 new residential units on backlands within the town centre. In addition to the above, two Local Area Action Plans (LAAP) in respect of backlands in Carrickmacross town centre are being prepared which will provide a framework for the delivery of a significant number of residential developments along with other town centre uses on backlands within the town centre.

9.6: Objectives for Retailing

SRO 1	Protect the vitality and viability of the town centres as the principal shopping area by encouraging development that would maintain and consolidate the retail core (as defined by the town centre boundary) of the towns.
SRO 2	Prohibit the location of retail development outside the town centres unless where it is compliant with the policies 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)
SRO 3	Encourage the provision of a wider range of convenience and comparison goods and size of retail units in the town centres.

The above objectives have been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of retail development proposals located within town centres when assessed against the development management policies and objectives set out in Chapters 4, 9, 10, 11, 12, 13, 14 and 15 of the Plan and the provisions of the Retail Planning Guidelines for Planning Authorities 2012 and the County Monaghan Retail Strategy 2016-2022 and by resisting the location of retail developments outside town centres that would be detrimental to the vitality and viability of town centres.

The above objectives have been and will continue to be secured through the favourable consideration of retail development proposals in town centres which involve the refurbishment and reuse of existing buildings and backlands, and infill retail development that respects and complements the existing town streetscape and architecture and are acceptable when assessed against the development management policies and objectives set out in Chapters 4, 9, 10, 11, 12, 13, 14 and 15 of the Plan.

9.7: Objectives for Industry, Enterprise and Employment

IEO 1	Ensure that sufficient and suitable land is reserved for new industrial development at appropriate locations, where there are existing infrastructural facilities, services and good communications, or where they can be provided at a reasonable cost.
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The above objective has been achieved through the zoning of significant amounts of land for Industry, Enterprise and Employment within the development limits of the five towns to facilitate new and expanding industrial and employment generating enterprises.

IEO 2	Facilitate the growth and/or expansion of existing industrial enterprises where appropriate, subject to development management guidelines as set out in Chapter 15, Development Management Guidelines of the Monaghan County Development Plan 2019-2025. Such developments should not unduly impact on the residential amenity of existing residential properties.
IEO 3	Encourage and promote the sustainable development of industry within the towns over the plan period.
IEO 4	Co-operate with IDA Ireland, Enterprise Ireland, community groups and other relevant bodies to ensure a co-ordinated approach to the provision of necessary infrastructure and services to support industrial development.
IEO 5	Ensure that a high standard of design, layout and amenity is provided and maintained in all new industrial developments.

The above objectives have been and will continue to be secured through the favourable consideration of industrial development proposals on zoned Industry, Enterprise and Employment lands and in other appropriate locations which do not have adverse impacts in terms of traffic generation, noise, effluent disposal, residential amenity and visual amenity when assessed against the policies as set out in Chapters 4, 9, 10, 11, 12, 13, 14 and 15 of the Plan.

Monaghan County Council continues to collaborate with relevant partners in providing infrastructure throughout the County to attract new investment. For example, the following enterprise projects will be at construction phase in 2021:

- IDA Ireland's Advance Technology Unit at Knockaconny will be completed in late 2021, providing the agency with a 1,350sqm facility to market and attract new, inward investment and employment to Monaghan. Supported by Monaghan County Council, the unit is being constructed under IDA Ireland's Regional Property Programme (RPP) funded by Government which was set up to address deficits in the commercial property market that were not being met by the private sector.
- Castleblayney Enterprise Centre is due to commence construction in early 2021 and will provide over 20 business units in a new state of the art building in partnership with the local community.
- The Bioconnect Innovation and Research Centre at Knockaconny will also commence construction in early 2021, and will provide a unique and innovative facility and service on a national scale.

IEO 6	Continue to support and facilitate cross-Border co-operation and trade between County Monaghan and the North of Ireland.
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The above objective has been and will continue to be secured through the favourable consideration of appropriate development proposals which encourage or facilitate cross Border trade. Monaghan County Council is involved with cross Border organisations such as Irish Central Border Area Network (ICBAN), East Border Region, Castleblayney And South Armagh (CASA), Clones Erne East Blackwater Partnership (CEEBP), and the Centre for Cross Border Studies in progressing cross Border business and tourism developments.

The Local Enterprise Office (LEO) Monaghan is also fully committed to supporting small and medium enterprises (SMEs) to continue growing their business against this continuing backdrop of uncertainty on the terms of the UK's new relationship with Europe continues. As part of LEO support during 2020, a high-level Innovation seminar in partnership with Silverhill Foods was launched. In the later part of the year a novel Enterprise Excellence programme which focused on LEAN manufacturing and competitiveness was rolled out. Support to local businesses through one to one clinics and the mentoring programme will continue to deal with specific issues businesses may have in relation to Brexit. Area of supports included business planning, currency hedging, innovation, diversification and building cross-Border relationships.

9.8: Objectives for Infrastructure and Services

RPO 1	Construct new roads and improve the existing road network in, around and through the towns, to open up development lands and improve road safety.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the implementation of the objectives as set out in Chapter 7 of the Plan, by carrying out road improvements and the construction of new roads as set out in Chapter 7 of the Plan as and when resources become available to do so. Since the adoption of the Plan Monaghan County Council has applied to the Department of Transport, Tourism and Sport for funding for the N2 to N12 Link Road which will open up development lands in the townlands of Annaghagh and Tullyherim in Monaghan Town. It anticipated that this scheme will be advanced during the lifetime of the Plan.

RPO 2	Reduce traffic congestion and improve access and traffic flow throughout the towns.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the following initiatives:

- The implementation of the Monaghan Land Use Transport Study
- The upgrade of the traffic light junction at Dawson Street, Monaghan to a smart vehicle actuation system which will improve the efficiency of the junction.
- The development of traffic modelling software for Monaghan Town to allow proposed changes to traffic flows to be modelled prior to implementation.
- The implementation of HGV restrictions in the town centres of Monaghan and Carrickmacross.
- The delivery of strategic routes in accordance with objective RPO1.

In addition to the above, the Council shall continue to progress to design stage other urban link routes identified in the Plan.

RPO 3	Construct and maintain pedestrian and traffic safety measures, and implement traffic control measures, where required, throughout the towns.
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The above objectives have been and will continue to be secured through the implementation of the objectives set out in Chapter 7 of the Plan by progressing proposals for pedestrian and traffic safety in the settlements as and when they arise. It is anticipated that the following initiatives will be delivered during the lifetime of the Plan:

- Safety improvement upgrade at the Margaret Skinnader roundabout, Monaghan Town.
- Provision of new pedestrian crossings in Carrickmacross, Smithborough, Glaslough and Emyvale.
- Provision of enhanced safety measures at two N2 junctions at Tullyvaragh, Carrickmacross and Tirnaneill, Monaghan

In addition to the above, the Low-Cost Safety Scheme delivers between 8 and 10 schemes annually and is aimed at eliminating safety risks along the road network. In 2020, works to the following roads and junctions were delivered through the aforementioned scheme:-

- L2331 to L23313 Cootehill to Rockorry
- LP1400 junction with LP1400 and LP 1420
- R938 Dublin Road, Castleblayney
- R162/R184 Junction known locally as Hanratty's Cross
- R162 Drumacruttan National School.
- R927 Pedestrian Crossing, Carrickmacross
- LP39002/R190 Ballinadian, Ballybay
- Guardhill, Kileevan, Newbliss
- LS5111/5112 Edenmore Crossroads.

RPO 5	Strengthen and reconstruct all deficient sections of road pavement and footpath and provide additional pavements and footpaths in residential areas when resources become available.
RPO 6	Co-operate with developers in the provision of access points, roads, footpaths and services where it is deemed necessary.

The above objectives have been and will continue to be secured in an ongoing manner during the through the implementation of the objectives as set out in Chapter 7 of the Plan, by progressing proposals for pedestrian and traffic safety in the settlements as and when they arise, and by carrying out road improvements and the construction of new roads as set out in Chapter 7 of the Plan as and when resources become available to do so. For example, the Municipal District of Ballybay-Clones has received funding to provide a dedicated footpath to connect to an existing footpath adjacent to the GAA Grounds and Aughnamullen Church at Lough Egish.

RPO 4	Regulate and manage car-parking facilities throughout the towns in accordance with Chapter 15, Development Management Guidelines of the Monaghan County Development Plan 2019-2025 and ensure that adequate off-street car parking and servicing space is provided in all new developments.
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.

The above objectives have been and will continue to be secured in an ongoing manner during the lifetime of the Plan through consistently applying the car parking standards for developments as set out in Table 15.6 of Chapter 15 of the Plan, through the application of the General Development Contributions Scheme for County Monaghan which will assist in providing finance for the provision of appropriate car parking over the lifetime of the Plan, and by progressing proposals for public car parking as and when they arise. In addition, the continued operation of pay parking in Monaghan Town assists in the regulating of car parking and generates income for the provision of additional car parking where deemed necessary.

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.
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The above objective has been and will continue to be secured by strictly managing the creation of new accesses or the intensification of existing accesses onto the national road network in the general speed limit areas in accordance with the objectives and policies set out in Chapters 7 and 15 of the Plan and the National Roads and Spatial Planning Guidelines for Planning Authorities.

9.9: Objectives for Natural and Built Heritage

SNO 1	Promote the value of Monaghan's Natural and Built Heritage resources as an asset for the local economy and a key benefit to the amenity of the area and the well-being of the community.
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The above objective has been and will continue to be secured by the provision of community facilities and amenities based around the natural and built heritage of the County. For example, since the adoption of the Plan, and with funding received from the Town and Village Renewal Scheme and the Outdoor Recreation Infrastructure Scheme (ORIS), the following works have been undertaken:

- The provision of an outdoor gym and upgrading of the existing playground at Oriel Park.
- Upgrading of parking facilities, provision of changing facilities and the creation of a 'beach' at Emy Lough.
- The provision of a walkway around the village green at Smithborough.
- The creation of a picnic area at Lough Muckno.

- Drainage and resurfacing works at Mindszenty Park, Castleblayney to make the existing park more accessible.
- The provision Rossmore Giants, and a playground at Rossmore Park, Monaghan Town.
- The upgrading of the Town Park in Ballybay.

SNO 2	Prohibit development that would detrimentally impact on the value or designation of areas of natural amenity value.
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The above objective has been and will continue to be secured by strictly managing development within or adjoining Areas of Amenity in accordance with the objectives and policies set out in Chapters 6, 9, 10, 11, 12, 13, 14 and 15 of the Plan and by resisting development that would compromise the value of these areas of amenity.

SNO 3	Protect individual trees, groups of trees and woodland areas because of their nature conservation value or their contribution to amenity of the towns and require the retention of existing mature trees and hedgerows in all new developments, except in exceptional circumstances.
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Trees and hedgerows, given their importance to biodiversity and landscape character, are considered to be of special amenity value. The above objective has been and will continue to be secured through the consistent application of the development management policies and objectives contained in Chapters 6, 9, 10, 11, 12, 13, 14 and 15 of the Plan, which include requirements to retain vegetation, reinstate lost vegetation, as well as the designation of Tree Preservation Orders where necessary or appropriate.

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 objectives as outlined in Chapter 9 of the Monaghan County Development Plan 2019-2025.
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The above objective has been and will continue to be secured by the resistance of development that would be detrimental to the objective of protecting landscape features within or on the edge of settlements, and by only giving favourable consideration to development where it is demonstrated to the satisfaction of the planning authority that there will be no adverse impact upon these landscape features.

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.
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The above objective has been and will continue to be secured through the consistent application of the policies and objectives set out in Chapters 6, 9, 10, 11, 12, 13, 14 and 15 of the Plan. This objective is also being and will continue to be secured through the screening of development proposals, both public and private, for the need for an appropriate assessment, and in the preparation of policy documents and strategies through the screening and carrying out where necessary of appropriate assessments of policy documents and strategies.

SNO 6	Protect and preserve the Protected Monuments and Structures located within the towns.
SNO 7	Protect existing Architectural Conservation Areas by ensuring that all developments within them comply with the policies set out in Monaghan County Development Plan 2019-2025 and the DEHLG Architectural Heritage Protection Guidelines. In these area repair and refurbishment of existing building will be favoured over demolition and new build.

SNO 8	To protect the architectural quality of the towns by investigating the potential of designating additional Architectural Conservation Area(s) (ACAs) in accordance with DEHLG Architectural Heritage Protection Guidelines, during the plan period
SNO 9	Protect and conserve the streetscape character, architectural quality and heritage of the towns.

The above objectives have been and will continue to be secured through the consistent assessment of development proposals in urban areas against the objectives and policies as set out in Chapters 6, 9, 10, 11, 12, 13, 14 and 15 of the Plan to ensure protection and conservation of built heritage features in the town, and to ensure that new development enhances, respects and complements the existing streetscape and architecture. In addition, the initiatives and work programme of the Heritage Section in the Council, and the input and advice from the Department of Housing, Local Government and Heritage and will assist in securing these objectives.

SNO 10	Encourage new developments to refurbish existing buildings and back lands to eliminate dereliction and reinforce the town centre where possible.
SNO 11	Ensure that new developments enhance, respect and compliment the form and scale of the existing town streetscape and architecture.
SNO 12	Preserve features which contribute to the townscape and character of the town (e.g. archways, facades, stonework, iron railings etc).

The above objectives have been and will continue to be secured through the consistent assessment of development proposals in urban areas against the objectives and policies as set out in Chapters 6, 9, 10, 11, 12, 13, 14 and 15 of the Plan to ensure the protection and conservation of built heritage features in the town, to encourage the refurbishment and reuse of existing buildings and backlands, and to ensure that new development enhances, respects and complements the existing town streetscape and architecture. In addition, the initiatives and work programme of the Heritage Section in the Council, and the input and advice from the Department of Housing, Local Government and Heritage will assist in securing these objectives.

9.10: Objectives for Recreation and Amenity

REO 1	Promote the value of the County's recreational and amenity resources as a key asset to the local economy and to the health and well being of the community.
REO 2	Prohibit development on zoned recreation/open lands unless it is clearly demonstrated that it is of compatible amenity value and that there will be no adverse effects on the environment.
REO 3	Provide sufficient recreation/open space and amenity areas within the towns for their populations and prevent the loss of existing or private open space unless alternative facilities are provided in a suitable location elsewhere.
REO 4	Support the development of social, recreational, sporting and community facilities in appropriate locations.

The above objectives have been and will continue to be secured in an ongoing manner during the lifetime of the Plan by only giving favourable consideration to proposals for appropriate development on these zoned Recreation and Amenity lands when assessed against the development management policies and objectives set out in Chapters 5, 9, 10, 11, 12, 13, 14 and 15 of the Plan and to resist development that would compromise the use of these lands for public amenity and recreation.

Since the adoption of the Plan, and with funding received from the Town and Village Renewal Scheme and the Outdoor Recreation Infrastructure Scheme (ORIS), the following works have been undertaken:

- The provision of an outdoor gym and upgrading of the existing playground at Oriel Park.
- Upgrading of parking facilities, provision of changing facilities and the creation of a 'beach' at Emy Lough.
- The provision of a walkway around the village green at Smithborough.
- The creation of a picnic area at Lough Muckno.

- Drainage and resurfacing works at Mindszenty Park, Castleblayney to make the existing park more accessible.
- The provision Rossmore Giants, and a playground at Rossmore Park, Monaghan Town.
- The upgrading of the Town Park in Ballybay.

REO 5	Co-operate with relevant educational authorities in developing additional facilities in the towns with the view of improving the availability of education.
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The above objective has been and will continue to be secured through the interaction with educational authorities at the early stages of planning for new educational facilities and the giving of favourable consideration to appropriate development proposals for educational facilities when assessed against the development management policies and objectives set out in Chapters 5, 9 and 15 of the Plan. The Planning Section remains willing to co-operate with educational bodies to ensure that development of educational facilities is progressed. For example, in conjunction with the Department of Education, the site identified for an education facility in Castleblayney is being progressed.

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.
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The above objective has been and will continue to be secured during the assessment of development proposals that may impact upon public rights of way and through the provision and maintenance of pathways over public rights of way.

REO 7	Recreational facilities such as a Cinema or Bowling Alley shall be located within the town centres. 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 centre or edge of centre sites that are suitable, viable or available (sequential approach)
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The above objective has been and will continue to be secured through the favourable consideration of development proposals for recreational facilities in town centres and resisting proposals at out of town centre locations except where it is demonstrated to be appropriate when assessed against the development management policies and objectives set out in Chapters 5, 9, 10, 11, 12, 13, 14 and 15 of the Plan.

9.11: Objectives for Tourism

STO 1	Promote and facilitate the development of County Monaghan as a tourism centre in cooperation with the public and private sector.
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The above objective has been and will continue to be secured through the favourable consideration of development proposals for tourism facilities when assessed against the development management policies and objectives set out in Chapters 5, 8, 9, 10, 11, 12, 13 and 15 of the Plan. The above objective has also been and will continue to be secured through the provision of advice to individuals, communities and businesses in respect of funding, training and mentoring, and the provision of marketing and promotion for the entire County. For example, Monaghan County Council runs annual Tourism Marketing campaigns and media trips in conjunction with Tourism Trade, while under the Failte Ireland Destinations Towns scheme Monaghan County Council sought and was awarded €497,962 to deliver initiatives which will assist in the presentation of Monaghan Town as a visitor destination.

STO 2	Accommodate sustainable tourism related projects related to natural assets of the towns.
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The above objective has been and will continue to be secured through the lifetime of the Plan by encouraging and facilitating tourism related projects facilities which are acceptable when assessed against the development management policies and objectives set out in Chapters 5, 8, 9, 10, 11, 12,

13 and 15 of the Plan. For example, the Clones Kingfisher Cycle trail loop has been upgraded since the adoption of the Plan.

STO 3	Encourage and accommodate the reopening of the Ulster Canal.
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The above objective has been and will continue to be secured during the lifetime of the Plan through resisting development that would adversely affect the built heritage or the integrity of the Ulster Canal, or would otherwise compromise the reopening of the Ulster Canal when assessed against the objectives and policies set out in Chapters 6, 7, 10 and 13 of the Plan, and by giving favourable consideration to proposals for the redevelopment of it. In addition, collaboration with Waterways Ireland is ongoing in respect of the development of the Clones Canalside Marina project.

Following on from the allocation of €4.95m under the Intereg VA Sustainable Transport Programme to deliver 22km of cross Border Greenway from Smithborough to Middletown, environmental studies were carried out within a 40m wide corridor along the route of the Ulster Canal in 2017 and 2018. In June 2019, Design Consultants were appointed for the project and in September 2019, and issued the route options drawings. Public consultation events were held in Smithborough, Tyholland and Middletown to give stakeholders an opportunity to provide feedback to the design team on the route options. The preferred route was selected in early 2020 and following the temporary relaxation of COVID-19 restrictions, public information events were held in Tyholland and Middletown in August 2020 to present the Preferred Route to the local communities. Planning applications on both sides of the Border are in the process of being submitted. It is expected that construction will commence before the end of 2021, subject to planning and land acquisition being in place, and will take approximately 15 months to construct.

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.
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Monaghan County Council is currently involved with cross Border organisations in progressing cross Border business and tourism developments. For example, the participation of the Patrick Kavanagh Centre in the ICBAN Spot-Lit Literary Programme (EU project), collaboration with the East Border Region with respect to the Peace Plus Programme, and the continued collaboration with Waterways Ireland regarding the development of the Ulster Canal.

STO 5	Develop facilities to provide accessible tourist information throughout the towns and their environs within the plan period.
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The above objective has been and will continue to be secured during the lifetime of the Development Plan through the provision and maintenance of tourist information facilities. For example, the Tourist Office which is located within the Market House, Monaghan Town is open seasonally (June-September) on an annual basis. In addition, visitor information points have been established in Clones and Carrickmacross libraries, while Kavanagh Country signage has been installed in Inniskeen. The Tourism Section of Monaghan County Council also ensures the distribution of tourism literature to a variety of centres throughout the County.

9.12: Objectives for Local Area Action Plans

APO1	To require, in areas which have been identified as requiring the preparation of a Local Area Action Plan, that any such plan shall be prepared and agreed with the Planning Authority prior to any development application being considered on the subject lands.
APO 2	To require a written statement and a plan indicating the objectives, in such detail as may be determined by the Planning Authority, for the proper planning and sustainable development of the area to which it applies.

APO 3	To require proposals in relation to the overall design of a development to include details of maximum heights, external finishes of structures and overall appearance. The proposal should positively contribute to the public realm.
APO 4	To provide linkages with the Town Core in terms of safe and accessible pedestrian and vehicular linkages.
APO 5	To require that all plans are consistent with the policies and objectives of the County Development Plan 2019-2015.
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.

Two areas either side of the Main Street in Carrickmacross that have been designated to be the subject of Local Area Action Plans and offer significant development potential. The Public Realm Plan for Carrickmacross was used as the basis for the successful application for funding under the Rural Regeneration Fund for completion of the Local Area Action Plans. Despite the limitations and restrictions in place under COVID-19, work has commenced on the preparation of same and subject to developer input, it is anticipated that the local area action plans will be produced for both areas during the lifetime of the Plan.

9.13: Objectives for Social Inclusion

SIO 1	To identify and zone land for the purposes of providing or extending educational, community or recreational facilities where a demonstrated need exists.
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This objective has been and will continue to be achieved through the consistent application of development management policies and objectives in Chapters 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan which will ensure that all sectors of the community, particularly those who are marginalised, have access to a range of facilities and services and have the opportunities to improve their skill set.

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 Chapter 3, Housing of the Monaghan County Development Plan 2019-2025.
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The above objectives have been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the requirement for all new housing development proposals to incorporate and integrate social housing within them and by ensuring that new social housing schemes provided by Monaghan County Council are located in appropriate residential locations or on zoned residential lands and are sufficiently integrated into wider housing tenures. In addition to ensure suitability of house type choice the Plan requires the provision of lower density housing within the urban settlement boundaries, under policy RDP3 of Chapter 15.

The Housing Section of the Council has achieved this objective in all social housing developments built directly for Monaghan County Council. For example 8 social houses were completed in Bree, Castleblayney in 2019 which provided 4 number single storey 2 bedroom houses and 4 number two storey bedroom houses. Monaghan County Council's development of 43 social houses at Plas Lorcain has provided 2 number two storey 4 bedroom houses each with one accessible ground floor bedroom, 12 number two storey 3 bedroom houses, 23 number two storey 2 bedroom houses, and 6 number single storey 2 bedroom houses specifically designed to address the housing need.

The Housing Section also encourages private developers, planning applicants and Approved Housing Bodies to include single-storey houses in private housing developments. Examples include 20 number houses proposed for Ballinode village where the applicant has included 4 number single storey 2 bedroom houses within the planning application, and 19 number single storey 2 bedroom houses substantially completed by Oaklee Housing Association in Clones in 2020.

Furthermore, the above objective has been and will continue to be secured through the consistent application of policy RDP3 in Chapter 15 of the Plan which requires developers to provide a mix of housing types within multi-unit residential schemes including single storey units to help create sustainable balanced communities.

SIO 3	To require that the quantitative and qualitative standards for public open space in all new residential development as required in Chapter 15, Development Management of the Monaghan County Development Plan 2019-2025 are complied with.
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The above objective has been and will continue to be secured through the consistent assessment of development proposals against policies RDP 8, RDP 9 and RDP 10 as set out in Chapter 15 of the Plan to ensure that all residential units have access to an areas of private and public open space to ensure an adequate quality of life for the occupiers. In addition, the above objective will also be secured by the work of the Community Development Section of Monaghan County Council which is responsible for implementing various programmes and initiatives to ensure social inclusion. For example, following an inclusive public consultation process, Monaghan County Council has developed a new Age Friendly Strategy. The strategy contains a range of actions that aim to address the issues impacting on the quality of life of older people in the County. The strategy has a strong focus on improving accessibility of the built environment for older people and people with mobility difficulties.

Furthermore, in September 2020, Monaghan County Council supported National Make Way Day 2020, a campaign that brings the disabled and wider community together to consider the needs of people with disabilities in the public spaces we all share. A virtual meeting was hosted by the Cathaoirleach of Monaghan County Council, following which Monaghan County Council agreed to conduct quarterly access audits of the streetscapes in the County to identify and address issues impacting on accessibility for people in the County. A checklist has been drawn up and agreed by the participants that will support Monaghan County Council to carry out the accessibility inspections.

SIO 4	To ensure that adequate provision is made for public transportation infrastructure including pedestrian and cycling linkages.
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The above objective has been and will continue to be secured through the consistent application of the development management policies/objectives in Chapters 7, 9 and 15 of the Plan, consolidation of development in towns and villages, reducing dependency on private transport, and encouraging public transport. For example, following an inclusive public consultation process, Monaghan County Council has developed a new Age Friendly Strategy. The strategy contains a range of actions that aim to address the issues impacting on the quality of life of older people in the County. The strategy has a strong focus on improving accessibility of the built environment for older people and people with mobility difficulties. The above objective is also being and will continue to be secured through the creation by Monaghan County Council of opportunities to use alternative transport modes such as walking and cycling.

9.14: Specific Strategic Objective for Tier 4 Village Plan Areas

VPSP 1	To promote and facilitate development that is commensurate with the nature and extent of the existing settlement to support their role as local service providers.
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This objective recognises the importance of the Tier 4 settlements to the rural area. The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development proposals when assessed against the development management policies and objectives set out in Chapters 2, 4, 5, 9 and 15 of the Plan. This will continue to ensure that the Tier 4 settlements continue to function as local growth settlements to serve the needs of their hinterlands.

9.15: Objectives for Tier 4 Village Plans

VO 1	To support the villages in their role as local rural service centres for their population and rural hinterland, with the principles of environmental, economic and social sustainability including protection of the village's heritage and the natural and built environment.
VO 2	To promote and facilitate limited residential development commensurate with the nature and scale of the village, utilising brownfield and infill opportunities in order to regenerate and consolidate the village in compliance with the Core Strategy, except where there is an otherwise demonstrable need.

The above objectives have been and will continue to be secured through the consistent application of the development management policies and objectives in Chapters 2, 4, 5, 9 and 15 of the Plan.

VO 3	To facilitate additional community facilities and services within the village envelop, where possible and on the fringes of the village where no other suitable sites are available.
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This objective has been and will continue to be secured through the consistent application of the development management policies/objectives in Chapters 5, 9 and 15 of the Plan. For example, permission will be granted for additional community facilities and services where they are appropriate and respect the integrity of the natural heritage and resources of the County.

Chapter Ten – Settlement Plan for Monaghan Town 2019-2025

10.1: Introduction

The overall objective of the Monaghan Town Plan is aimed at promoting growth and development while protecting the natural and built environment. The Plan aims to give direction to the town's expansion while encouraging an inclusive, transparent and accountable approach to future development during the plan period and beyond.

10.2: Monaghan Settlement Plan Strategic Objective

MTSO 1	To facilitate the development of Monaghan to maintain its position as the key town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of its town centre.
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Monaghan Town is designed as the County's key town due to its size and the broad range and variety of services which it provides. Through the policies and objectives of the Plan, it is recognised that the strengthening of Monaghan Town as a major centre of population in the regional and cross Border context is important to ensure it provides benefits across the County and the region in terms of attracting private investment in jobs and the economy, as well as securing investment in infrastructure that is critical to the County. Furthermore, the Plan recognises the strategic Border location of Monaghan Town along the Dublin to Letterkenny/Derry City corridor and adjacent to the Dublin/Belfast eastern economic corridor, and the opportunities this affords.

This objective recognises the function of Monaghan Town to encourage commercial and employment opportunities, to provide an increased range of social and recreational facilities, and to ensure that its expansion takes place in an orderly and sustainable manner which will not detract from the vitality and viability of the town centre. The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development proposals when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10 and 15 of the Plan which will ensure the continued strengthening of Monaghan Town as a major centre of population, as well as securing investment in infrastructure that is critical to the County to attract private investment in jobs and the economy.

10.3: Monaghan Town Centre Objectives

MPO 1	Ensure that all development proposals in the vicinity of Dublin Street/Rosky have regard to the Local Area Action Plan for the lands to the North East of Dublin Street.
MPO 2	Ensure that all development proposals within the Dublin Street Regeneration Plan area have regard to the regeneration strategy and development objectives of the Dublin Street Regeneration Plan.

The above objectives have been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development on these lands when assessed against the development management policies and objectives set out in Chapters 9 and 15 of the Plan and the provisions of both the Local Area Action Plan and the Dublin Street Regeneration Plans, and to resist development that would compromise the provisions of both aforementioned plans.

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.
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A part VIII application for the Peace Campus Building (17/8003) was approved by the Elected Members at the Council meeting on the 8th May 2017. The main construction contract was awarded by Monaghan County Council in July 2020. Works on site have commenced and when completed the

development will comprise a four storey community building, with external amenity space and associated car parking facilities. Facilities within the building will include a Youth Zone, café, exhibition space, multi-use meeting and office facilities, arts and multimedia facilities, cultural heritage exhibition area and library. The facility has been designed to encourage social interaction and shared, flexible spaces which can evolve with the needs of the community. The €17.6 million project is supported by the European Union's PEACE IV Programme, managed by the Special EU Programmes Body (SEUPB) which awarded €9.5 million to Monaghan County Council to deliver the project.

MPO 4	Encourage new developments which refurbish existing buildings and backlands in order to eliminate dereliction and reinforce the town centres.
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The above objective has been and will continue to be secured by the consistent application of the objectives and policies contained in Chapters 2, 9, 10, and 15 of the Plan which encourage the reuse of backlands/brownfield sites and existing buildings, whilst the zoning of proposed residential lands is largely contained within the existing established settlement footprint. The Core Strategy in Chapter 2 of the Plan also sets out to focus the delivery of the majority of new residential units that are provided over the Plan period within the footprint of the urban settlements.

Since the adoption of the development plan, Monaghan County Council has established a strong track record in facilitating and delivering urban housing and regeneration which will significantly contribute to the delivery of 30% of all new residential development being located in urban areas, and 20% of all new residential development on brownfield and infill sites within the footprint of urban settlements. The Dublin Street Regeneration Scheme which is a significant town centre redevelopment project comprising 6 hectares is being progressed which will facilitate the potential delivery of 120-140 new residential units on backlands within the town centre, and thus reinforce and improve the town centre.

10.4: Retailing Objective

MPO 5	Extend the town's retail base as the County Town and maintain the Tier 1 designation in the County Monaghan Retail Strategy 2016-2022.
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Monaghan Town is identified as a Tier 1 town in the retail hierarchy with the Plan and the County Monaghan Retail Strategy 2016-2022. In the Retail Planning Guidance for Planning Authorities, it is classed as a Tier 2 Regional Town in the National retail hierarchy. Objective MPO 5 has been and will continue to be secured in an ongoing manner during the lifetime of the development plan through the favourable consideration of proposals for appropriate retail development when assessed against the development management policies and objectives set out in Chapters 9, 10 and 15 of the Plan, the provisions of the Retail Planning Guidelines for Planning Authorities 2012 and the Retail Development Strategy for County Monaghan 2016-2022. For example, part of the consideration of any proposal for new retail development will be assessed against the need for the development and whether it will have an adverse impact upon existing retail establishments and thus the vitality and viability of the town centre.

10.5: Industry and Enterprise and Employment Objective

MPO 6	Promote Monaghan as the key industrial and employment centre in line with its County Town Status
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A significant amount of land has been zoned within Monaghan Town for Industry, Enterprise and Employment which will provide for new industrial, enterprise and employment generating development and also to facilitate the expansion of existing industrial and employment generating enterprises. The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development for industry and employment when assessed against the development management policies and objectives set out in Chapters 4, 9, 10 and 15 of the Plan and by the protection of those

lands zoned as Industry, Enterprise and Employment. Delivery of the IDA Ireland's Advanced Technology Unit and also the Bioconnect Innovation and Research Centre, both at Knockaconny in Monaghan Town, are ongoing will continue in 2021.

10.6: Public Transport Objective

MPO 7	To investigate the feasibility of creating a town centre 'hub' that caters for public bus and taxi connections
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The Monaghan Municipal District continues to investigate the potential for the creation of a town centre hub to cater for public bus and taxi connections.

10.7: Monaghan Tourism Objectives

MPO 8	To support the established festivals and events and to deliver on increased bed nights in suitable locations.
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Objective MPO 8 has been and will continue to be secured by Monaghan County Council through the staging of festivals and events such as the Monaghan Country Music Festival, and by continuing to provide logistical support to festival organisers, such as arranging road closures and crowd control barriers. In addition, established festivals and events continue to be promoted by Monaghan County Council via print and online calendar as well as through all Monaghan Tourism and County Council social media sites.

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.
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The above objective has been and will continue to be secured during the lifetime of the Plan through protecting the Ulster Canal from development that would be inappropriate or compromise the reopening of the Ulster Canal when assessed against the objectives and policies set out in Chapters 5, 6, 7, 9 and 10 of the Plan and by giving favourable consideration to proposals for the provision of complementary developments in accordance with the objectives and policies in the development plan. Preparatory work in relation to an extension to the Ulster Canal Greenway from Monaghan Town to the Border and it is anticipated that a Part 8 application for the project will be submitted in early 2021.

10.8: Recreation, Amenity and Open Space Objectives

MPO 10	Ensure Peter's Lake and its environs are a key amenity area both for urban dwellings and the general public.
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The above objective has been and will continue to be secured during the lifetime of the Plan by resisting development that would detrimentally impact upon the natural amenities of Peter's Lake when assessed against the development management policies and objectives set out in Chapters 6, 9, 10 and 15 of the Plan. In addition, Monaghan County Council continues to undertake maintenance and upgrade works to Peter's Lake and environs when required.

MPO 11	To provide sufficient open space and amenity areas within and adjacent to the town.
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The above objective has been and will continue to be secured during the lifetime of the development plan by the provision of open space and amenity areas in appropriate locations. For example, a number of recent upgrade works to Rossmore Forest Park, funded under the Outdoor Recreation Infrastructure Scheme, were completed over Summer 2020.

MPO 12	Encourage and facilitate the provision of appropriate and sensitive recreational development within Rossmore Park.
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The above objective has been and will continue to be secured during the lifetime of the development plan by giving favourable consideration to compatible developments which would complement the natural amenities of Rossmore Park when assessed against the development management policies and objectives set out in Chapters 6, 9, 10 and 15 of the Plan. A number of recent upgrade works to Rossmore Forest Park, funded under the Outdoor Recreation Infrastructure Scheme, were completed over Summer 2020. These included improvements to the entrance area, resurfaced entry road, landscaped car park with additional parking spaces, wildflower planting and three new giant sculptures. As a result of all the improvements to the park, Rossmore recently received the Community Woodlands Award in the RDS Spring Agriculture & Forestry Awards 2020.

10.9: Natural and Built Heritage Objective

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.
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Objective MPO 13 has been and will continue to be secured during the lifetime of the Plan by resisting development that would detrimentally impact upon the natural amenities of these locations when assessed against the development management policies and objectives set out in Chapters 6, 9, 10 and 15 of the Plan.

Chapter Eleven – Settlement Plan for Carrickmacross Town 2019-2025

11.1: Introduction

The overall objective of the Carrickmacross Town Plan is to give direction to the town's expansion while encouraging an inclusive, transparent and accountable approach to future development during the plan period and beyond.

11.2: Carrickmacross Settlement Plan Strategic Objective

CMSO 1	To promote Carrickmacross town as a prosperous and thriving local development and service town where the principles of environmental, economic and social sustainability including protection of the town's heritage and natural and built environment are enshrined.
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Carrickmacross is designated as Tier 2 Strategic Town due to the existing population base and its infrastructural capacity to accommodate reasonable levels of new residential, industrial and commercial development. This objective recognises the function of Carrickmacross as a location with strategic development potential of a regional scale due to its existing population base and its infrastructural capacity to accommodate reasonable levels of new residential, industrial and commercial development. The above objective has been and will continue to be secured in an ongoing matter during the lifetime of the Plan through the favourable consideration of proposals for appropriate development proposals when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 11 and 15 of the Plan which will ensure that the town continues to play a critical role in driving the growth and economic development in the County.

11.3: Town Centre Objectives

CMO 1	Support the existing town centre use along Main Street while developing an expanded town centre south of the town.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the plan through the favourable consideration of proposals for appropriate town centre uses when assessed against the development management policies and objectives set out in Chapters 9, 11 and 15 of the Plan, and the provisions of the Retail Planning Guidelines for Planning Authorities 2012 and the Monaghan County Retail Strategy 2016-2022. For example, part of the consideration of any proposal for new retail development will be assessed against the need for the development and whether it will have an adverse impact upon existing establishments, and thus the vitality and viability of the town centre.

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.
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The two areas either side of the Main Street in Carrickmacross have been designated to be the subject of Local Area Action Plans and offer significant development potential. The Public Realm Plan for Carrickmacross was used as the basis for the successful application for funding under the Rural Regeneration and Development Fund for completion of the Local Area Action Plans. Consultants have been appointed to formulate these plans and work is progressing to the development of draft plans for public consultation. Despite the limitations and restrictions in place under COVID-19, work has commenced on the preparation of same and the design teams for these projects have now completed draft plans for each project. Subject to developer input, it is anticipated that the local area action plans will be produced for both areas during the lifetime of the Plan.

CMO 3	Require that any development along the by-pass provides appropriate buffers to 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.
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Objective CMO 3 has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the requirement that proposals for residential development along by pass roads are developed sensitivity with appropriate buffers provided to protect the residential amenity of the dwelling.

11.4: Industry, Enterprise and Employment Objectives

CMO 4	Promote Carrickmacross as the key industrial centre in the south of the County.
CMO 5	Promote lands to the east of Carrickmacross bypass for strategic industrial development with potential for significant employment generation.

A significant amount of land has been zoned within Carrickmacross Town for Industry, Enterprise and Employment which will provide for new industrial, enterprise and employment generating development and also to facilitate the expansion of existing industrial and employment generating enterprises. The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development for industry and employment when assessed against the development management policies and objectives set out in Chapters 4, 9, 11 and 15 of the Plan and by the protection of those lands zoned as Industry, Enterprise and Employment. In addition, a funding application has been submitted under the Rural Regeneration Fund for the development of a new technology hub in Carrickmacross.

11.5: Tourism Objectives

CMO 6	Promote and facilitate the development of Carrickmacross as a tourism centre in co-operation with the public and private sector.
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Tourism in County Monaghan is promoted on a county wide basis, however the continued collaboration with Failte Ireland in the development of a South Monaghan Tourism Cluster and training programme, and the inclusion of Carrickmacross within the Heritage Island marketing group, which provides promotional material to Tour Operators, will continue to be important contributions to the securing of the above objective during the lifetime of the Plan. The above objective will be secured in conjunction with the Tourism Officer, local development associations, the Chamber of Commerce and other relevant committees having regard to the Monaghan Tourism Strategy 2015-2020. For example, in 2020 Monaghan County Council in partnership with Farney Community Development Ltd., purchased the Carrickmacross Workhouse. The development of the site and buildings will provide facilities for the social and community needs of the south Monaghan area. In addition, a new visitor attraction, the Workhouse Experience, also funded through the Town and Village Renewal Scheme together with the Municipal Allocation Fund, will be opened in time for the 2021 tourism season. Combined with the Kavanagh Centre and the Craft Centre at the Market House, the Workhouse will complete a cluster of tourism activities in the South of the County that will help to attract visitors and contribute to the local economy.

In addition to the above, funding has been secured under the Town and Village Renewal Scheme to erect a bandstand canopy and picnic benches at the Carrickmacross Civic Offices.

CMO 7	To support the refurbishment of the Market House building within the lifetime of the plan.
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Works to the Market House were substantially completed in 2020 and the building now houses the new Carrickmacross Lace Gallery, a new craft shop and craft shop studio and a unisex public toilet. Consultations to secure a sustainable tenancy arrangement for the craft studio remain ongoing.

11.6: Recreation and Amenity Objectives

CMO 8	Develop lands at the Ardee Road as the primary location for active recreational development in the town.
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The above objective has been and will continue to be secured on an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development for recreational purposes when assessed against the development management policies and objectives set out in Chapters 5, 9, 11 and 15 of the Plan.

CMO 9	Develop and expand the town park at Lisanisk Lake.
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Subject to funding availability, the above objective will be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 5, 6, 8, 9, 11 and 15 of the Plan and resisting development that would compromise the amenities of Lisanisk Lake.

CMO 10	Protect Bath Avenue from intrusive development.
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Objective CMO 10 has been and will continued to be secured in an ongoing manner during the lifetime of the Plan by resisting development that would compromise the amenities of Bath Avenue when assessed against the development management policies and objectives set out in Chapters 5, 6, 8, 9, 11 and 15 of the Plan.

CMO 11	To support the implementation of the Carrickmacross Active Travel Town, Walking and Cycling Strategy 2017 and any subsequent versions.
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The Carrickmacross Active Travel Town, Walking and Cycling Strategy was adopted in July 2017 to develop and create a network of safe and convenient walking and cycling routes for the town and also improve the quality of life for those living in the community. A number of funding applications under the Outdoor Recreation Infrastructure Scheme (ORIS) have been submitted for approval and include for the erection of directional walking signs along five routes in Carrickmacross, as well as a proposal for a walking trail at Lough Na Glack to the Ardee Road.

11.7: Natural and Built Heritage Objectives

CMO 12	To protect the natural amenities from intrusive development that would detrimentally impact on their designation as Areas of Secondary Amenity.
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Objective CMO 12 has been and will continue to be secured during the lifetime of the Plan by resisting development that would detrimentally impact upon Areas of Secondary Amenity when assessed against the development management policies and objectives set out in Chapters 6, 9, 11 and 15 of the Plan.

CMO 13	To protect and enhance the character of the Architectural Conservation Areas within the town.
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Objective CMO 13 has been and will continue to be secured during the lifetime of the Plan by resisting development that would adversely affect the character and appearance of the Architectural

Conservation Areas when against the development management policies and objectives set out in Chapters 6, 9, 11 and 15 of the Plan.

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.
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Objective CMO 14 has been and will continue to be secured during the lifetime of the Plan by resisting development that would detrimentally impact upon Lough Naglack when assessed against the development management policies and objectives set out in Chapters 6, 9, 11 and 15 of the Plan

Chapter Twelve – Settlement Plan for Castleblayney Town 2019-2025

12.1: Introduction

This chapter provides a number of objectives which will ensure the sustainable and co-ordinated growth and development of Castleblayney in a manner which will also act as a catalyst for the economic, physical, cultural and environmental development of the town.

12.2: Castleblayney Settlement Plan Strategic Objective

CBSO 1	To promote Castleblayney as a prosperous and thriving and 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.
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Castleblayney is designated as Tier 2 Strategic Town due to the existing population base and its infrastructural capacity to accommodate reasonable levels of new residential, industrial and commercial development. This objective recognises the important role Castleblayney plays in providing local level residential, retailing, social and leisure functions for the town and surrounding rural community. The above objective will ensure that urban development will be maintained and supported by way of consolidation of the town centre and expanding services which meet the needs of the locality, while ensuring that the growth occurs in a manner that protects and enhances the towns natural and built heritage assets.

The above objective has been and will continue to be secured in an ongoing matter during the lifetime of the Plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 12 and 15 of the Plan.

12.3: Town Centre Development Objectives

CBO 1	Prepare and implement a Local Area Action Plan (LAAP) for lands to the rear of Muckno Street in consultation with landowners.
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It is anticipated that the above objective will be secured through the preparation of the LAAP during the lifetime of the Plan subject to availability of resources.

CBO 2	To encourage new developments which refurbish existing buildings in order to regenerate the town centre and to eliminate dereliction.
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The above objective has been and will continue to be secured through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 9, 12 and 15 of the Plan. Since the adoption of the Plan funding has been secured from the Rural Regeneration and Development Fund and works have commenced on Phase 2 of the Castleblayney Market Square regeneration project to convert and extend the Gate Lodge to the north of the main entrance to Lough Muckno for use as a public library and gallery space as well as public realm works at Market Square. These works follow on from the recent development and reuse of the Gate Lodge to the south of the main entrance to Lough Muckno. Funding has also been obtained to carry out a study and formulate a plan for the eventual re-development and refurbishment of the Market House building structure.

Monaghan County Council has continued to encourage the principle of 'living over the shop' through a number of projects. For example, the inclusion of Castleblayney within the Town Centre Living Initiative (TCLI), a pilot scheme managed by the Department of Rural and Community Development (DCRD) to develop innovative proposals that encourage the reuse of vacant and underused buildings in town centres for living. The Town Centre Living Initiative pilot project under which €100,000 in grant aid has been received is ongoing and a report has been produced by the appointed consultants in April

2020 based on their surveys and findings. It is anticipated that the actions identified by the Consultants will be progressed in 2021.

12.4: Industry, Enterprise and Employment Objective

CBO 3	Promote Castleblayney as a key industrial centre and employment centre.
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A significant amount of land has been zoned within Castleblayney Town for Industry, Enterprise and Employment which will provide for new industrial, enterprise and employment generating development and also to facilitate the expansion of existing industrial and employment generating enterprises. The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development for industry and employment when assessed against the development management policies and objectives set out in Chapters 4, 9, 12 and 15 of the Plan and by the protection of those lands zoned as Industry, Enterprise and Employment. Notably, funding was received under the first round of Rural Regeneration and Development Fund funding for the development of a new Enterprise Hub at McGrath Road in Castleblayney which is a joint initiative with Enterprising Monaghan and Castleblayney Community Enterprise. Works have commenced on site, with an anticipated completion date of March 2022. The 1,350 sqm facility will provide 26 office units for letting and 4 storage units at underground level and will be managed by Castleblayney Community Enterprise CLG.

12.5: Roads Objectives

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.
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Objective CBO 4 has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the requirement that proposals for development along the by pass road are developed sensitively with appropriate buffers to allow for future upgrade works.

12.6: Tourism Objectives

CBO 5	To promote Lough Muckno and its environs as the premier tourist attraction in the town.
CBO 6	To accommodate sustainable tourism related projects in and around Lough Muckno which are compatible with Chapter 4, Economic Development of the Monaghan County Development Plan 2019-2025.

The above objectives have been and will continue to be secured in an ongoing manner during the lifetime of the Plan by resisting development that would compromise the amenities of Lough Muckno and to give favourable consideration to proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 6, 9, 12 and 15 of the Plan. To date, Monaghan County Council has provided support to Lough Muckno Anglers regarding the organisation of angling festivals and continues to promote Lough Muckno via the Monaghan Tourism website, app and brochures. In 2019 a grant from Inland Fisheries Ireland with match funding from the Municipal District afforded for the development of 40 further fishing pegs at South Lodge bringing the total number of pegs on the lake up to almost 1,000 and allowing the lake to host major match angling events such as the European Police Championships in September 2019. In addition, the lakeshore clubhouse at Lough Muckno was refurbished in 2019 under the Outdoor Recreation Infrastructure Scheme (ORIS) with match funding from Monaghan County Council. This facility provides a base for outdoor land and water-based recreation pursuits and is managed under licence by Castleblayney Outdoor Adventure Centre Ltd. The development of a new pedestrian path linking the clubhouse to the Dundalk Road and the development of an open water swimming area at the White Island took place in 2019. In addition, under the Town and Village Renewal Scheme, funding

has been secured for a public information digital notice board, walking trail maps and seating benches at Muckno Park.

CBO 7	To support the recommendations of the CHL Consulting Company Ltd Options and Appraisal Report on Hope Castle and its annex buildings to provide a pathway for the delivery of a destination tourism facility at Lough Muckno.
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The recommendations of the CHL Consulting Company Ltd Options and Appraisal Report on Hope Castle and its annex buildings will continue to be supported during the lifetime of the Plan by resisting development that would compromise the amenities of Lough Muckno and by giving favourable consideration to proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 6, 9, 12 and 15 of the Plan.

12.7: Recreation and Amenity Objectives

CBO 8	To support the implementation of the Castleblayney Walking and Cycling Strategy 2012 and any updated versions.
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The Castleblayney Active Travel Town Walking and Cycling Strategy was adopted in 2012 to help to develop the town with a network of safe and convenient walking and cycling routes that will improve the quality of life for everybody in the community by prioritising walking and cycling for travel to work, education, shopping and day to day business in the town whilst also providing high quality routes for leisure and fitness activities. Monaghan County Council has submitted a funding application under the Outdoor Recreation Infrastructure Scheme (ORIS) to develop a proposed music trail and walking trail signage for Castleblayney.

CBO 9	Develop a town park at Drumillard within the lifetime of this plan
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To date this objective has been secured by the provision of playing pitches at this location.

12.8: Natural and Built Heritage Objectives

CBO 10	To provide for the restoration/reuse of Hope Castle and the Annex buildings during the lifetime of the plan, subject to the availability of resources.
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The Castleblayney Market Square Regeneration project includes for the refurbishment and extension to the Hope Castle Gate Lodge No. 2 to provide a modern 21st century public library and external public realm works inclusive of paving, street furniture and natural landscaping. Phase 1 of the project works, which commenced in 2020, will involve removal and undergrounding of existing ESB overhead service cables in the Market Square area of Castleblayney and the provision of new decorative public lighting together with all associated civil works.

The Phase 2 main contract works tender for the public library and external public realm works was advertised in June 2020. Following selection of the preferred tender, a tender's assessment will be carried out and relevant information will be submitted to the Department under the Rural Regeneration and Development Fund seeking approval to proceed to contract award.

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.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the development plan by resisting development that would compromise the amenities of Lough Muckno and to only give favourable consideration to proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters, 6, 8, 9, 12 and 15 of the Plan.

CBO 12	Protect and conserve the River Fane and Gas Lake and their environs from inappropriate development.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the development plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 6, 8, 9, 12 and 15 of the development plan and to resist development that would compromise the amenities of the River Fane and Gas Lake.

CBO 13	Encourage and facilitate the restoration and refurbishment of the Market House during the plan period and subject to resources being available.
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Initial works on the Market House were completed in August 2019, which included:-

- Asbestos slates and the existing roof structure taken down and removed
- The cupola taken down and placed in storage
- Unstable sections of the four chimneys taken down to eaves level
- Removal of all existing windows and clear out of all debris from the building interior
- Two chimney structures adjoining wall to first floor level taken down
- Damaged and unstable sections of the terracotta vaulted arched ground floor structure taken down and removed
- Installation of stability bracing to the building interior completed and protective paint coating applied
- Timber bracing remedial works to all existing windows (circa 52 no.) throughout the building
- Precast concrete lintels and dry packing installed to replace missing/rotten timber lintel heads for windows and doors throughout the building (27 no. windows and 20 no. doors)
- Lime mortar capping applied to the top of relevant sections of external and internal walls

A Conservation Architect was engaged by Monaghan County Council to oversee the works once the surveying and recording of all associated conservation elements from the building had been completed. Structural engineers engaged by the Council carried out an assessment of the masonry walls of the Market House in August 2020 and recommended that an ongoing monitoring programme is established to identify further threats to the stability of the walls. To date in excess of €400,000 has been expended on structural works including consultants' fees. Funding was secured in 2020 through the Rural Regeneration and Development Fund to facilitate detailed designs for the refurbishment of the Market House (Castleblayney Market Square Regeneration Phase 2)

Chapter Thirteen – Settlement Plan for Clones Town 2019-2025

13.1: Introduction

This Chapter provides a number of objectives which will ensure the sustainable development of Clones in a manner which respects the wealth of natural and built heritage associated with the town.

13.2: Clones Settlement Plan Strategic Objective

CSSO 1	To promote and develop Clones as a service town to create a 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.
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Clones is designated as Tier 3 Service Town due to its function as a service settlement for its urban population and rural hinterland population. This objective recognises the role Clones has in providing an established service centre for an isolated rural area as well as a significant hinterland located within County Fermanagh. The above objective has been and will continue to be secured in an ongoing matter during the lifetime of the Development Plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 13 and 15 of the Plan.

Ballybay-Clones Municipal District obtained funding under the Rural Regeneration and Development Fund for three number projects, St. Tiarnach's Plaza, a Heritage project and a Fermanagh Street Business Hub. Part VIII consent for the Heritage Project was obtained in November 2020, while the preliminary design for St Tiarnach's Plaza has been completed and the Fermanagh Street Business Hub is currently at Preliminary Design Stage.

13.3: Clones Regeneration Objective

CPO 1	To support the aims of the Clones Regeneration Partnership (CRP) with an objective to reverse the economic and social decline of the town and provide an improved quality of life for the people of Clones and its hinterland population.
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The above objective has been and will continue to be secured in an ongoing matter during the lifetime of the Plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 13 and 15 of the Plan. For example, works are progressing on the delivery of the Clones Renewal Scheme which comprises 22 social housing units at six locations along Fermanagh Street and Analore Street. In addition, an application was submitted under the Rural Regeneration Development Fund in December 2020 to remodel the former Lennard Arms Hotel for use as a Monastic Centre.

Monaghan County Council was successful in receiving €103,000 from the Heritage Council for the Enhancement of the Monastic Sites of Clones. The funding will go towards the lighting up of the National Monuments at The Round Tower and The Wee Abbey. Works have also been carried out at the wall of the Round Tower and to St Tiarnachs Sarcophagos.

Funding was also received under the Town and Village Renewal Scheme to prepare a masterplan and carry out works at the former Shortt's Yard and Farmers yard at Church Hill, Clones which have now been completed.

13.4: Clones Town Centre Objectives

CPO 2	To prioritise development on brownfield lands and derelict sites, and incentivise such development.
CPO 3	To regenerate the town centre as a residential, retail and services centre, with particular emphasis on Fermanagh Street and the Diamond and to encourage the refurbishment, renewal and re-use of existing buildings and derelict sites.

These objectives will be secured through the favourable consideration of development proposals in the town centre for the refurbishment and reuse of existing buildings and backlands and infill development that respects and complements the existing town streetscape and architecture and are acceptable when assessed against the development management policies and objectives set out in Chapters 9, 13 and 15 of the development plan.

This objective is also being secured through the exemptions for derelict buildings and reductions for town centre development specified in the General Development Contributions Scheme for County Monaghan, as well as the application of the powers of the Derelict Sites Act 1990 and the Local Government (Sanitary Services) Act 1964, which can be used to force owners to clean up derelict sites. Both Acts allow local authorities to keep registers of all derelict sites and dangerous structures, to purchase land compulsorily and to carry out necessary work and charge the owners for the cost. In December 2020, an application was submitted under the Rural Regeneration and Development Fund to remodel the former Lennard Arms Hotel building for use as a Cloness Monastic Centre.

Monaghan County Council has initiated a survey of privately-owned vacant properties within the County and will through means currently available, seek to return vacant properties to use. One significant example of this is the Clones Renewal Scheme. In April 2019, Monaghan County Council secured funding approval to demolish 10 properties on Fermanagh Street and Analore Street, Clones and construct 19 new apartments and 2 new Townhouses in their place. Subsequently an additional derelict property, 63 Fermanagh Street, Clones was added to the project to provide a further 3 apartments bringing the total deliverable units from 21 up to 24. Construction commenced on site in September 2019 and it is anticipated that the works will finish in 2021. The finished homes will be of the highest quality with a Building Energy Rating of A3. The project will help breathe new life into derelict unused properties in Clones town centre whilst providing quality homes for the community. Other projects in Clones are at various stages and are subject to Department for Housing, Planning and Local Government budget. These include 13 McCurtain Street, (project budget €231,000) which is a project currently at tender competition stage involving the renewal of a vacant three storey property into a 2-bedroom family home, and 13 Church Hill, which is a large vacant mixed commercial/residential property that is being converted into 2 number 2-bedroom townhouses. The latter has received Part VIII Planning approval and a project Stage 2 Budget Approval of €268,000.

13.5: Industry, Enterprise and Employment Objective

CPO 4	To promote the location of start up enterprises within Clones Town.
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The above objective has been and will continue to be secured in an ongoing matter during the lifetime of the Development Plan through the favourable consideration of proposals for appropriate enterprise development in Clones Town when assessed against the development management policies and objectives set out in Chapters 4, 9, 13 and 15 of the Plan. As previously stated, funding has been secured under the Rural Regeneration and Development Fund for the development of a Business Hub in Fermanagh Street, which is at preliminary design stage.

13.6: Tourism Objectives for Clones Town

CPO 5	To encourage the provision of tourist accommodation on appropriate sites.
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The above objective has been and will continue to be secured in an ongoing matter during the lifetime of the Development Plan through the favourable consideration of proposals for appropriate tourism development when assessed against the development management policies and objectives set out in Chapters 4, 9, 13 and 15 of the Plan.

CPO 6	To upgrade and develop angling facilities in Clones and the Erne East Area in cooperation with Inland Fisheries Ireland and other relevant bodies.
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Further funding has been allocated by Monaghan County Council for additional angling developments at Killoosky Lough Cluster in addition to previous works.

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.
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This objective has been and will continue to be secured during the lifetime of the development plan through resisting development that would adversely affect the built heritage or the integrity of the Ulster Canal, or would otherwise compromise the reopening of the Ulster Canal when assessed against the objectives and policies set out in Chapters 6, 7, 9, 13 and 15 of the Plan and by giving favourable consideration to proposals for the redevelopment of it. For example, funding has been received by Monaghan County Council under the Rural Regeneration and Development Fund for the development of a marina in Clones. The Ulster Canal Greenway network has been separated into three phases for delivery as follows:

- Phase 1 is the section from Monaghan Town to Middletown Co. Armagh and it is anticipated that this section will be delivered during the lifetime of the Plan.
- Phase 2 is the section along the N2 Monaghan Town bypass and Monaghan County Council intends to bring this section of the network to planning and detailed design stage within the lifetime of the Plan.
- Phase 3 is the section from Monaghan to Smithborough and Monaghan County Council intends to bring this section to planning and detailed design stage within the lifetime of the Plan.

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 the GAA.
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The above objective has been and will continue to be secured through initiatives such as the development of an enhanced heritage trail, the inclusion of Clones within the Heritage Island marketing group and the development of a Clones Heritage and Economic Plan developed by local group in conjunction with Ballybay Clones Municipal District.

CPO 9	To protect and preserve the Protected Monuments and Structures located within the town of Clones in particular Clones Fort, the Round Tower and Abbey and the High Cross on the Diamond in accordance with the Council's statutory duties.
CPO 10	To protect and conserve the streetscape character, architectural quality and heritage of the Diamond, MacCurtain Street, Cara Street and Fermanagh Street.

Objectives CPO 9 and CPO 10 have been and will continue to be secured during the lifetime of the Plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in 6, 9, 13 and 15 of the development plan.

Chapter Fourteen – Settlement Plan for Ballybay Town 2019-2025

14.1: Introduction

This Chapter provides a number of objectives which will ensure the sustainable development of Ballybay in a manner which will also act as a catalyst for the economic, physical, cultural and environmental development of the town.

14.2: Ballybay Settlement Plan Strategic Objective

BYCO 1	To promote and develop Ballybay Town to create a self-sufficient, sustainable and vibrant community which will act as a local development and service centre for the mid Monaghan hinterland.
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Ballybay is designated as Tier 3 Service Town due to its function as a service settlement for its urban population and rural hinterland population. This objective recognises the need to encourage the development of Ballybay through supporting the expansion of services to meet the needs of its locality as well as developing for example, the potential for tourism based on the recreational facilities it has to offer. The above objective has been and will continue to be secured in an ongoing matter during the lifetime of the Plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 14 and 15 of the development plan.

14.3: Ballybay Town Centre Objectives

BO 1	To prioritise development on brown field lands and derelict sites and incentivise such developments.
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This objective has been and will continue to be secured through the favourable consideration of development proposals in the town centre for the refurbishment and reuse of existing buildings and backlands, and infill development that respects and complements the existing town streetscape and architecture, and are acceptable when assessed against the development management policies and objectives set out in Chapters 9, 14 and 15 of the Plan. This objective is also being secured through the exemptions for derelict buildings and reductions for town centre development specified in the General Development Contributions Scheme for County Monaghan. This objective can also be secured through the application of the powers of the Derelict Sites Act 1990 and the Local Government (Sanitary Services) Act 1964 which can be used to force owners to clean up derelict sites. Both Acts allow local authorities to keep registers of all derelict sites and dangerous structures, to purchase land compulsorily and to carry out necessary work and charge the owners for the cost.

Since the adoption of the development plan Monaghan County Council has been actively pursuing the following projects:

- Preparation of a scheme for social housing at rear of Main Street which was acquired under the Derelict Sites Act.
- Implementation of public realm works on lands between Main Street and the Mart site with funding from Town and Village Renewal Scheme.
- Progression of the redevelopment of No 12. Church Street for social housing which has obtained Stage 3 Budget Approval (project budget €471,000) and was advertised for tender in November 2020. This involves addressing a burnt-out derelict house and providing two number 2-bedroom townhouses in its place.

BO 2	To support the provision of a new Ballybay Fire station to serve the town and the surrounding hinterland.
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A number of appropriate sites within the town have been identified and negotiations regarding the acquisition of same is ongoing. It is anticipated that a new fire station will be provided within the lifetime of the development plan.

14.4: Ballybay Retailing Objective

BO 3	To support a wide variety of employment and services in Ballybay town centre.
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This objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of retail development proposals located within town centres when assessed against the development management policies and objectives set out in Chapters 4, 9, 14 and 15 of the Plan, the provisions of the Retail Planning Guidelines for Planning Authorities 2012, and the County Monaghan Retail Strategy 2016-2022, and by resisting the location of retail developments outside town centres that would be detrimental to the vitality and viability of town centres. The above objectives are also being and will continue to be secured through the favourable consideration of retail development proposals in the town centre involving the refurbishment and reuse of existing buildings and backlands, and infill retail development that respects and complements the existing town streetscape and architecture, and are acceptable when assessed against the development management policies and objectives set out in Chapters 4, 9, 14 and 15 of the Plan.

14.5: Ballybay Industry, Enterprise and Employment Objective

BO 4	To support and encourage the development of research facilities and start up operators within the food business sector at Ballybay Enterprise Park.
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The above objective will be secured during the lifetime of the Plan through the favourable consideration of proposals for appropriate development of research facilities and start up operators within the food business sector at Ballybay Enterprise Park when assessed against the objectives and policies set out Chapters 4, 9, 14 and 15 of the Plan.

14.6: Ballybay Tourism Objective

BO 5	To promote Lough Major and the Dromore River System as the premier tourist attractions in the area.
BO 6	To accommodate sustainable tourism related projects in and around Lough Major and the Dromore River System which are compatible with objectives and policies for the protection of natural heritage set out in Chapter 6, Heritage, Conservation and Landscape of the Monaghan County Development Plan 2019-2025.

The above objectives have been and will continue to be secured through the favourable consideration of appropriate tourist development when assessed against the objectives and policies as set out in Chapters 4, 6, 9, 14 and 15 of the Plan. Monaghan County Council received funding under the Rural Regeneration and Development Fund to carry out a feasibility study for the development of a town paths network within Ballybay and its environs. The study report concluded that there was a strong case for the development of walking tracks around Ballybay and negotiations are ongoing with landowners along the perimeter of Lough Major, to purchase necessary lands to develop dedicated walking tracks around Lough Major and formalise the existing loop. In addition, an ecological appraisal report has been completed, detailing the ecology in the area and any measures required to protect it. Land purchases are to be completed by December 2020, thus allowing for an application for funding under Outdoor Recreation Infrastructure Scheme or similar fund to formalise the path network around Lough Major.

BO 7	To upgrade and develop angling facilities in Ballybay in co-operation within Inland Fisheries Ireland and all other relevant water bodies.
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The above objective has been and will continue to be secured through the upgrading and further development of angling facilities in Ballybay in co-operation with Inland Fisheries Ireland and other relevant water protection bodies during the lifetime of the Plan.

BO 8	To develop a new image for the town through promoting its heritage assets such as Lough Major and the Wetlands Heritage Centre located along the Dromore River.
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The above objective has been and will continue to be secured through events and activities such as the Enterprising Monaghan project at Ballybay Wetlands Centre which was supported by Monaghan County Council. In addition, such assets are promoted through the Monaghan Tourism website, App and variety of brochures.

14.7: Ballybay Recreation and Amenity Objectives

BO 9	To support the development of social, recreational, sporting and community facilities in Ballybay in appropriate locations.
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The above objective has been and will continue to be secured through the provision of facilities in appropriate locations in the town. For example the Municipal District of Ballybay-Clones has been working closely with the Ballybay Community to develop the facilities at Ballybay Town Park. Monaghan County Council was successful in securing funding from Outdoor Recreation Infrastructure Scheme to improve and expand the walking tracks and paths through the park, as well as including an outdoor classroom facility, a picnic area and significant planting. This work complements existing paths, outdoor gym equipment and other facilities in the park. Works were completed in August 2020.

In addition, Ballybay-Clones Municipal District was successful in securing funding under the Active Travel Scheme 2020 to provide public lighting in the recently re-developed Ballybay Town Park, and these works are to be completed by December 2020. Significant additional funding was received through the Active Travel fund for the development of footpaths in Ballybay as well as the resurfacing of Ballybay Main Street. It is envisaged that these paths will link into the footpaths previously provided through the Town and Village Renewal Scheme and the Outdoor Recreation Infrastructure Scheme. The works are to commence in late 2020.

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.
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The above objective has been and will continue to be secured during the assessment of development proposals that may impact upon public rights of way and through the provision and maintenance of pathways over public rights of way. For example, Monaghan County Council received funding under the Rural Regeneration and Development Fund to carry out a feasibility study for the development of a town paths network within Ballybay and its environs. The study report concluded that there was a strong case for the development of walking tracks around Ballybay and negotiations are ongoing with landowners along the perimeter of Lough Major, to purchase necessary lands to develop dedicated walking tracks around Lough Major and formalise the existing loop. In addition, an ecological appraisal report has been completed, detailing the ecology in the area and any measures required to protect it. Land purchases are to be completed by December 2020, thus allowing for an application for funding under Outdoor Recreation Infrastructure Scheme or similar fund to formalise the path network around Lough Major.

14.8: Ballybay Natural and Built Heritage Objectives

BO 11	To protect and conserve the streetscape character and heritage of the town with emphasis on Main Street and the Square.
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The above objective has been and will continue to be secured through the consistent assessment of development proposals against the objectives and policies as set out in Chapters 6, 9, 14 and 15 of the Plan to ensure the protection and conservation of built heritage features in the town, and to ensure that new development enhances, respects and complements the existing town streetscape and architecture. In addition, the initiatives and work programme of the Heritage Section of the Council,

and the input and advice from the Department of Housing, Local Government and Heritage will assist in securing this objective.

BO 12	To encourage the restoration of Ballybay Courthouse during the Plan period 2019-2025.
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Ballybay Courthouse, which is included on the Record of Protected Structures is in private ownership and is in reasonably good physical condition. In the absence of funding being made available to bring it back into use, Monaghan County Council is limited to relying upon the owner to maintain it in a reasonable condition in line with their obligations under the Planning and Development Act 2000 (as amended).

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.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Development Plan by resisting development that would compromise the amenities of Lough Major and the Dromore River System, and to only give favourable consideration to proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 6, 9, 14 and 15 of the Plan.

Chapter Fifteen – Development Management

15.1 Introduction

This Chapter sets out the detailed policies in respect of development management. The policies set out in this chapter establish standards and requirements in respect of the assessment of development proposals. The consistent application of these development management policies will assist in securing the objectives set out in the remainder of the Plan.

15.2: Development Management Strategic Objective

DMO 1	To ensure the orderly and sustainable development of County Monaghan by setting out policies and standards for the management of development within the County.
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This objective has been and will continue to be secured through the consistent assessment of development proposals against the objectives and policies as set out in Chapters 2-15 of the Plan which will ensure that development takes place in accordance with the strategic vision for the County and in an orderly and sustainable manner.

Chapter Sixteen – Implementation & Monitoring

16.1 Introduction

This Chapter sets out the provisions for the implementation and monitoring of the securing of the objectives of the County Development Plan over the period 2019-2025. The purpose of monitoring and reviewing of the Development Plan is to assess the effectiveness in terms of achieving the stated aims and objectives. It is stated in this Chapter that the Plan will be reviewed to assess progress and to determine whether amendments are required, and where it is considered that such amendments are warranted, variations to the Plan will be progressed. The preparation of further action plans or projects will also be progressed, where necessary, to pursue the implementation of the strategic objectives of the Plan. This report comprises the statutory review of the Plan within the first two years of its adoption.

The provision of an accurate, consistent and integrated estimate of housing need at county level is considered by Government to be critical to the planning system. The importance of an integrated approach to population and housing in the planning system has been established under National Policy Objective 36 of the National Planning Framework, which states “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.”

In December 2020, the Minister for Housing, Heritage and Local Government published Guidelines for Planning Authorities in respect of Housing Supply Target Methodology for Development Planning under Section 28 of the Planning and Development Act, 2000 (as amended). These guidelines have been issued to assist in providing the required consistent and coherent approach to be taken by planning authorities in incorporating national and regional population and housing projections into their statutory functions.

The guidelines endorse the Economic and Social Research Institute (ESRI) research paper based on an updated econometric and demographic projection model, and published by the Institute in December 2020. This ESRI research applies the projection model to four different development scenarios with the NPF 50:50 City scenario, which captures two core national policy objectives, aiming to have population growth more evenly distributed throughout Ireland and less focused on Dublin and its surrounding area, and also taking advantage of the potential of cities to accommodate more compact growth and to drive regional development, the recommended housing demand scenario to be used by planning authorities in their planning functions.

In respect of Monaghan under the NPF 50:50 City scenario, an annual average of 306 households are required every year from 2019 for 12 years to meet the target of 3,668 households by 2031. The period of the Monaghan County Development Plan 2019-2025 represents six years / half of that time period and so 1,834 households are required during the lifetime of the Plan. The Monaghan County Development Plan 2019-2025 Core Strategy projects that household size will fall annually by 0.02 from 2.75 persons per household in 2016 to 2.69 in 2019 and ultimately to 2.6 by the end of the plan period in 2025. Based on an ultimate household size of 2.6, the required 1,834 households under the NPF 50:50 City scenario over the period 2019 to 2025 would equate to 4,769 persons.

The projected population increase during the lifetime of the Monaghan County Development Plan 2019-2025 is 5,867. Based on a household size of 2.6 by the end of the plan period in 2025, that

translates to 2,257 households required during the lifetime of the plan. Therefore, the Monaghan County Development Plan Core Strategy has projected more households being required over the period of the plan than that set out in Appendix 1 of the Guidelines under the NPF 50:50 City scenario. It is considered that this over provision is reasonable and proportionate in the event that there is higher population growth in the period 2020 to 2025 than in the period 2026-2031, and thus the current County Development Plan has sufficient scope for greater household numbers growth during its lifetime.

16.2 Active Land Management

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

Since the adoption of the Plan, Monaghan County Council has established a strong track record in facilitating and delivering urban housing and regeneration which will significantly contribute to the delivery of 30% of all new residential development being located in urban areas, and 20% of all new residential development on brownfield and infill sites within the footprint of urban settlements.

The Clones Renewal Scheme, which was initiated and secured through the Derelict Sites powers available to Monaghan County Council, has resulted in the provision of 24 new residential units within the town centre on brownfield and derelict sites. In Ballybay, also under Derelict Sites legislation, Monaghan County Council is actively driving the completion of an unfinished multi use development along the Main Street and associated backlands which includes new residential units and a surgery/primary care centre for the town.

The Dublin Street Regeneration Scheme which is a significant town centre redevelopment project comprising 6 hectares is being progressed which will facilitate the potential delivery of 120-140 new residential units on backlands within the town centre. In addition to this, two Local Area Action Plans (LAAP) in respect of backlands in Carrickmacross town centre are being prepared which will provide a framework for the delivery of a significant number of residential developments along with other town centre uses. Furthermore, in Castleblayney a Town Centre Living Initiative is being piloted to encourage the reuse of town centre properties for residential accommodation.

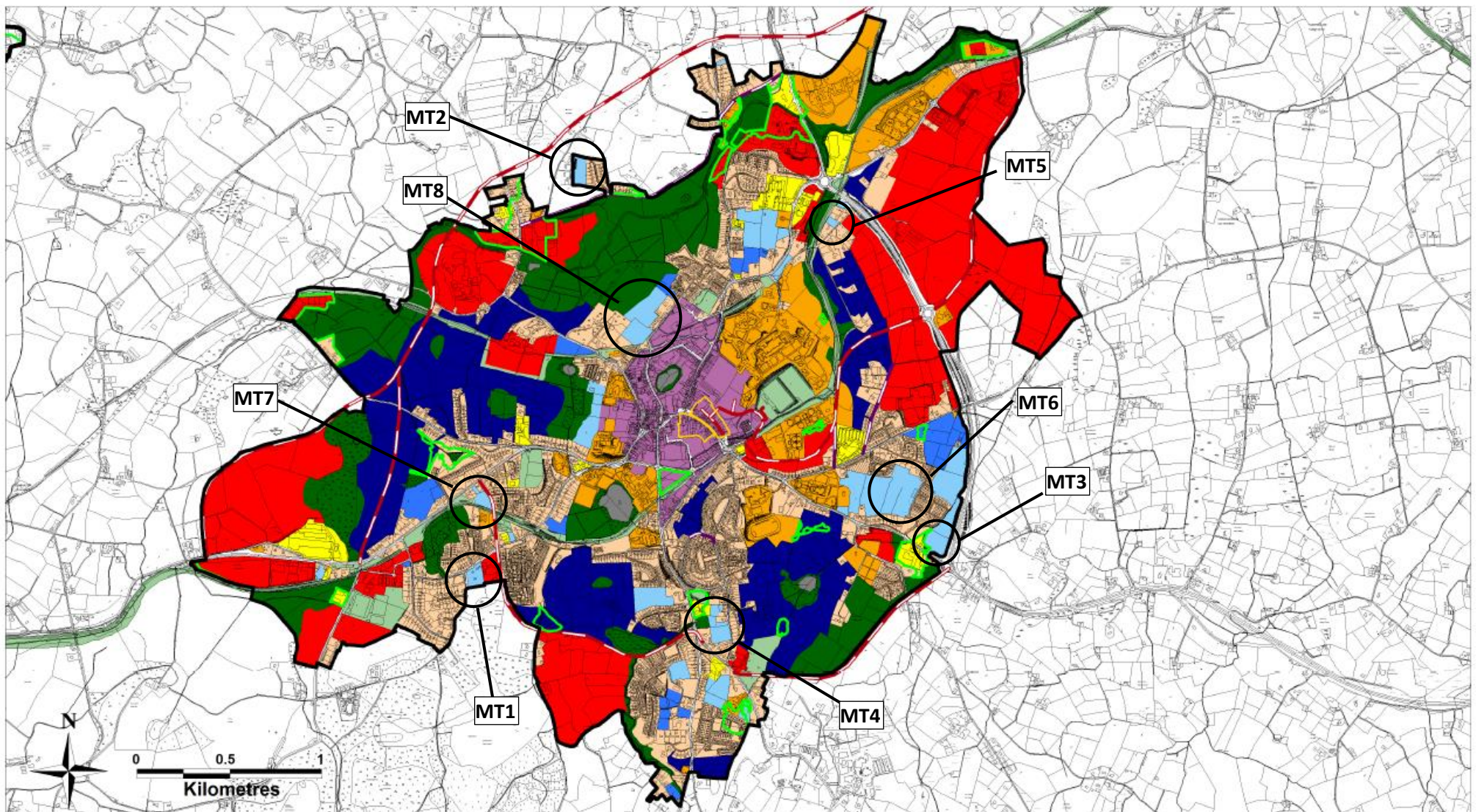
Monaghan County Council has also acquired unfinished housing development sites in Monaghan Town and Scotstown with the objective of delivering social housing units within the urban footprint of these settlements. In relation to the lands acquired at Latlorcan in Monaghan Town, a draft master plan has been prepared in respect of the 22 acres of partially serviced housing land resulting in the delivery of 66 social and private sector housing units, including the potential for serviced sites to encourage self build dwelling developments to take place within the settlements, as opposed to in the rural area. In relation to the lands acquired at Scotstown a total of 32 new social housing units will be delivered on a long standing unfinished housing development. Monaghan County Council has also been proactive in acquiring derelict sites in settlements across the County with the objective of delivering residential units at these locations.

16.3 Delivery of Residential Development on Zoned Proposed Residential Lands

Specific to Chapter Sixteen is the requirement to assess how the strategic objectives of the Monaghan County Development Plan 2019-2025 for sustainable population growth in line with the Core Strategy are being achieved, including the delivery of residential development. The Chapter states Monaghan County Council will monitor residential developments under construction, those with the benefit of planning permission and those currently in the planning system, to assess the supply of housing units on zoned Proposed Residential lands. The Chapter states that *“in the event that lands zoned as*

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

The locations and details of the proposed housing developments on lands zoned as Proposed Residential A or Proposed Residential B that have either have the benefit of an extant planning permission or have applied for planning permission for residential units since the adoption of the Plan in March 2019 are set out on the Settlement Maps and in the accompanying tables overleaf.



Monaghan Town (Map MDP1)

Monaghan County Development Plan 2019-2025

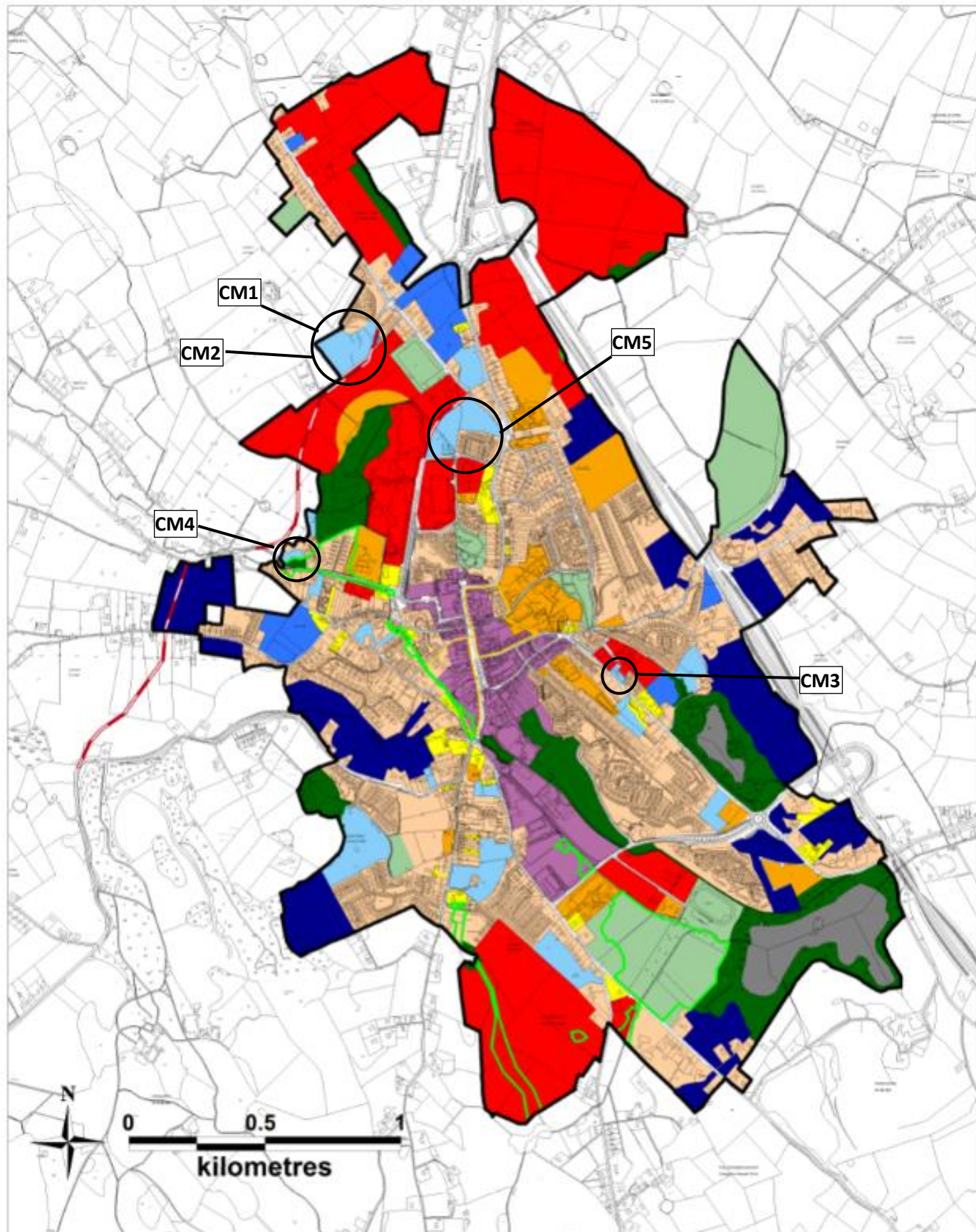
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Existing Residential	Community Services/Facilities	Existing Commercial	Indicative New Road Proposals
Proposed Residential A	Recreation/Amenity	Industry/Enterprise/Employment	Proposed Road Upgrades
Proposed Residential B	Landscape Protection/Conservation	Lakes	Settlement Envelope
Strategic Residential Reserve	Town Centre	Flood Risk Areas	Local Area Action Plan

Tier 1: Monaghan Town

Map Ref.	Zoning	File Ref.	Description	Location	No. of Units	Brownfield?	Status
MT1	Proposed Residential A	19/1	Permission is sought for a housing development to consist of the following: (1) Demolition of 2no. partially complete 3-bed semi-detached two storey units; (2) Completion works to 6no. 3-bed semi detached two storey units; (3) Erection of 12no. 3-bed semi detached two storey units, 2no. 3-bed semi-detached bungalows and 2no. 4-bed detached two storey units. (4) Ancillary site works to include access provision, connections to public sewerage via pumping station, site services, hard and soft site landscaping works. On completion the development will include a total number of 22 dwellings	Mullaghmatt, Monaghan Town	22	Yes	Granted
MT2	Proposed Residential A	19/567	Permission consisting of retaining and completing 5 no. two-storey dwellings and permission to erect 3 no. two storey dwellings, no.s 17, 18 & 19 and detached domestic garages.	Telaydan, Milltown, Co. Monaghan	8	No	Granted
MT3	Proposed Residential A	19/441	Permission for development consisting of provision of a residential development comprising 42 no. units in total as follows: house type A - 3 no. 3 bed semi-detached dwellings, house type B - 15 no. 2 bed semi-detached dwellings, house type C - 4 no. 3 bed semi-detached dwellings, house type D - 8 no. 2 bed terrace dwellings, house type E - 5 no. 3 bed terrace dwellings, house type F - 5 no. 4 bed terrace dwellings, house type G - 2 no. 4 bed semi-detached dwellings.	Latlorcan & Aghnasedagh Tds., Dublin Road, Monaghan town	42	No	Granted
MT4	Proposed Residential A and Landscape Protection	20/391	Permission for development consisting of the construction of 6 no. two and a half storey semi-detached dwellings	Killygowan, Monaghan, Co. Monaghan	6	No	Further Information

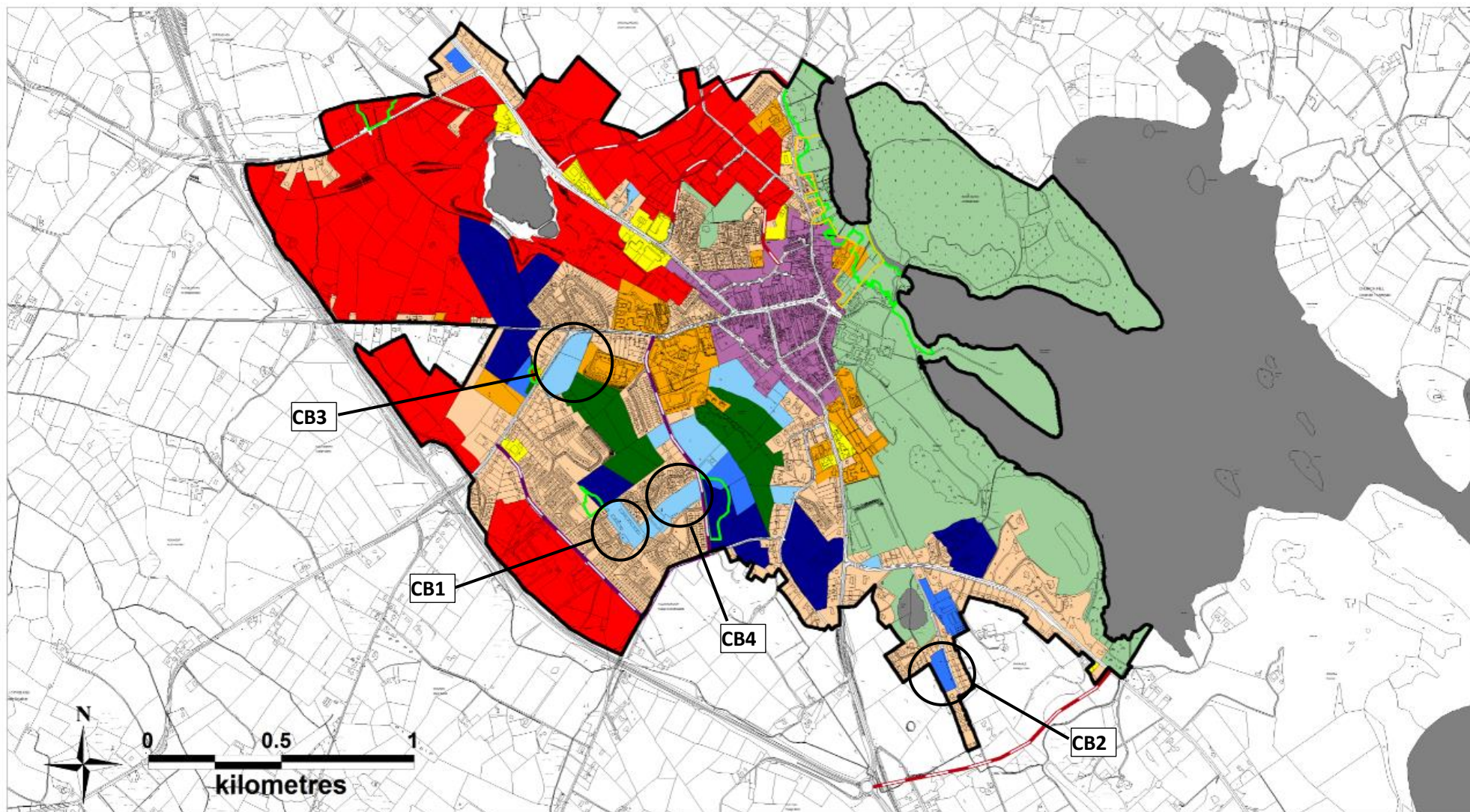


Carrickmacross Town (Map CKDP1) Monaghan County Development Plan 2019-2025

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|-------------------------------|-----------------------------------|-------------------------------|
| Existing Residential | Recreation/Amenity | Lakes |
| Proposed Residential A | Landscape Protection/Conservation | Flood Risk Areas |
| Proposed Residential B | Town Centre | Indicative New Road Proposals |
| Strategic Residential Reserve | Industry/Enterprise/Employment | Settlement Envelope |
| Community Services/Facilities | Existing Commercial | Local Area Action Plan |



Castleblayney Town (Map CYDP1)

Monaghan County Development Plan 2019-2025

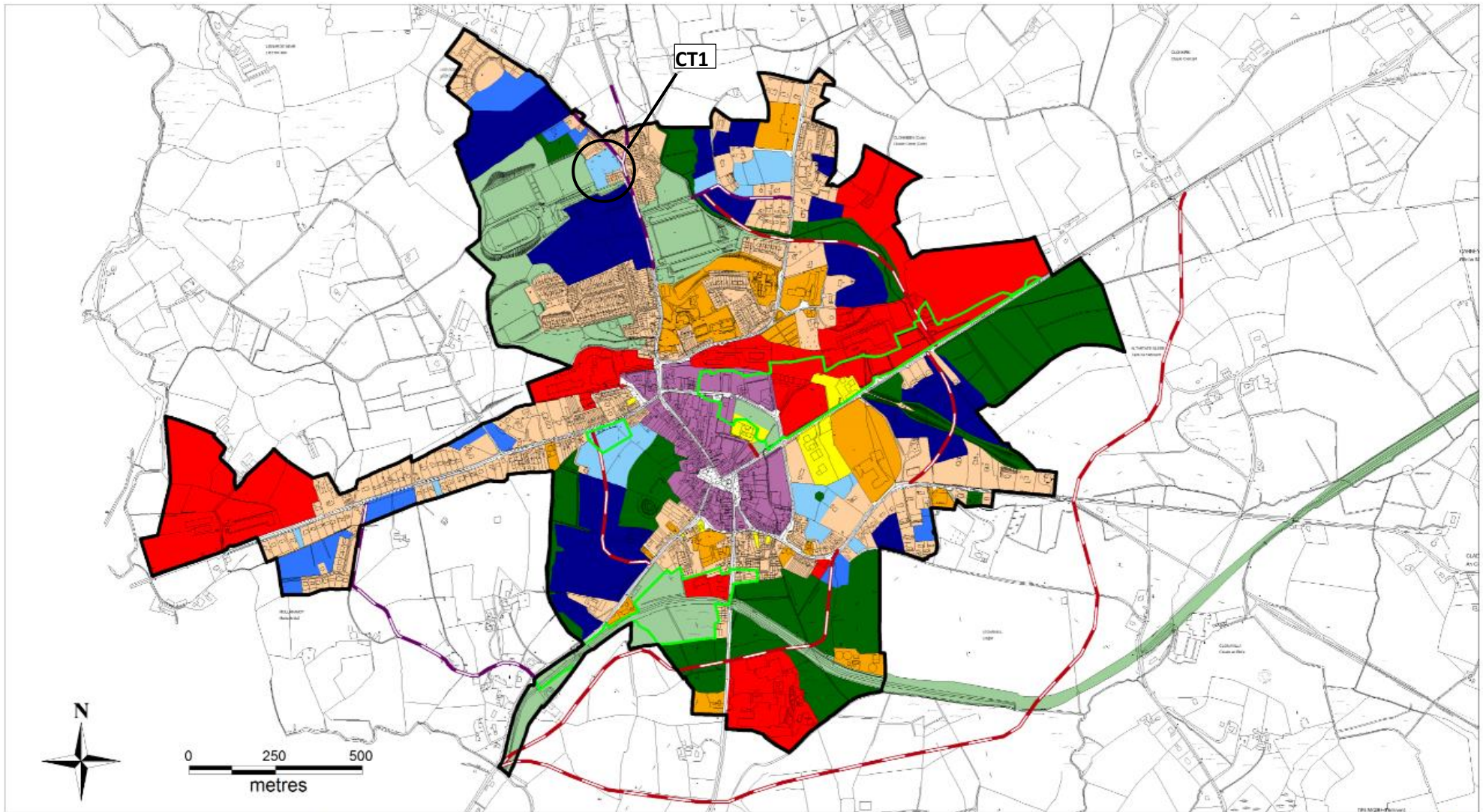
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| Existing Residential | Community Services/Facilities | Existing Commercial | Indicative New Road Proposals |
| Proposed Residential A | Recreation/Amenity | Industry/Enterprise/Employment | Proposed Road Upgrades |
| Proposed Residential B | Landscape Protection/Conservation | Lakes | Settlement Envelope |
| Strategic Residential Reserve | Town Centre | Flood Risk Areas | Local Area Action Plan |

Tier 2: Carrickmacross/Castleblayney

Map Ref.	Zoning	File Ref.	Description	Location	No. of Units	Brownfield?	Status
CM1	Proposed Residential A	19/159	permission for the construction of 41 two-storey houses in blocks of 2, 3 and 4 units including 4 no. 2-bedroom, two storey mid-terrace houses, 30 no. 3-bedroom house type A, two storey, semi-detached and terraced houses and 7 no. 3-bedroom house type B, two storey, semi-detached and end of terrace dwellings.	Corr An Tobair Estate, Nafarty, Ballybay Road, Carrickmacross	41	No	Granted
CM2	Proposed Residential A	19/160	permission for the construction of 4 no. 4-bedroom, two-storey, semi-detached houses	Corr An Tobair Estate, Nafarty, Ballybay Road, Carrickmacross	4	No	Granted
CM3	Proposed Residential A	20/97	Permission for alterations to existing single storey Old Railway Goods Shed, the development will consist of the construction of 2 No. single storey dwellings within the existing structure.	Dundalk Road, Drummond Otra, Carrickmacross, Co Monaghan	2	Yes	Granted
CM4	Proposed Residential A	20/499	18 no. dwelling units	Derryolam Glebe House, Derryolam, Shercock Road, Carrickmacross, Co. Monaghan	18	Yes	Refused
CM5	Proposed Residential A	20/530	Permission for a development consisting of 60 dwellings in total	Nafarty/Cloghvalley Upper, Carrickmacross, Co. Monaghan	60	No	Further Information
CB1	almost entirely 'Proposed Residential A' with a small portion 'Existing Residential'	20/290	Permission for development to consist of the following (A) retain and complete residential development.	Coill Darach, Bree, Castleblayney, Co Monaghan	30	Yes	Granted
CB2	Residential B	20/524	Outline permission for development consisting of 7 no. two storey dwellings.	Annahale, Castleblayney, Co. Monaghan	7	No	Granted



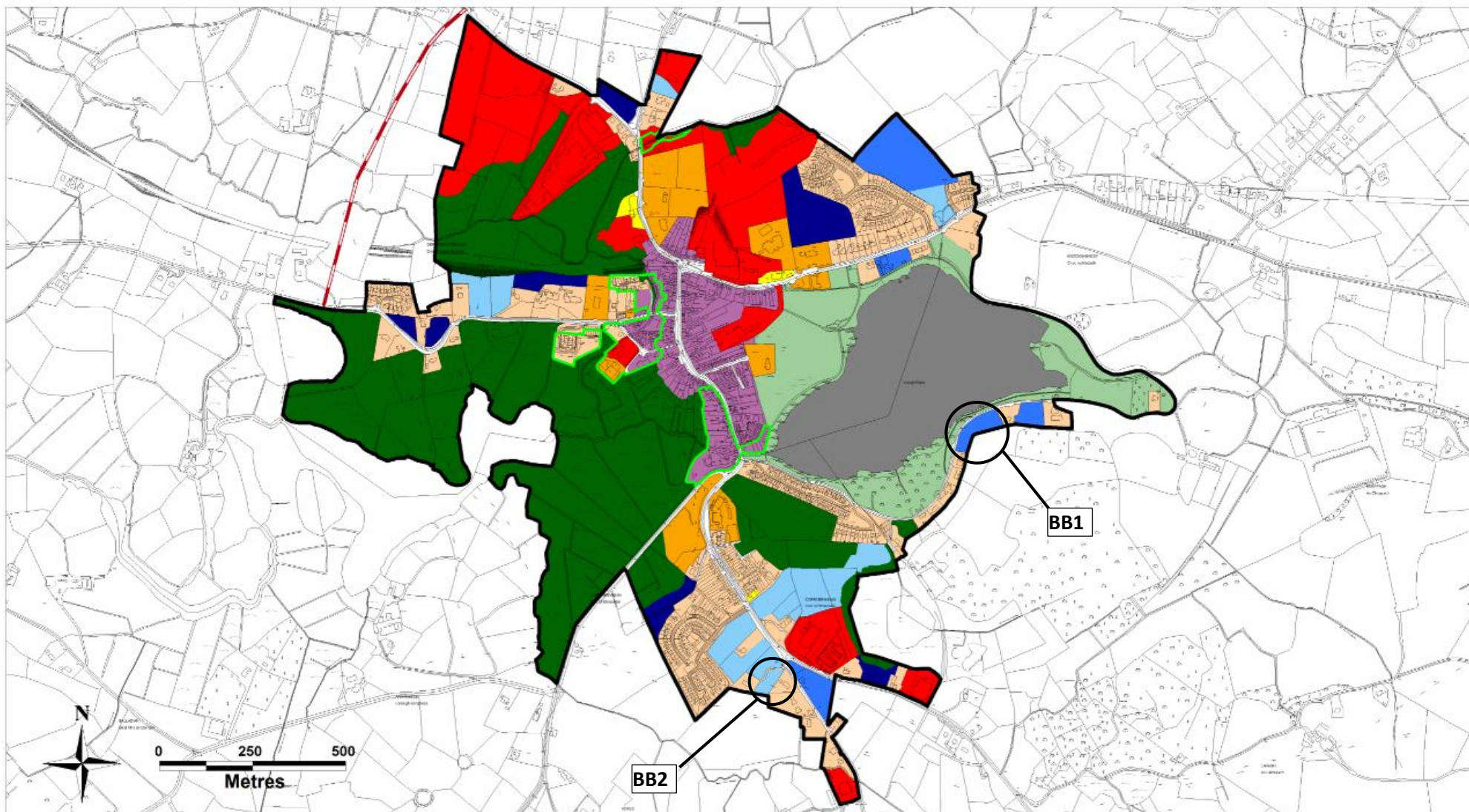
Clones Town (Map CDP1)

Monaghan County Development Plan 2019-2025

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|-------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| Existing Residential | Community Services/Facilities | Existing Commercial | Indicative New Road Proposals |
| Proposed Residential A | Recreation/Amenity | Industry/Enterprise/Employment | Proposed Road Upgrades |
| Proposed Residential B | Landscape Protection/Conservation | Lakes | Settlement Envelope |
| Strategic Residential Reserve | Town Centre | Flood Risk Areas | Local Area Action Plan |



Ballybay Town (Map BBDP1)

Monaghan County Development Plan 2019-2025

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| Existing Residential | Community Services/Facilities | Existing Commercial | Indicative New Road Proposals |
| Proposed Residential A | Recreation/Amenity | Industry/Enterprise/Employment | Proposed Road Upgrades |
| Proposed Residential B | Landscape Protection/Conservation | Lakes | Settlement Envelope |
| Strategic Residential Reserve | Town Centre | Flood Risk Areas | Local Area Action Plan |

Tier 3: Clones/Ballybay

Map Ref.	Zoning	File Ref.	Description	Location	No. of Units	Brownfield	Status
CT1	Proposed Residential A	19/462	permission for alterations to planning granted under 18/96 consisting of the provision of 2 no. single storey semi-detached dwelling units & 1 no. single storey detached dwelling unit with all associated amendments site services, in lieu of 4 no. two storey semi-detached dwelling units granted under 18/96	Liseggerton, Clones, Co. Monaghan	3	No	Granted
BB1	Proposed Residential B	19/285	permission to construct a storey and a half type dwelling house, construct detached domestic garage,	Knocknamaddy, Ballybay	1	No	Granted

As can be determined from the above information, a number of plots of land either zoned Proposed Residential A or Proposed Residential B have either the benefit of an extant planning permission or have applied for planning permission for residential units since the adoption of the Plan in March 2019, particularly in the towns of Monaghan, Carrickmacross and Castleblayney.

Of the 23 plots of land either zoned Proposed Residential A or Proposed Residential B in Monaghan Town, four have had planning applications granted or submitted since the adoption of the Plan in March 2019, with the potential for up to 78 residential units to be delivered. In respect of a further three parcels of land zoned Proposed Residential A, one has had a dwelling built upon it (MT 16/248), a Part VIII consent for 43 units exists on another (17/8010), and extant planning permissions for two dwellings exists on one and construction for up to 73 residential units is ongoing on the other (17/604 and 18/307). These plots are labelled MT5, MT6, MT7 and MT8 respectively and have the potential to deliver up to a further 119 residential units.

Of the 22 parcels of land either zoned Proposed Residential A or Proposed Residential B in Carrickmacross, five have had planning applications granted or submitted since the adoption of the Plan, with the potential for 125 residential units to be delivered.

Of the 13 parcels of land either zoned Proposed Residential A or Proposed Residential B in Castleblayney, two have had planning applications granted since the adoption of the Plan, with the potential for 37 residential units to be delivered. In respect of a further two parcels of land zoned Proposed Residential A, one is under construction with a total of 53 units to be delivered (17/218) and the other has an extant permission with a total of 26 units to be delivered (17/349). These are labelled CB3 and CB4 respectively.

Of the 16 parcels of land either zoned Proposed Residential A or Proposed Residential B in Clones, one has had planning application granted in 2019 with the potential for 3 residential units to be delivered.

Of the 9 parcels of land either zoned Proposed Residential A or Proposed Residential B in Ballybay, one has had planning application granted in 2019 for a single residential unit. In respect of a further parcel of land zoned Proposed Residential A, an extant permission for a single dwelling exists on it (18/555) and is labelled BB2.

Table 2.4 of the Core Strategy of the Plan sets out the number of residential units required in each of the settlement tiers on zoned housing land (refer overleaf).

Table 1: Core Strategy Table Taken From Monaghan County Development Plan 2019-2025

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

This table has been broken down to establish the average number of residential units on lands zoned Proposed Residential A and Proposed Residential B on an annual basis for the Tier 1 to Tier 3 settlements, and to compare with the number of residential units granted permission or applied for planning permission since adoption of the Plan. This is set out in Table 2 below.

Table 2: Average Annual Residential Units on Proposed Residential A & B

Tier in Settlement Structure	Location	Annual Average Residential Units in Core Strategy Table 2.4	Total Units for 2019 & 2020	No. of Units Granted / Applied for Planning Permission on Proposed Residential A & B Since Plan Adoption
Tier 1	Monaghan	89	188	78
Tier 2	Carrickmacross	52	104	125
	Castleblayney	32	64	37
Tier 3	Clones	17	34	3
	Ballybay	16	32	1

When the number of residential units either granted planning permission or applied for planning permission is assessed against the projected residential units in each of the Tier 1 to Tier 3 settlements, it is noted that the number of residential units permitted or applied for planning permission in Carrickmacross has exceeded the estimated average annual residential units for the first two years of the Plan in the Core Strategy Table 2.4. In Monaghan Town and Castleblayney the number of residential units permitted or applied for planning permission is approximately half the estimated average annual residential units projected for 2019 and 2020 in the Core Strategy Table 2.4. In Clones and Ballybay the number of residential units permitted or applied for planning permission is significantly below the estimated average annual residential units in the Core Strategy Table 2.4 for the first two years of the Plan.

Having regard to the above and the provisions of Chapter Sixteen which states that “*in the event that lands zoned as Proposed Residential A or Proposed Residential B are not developed or have not secured planning permission for residential development within two years of adoption of the plan, consideration should be given to rezoning parcels of land zoned Strategic Residential Reserve to Proposed Residential*”, further investigation should be carried out with the objective of facilitating the

delivery of residential in line with the Core Strategy Table 2.4 projections for the period of the Plan. Possible parcels of land zoned Strategic Residential Reserve suitable for residential development should be considered where they are sequential and serviceable, and where provisions are put in place to ensure compliance with the principles of the Core Strategy.

An assessment of the progress in achieving 20% of all new residential development on brownfield and infill sites within the footprint of urban settlements was also carried out to ascertain if a greater percentage of residential units are being delivered on these lands. The locations and details of residential developments on brownfield and infill sites that have either received planning permission or applied for planning permission since the adoption of the Plan in March 2019 are set out in the table below.

Table 3: Average Annual Residential Units on Brownfield/Infill

Tier in Settlement Structure	Location	Brownfield/Infill Allocation (20% in each settlement)	Total Units for 2019 & 2020	No. of Units Granted / Applied for Planning Permission on Brownfield/Infill Since Plan Adoption
Tier 1	Monaghan	347	116	29
Tier 2	Carrickmacross	204	68	10
	Castleblayney	126	42	67
Tier 3	Clones	68	23	11
	Ballybay	61	20	2

It is noted that Castleblayney has exceeded the estimated average annual residential units applied or granted on brownfield/infill sites in the Core Strategy Table 2.4 for the first two years of the Plan period. In Monaghan Town, Carrickmacross, Clones and Ballybay a significantly lower number of residential units applied or granted on brownfield/infill sites in the Core Strategy Table 2.4 for the first two years of the Plan period.

16.4 Conclusion

Having regard to the number of annual residential units to be delivered on lands zoned Proposed Residential A and Proposed Residential B as set out in Table 2.4 of the Core Strategy, and the numbers of residential units either applied for or granted planning permission on these lands since the adoption of the Plan, there is a significant shortfall in the delivery of permitted residential units in all Tier 1 to 3 Towns with the exception of Carrickmacross. In addition, this shortfall is compounded by a shortfall in the numbers of residential units either applied for or granted planning permission on brownfield/infill lands since the adoption of the Plan in all Tier 1 to 3 Towns with the exception of Castleblayney. Therefore, consideration must be given to stimulating the numbers of residential units being brought through the planning process for the remainder of the Plan period.

Although the provisions of Chapter Sixteen state that *“in the event that lands zoned as Proposed Residential A or Proposed Residential B are not developed or have not secured planning permission for residential development within two years of adoption of the plan, consideration should be given to rezoning parcels of land zoned Strategic Residential Reserve to Proposed Residential”*, there may be legal impediments to the rezoning of lands during the lifetime of the Plan. It is therefore proposed to consider the managed release of lands zoned Strategic Residential Reserve which are located within the existing footprint of the settlements. The release of these zoned Strategic Residential Reserve lands for development during the lifetime of the Plan should only be considered where they are sequential and serviceable, and where provisions are put in place to ensure compliance with the principles of the Core Strategy. It is recommended that further investigation and progression of this approach is commenced.

APPENDIX ONE

CHAPTER ONE: INTRODUCTION
Objective
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.
CHAPTER TWO: CORE STRATEGY
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.
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.
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.
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.
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.
SHO 5 To support and encourage the development of Tier 5 settlements to ensure that local services are sustained in the rural community settlements.
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.
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.
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.

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.
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.
CHAPTER THREE: HOUSING
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
CHAPTER FOUR: ECONOMIC DEVELOPMENT
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.
CHAPTER FIVE: COMMUNITY
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.
CHAPTER SIX: HERITAGE, CONSERVATION AND LANDSCAPE
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.
CHAPTER SEVEN: TRANSPORT AND INFRASTRUCTURE
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.
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.
CHAPTER EIGHT: ENVIRONMENT, ENERGY AND CLIMATE CHANGE
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.

CHAPTER NINE: STRATEGIC OBJECTIVES FOR SETTLEMENTS
SHO 1 To facilitate the development of Monaghan to maintain its position as the key town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of the town centre.
SHO 2 To promote the Strategic Towns as prosperous and thriving local development and service towns where the principles of environmental, economic and social sustainability including protection of the town's heritage and natural and built environment are enshrined.
SHO 3 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.
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.
SSO 2 Provide a basis for public and private sector investment in infrastructure, services and development, offering clear guidance to both sectors in framing development proposals, in partnership with the community.
SSO 3 Facilitate the provision of adequate services and facilities in the areas of education, medical/health, transport and public administration and encourage co-location of these services.
SSO 4 Attract investment and new employment opportunities to the towns while supporting sustainable enterprises.
SSO 5 Promote the towns as residential, employment, retail and service centres as well as industrial and commercial centres.
SSO 6 Protect and enhance the heritage, character and streetscape of the towns and ensure they are attractive places to live and work.
SSO 7 Provide a wide range of amenity, sporting and cultural facilities including public spaces and parks.
SSO 8 Provide, as resources permit, specific area action plans and/or masterplans for the towns to provide for the most efficient and suitable co-ordinated development to take place.
SSO 9 To designate development limits around the urban areas in order to manage development in a sustainable manner and restrict urban sprawl and the merging of distinctive areas.
SSO 10 Promote the development of all settlements with an appropriate range of facilities and services including social infrastructure, retail units, commercial offices and local enterprise in accordance with the provisions of the Core Strategy.
SSO 11 Promote sustainable compact development forms, including more comprehensive backland development where appropriate and promote the efficient use of available public infrastructure and services.
SSO 12 Facilitate and/or provide the infrastructure and services necessary to accommodate anticipated population growth in each settlement.
SSO 13 Protect important landscape features within or on the edge of settlements by prohibiting development within designated Landscape Protection/Conservation (LPC) areas unless it is proven to the satisfaction of the Planning Authority that the proposed development would not detrimentally impact on the amenity of the LPC areas or the wider setting or character of the settlement.
SSO 14 Promote public transport strategies that could facilitate services in the lower tier settlements.

SSO 15 Encourage the development of specialist niche activities or roles that could help distinguish the settlements and thereby promote their development.
SSO 16 Ensure that new development within settlements is appropriate in terms of use, siting, scale, layout, design, materials and character.
SSO 17 Promote and encourage the delivery of the refurbishment and regeneration of the back lands of the towns as well as appropriate development on infill sites, derelict sites, vacant plots and brownfield sites.
SSO 18 To develop, subject to resources, sustainable transport solutions within and around the major towns in the County that encourage a transition towards more sustainable modes of transport.
UDO 1 To promote the towns as residential centres and encourage the development of new residential accommodation on zoned housing lands.
UDO 2 To ensure there is sufficient zoned, serviceable land to meet the future housing needs of the towns as set out in the Chapter 2, Core Strategy, Monaghan County Development Plan 2013-2019.
UDO 3 To provide directly, or in partnership with the voluntary or private sector, sufficient social and affordable housing to meet the needs of the area
UDO 4 To encourage social integration and a mixture of tenures in all housing developments.
UDO 5 To encourage the refurbishment and reuse of derelict buildings and development on derelict lands and infill sites in the towns.
UDO 6 To comply with the Housing Strategy for County Monaghan 2013 and any subsequent strategy.
UDO 7 To require developers of residential lands along existing and proposed roads to provide and employ appropriate buffers to protect the residential amenity of proposed dwellings, and to protect the visual amenity of the setting of the town. The design, scale, form and detailing of the buffer shall be dependent on the likely impact of the road or the development on amenity.
UDO 8 To promote compact forms of residential development such as infill and back land development and ensure through the development management process that access points to back land areas are reserved or that adequate frontage is reserved to provide future road access, to enable comprehensive back land development.
UDO 9 To implement an Active Land Management Strategy in relation to vacant land within County Monaghan and to maintain and update as required a Vacant Sites Register to ensure efficient and sustainable use of the County's land resources in accordance with the provisions of the Urban Regeneration and Housing Act 2015.
UDO 10 To encourage and support proposals for new residential development that will result in the regeneration/renewal of town centre areas and/or a reduction in vacancy/dereliction in the context of the proposed planning and sustainable development of the area.
TCO 1 Promote and develop the town centres as the principal location for retail, office, leisure, entertainment, cultural and service uses and to encourage the refurbishment, renewal and re-use of existing buildings and derelict sites within it.
TCO 2 Protect the vitality and viability of the town centres by promoting a diversity of uses, with a presumption in favour of development that would make a positive contribution to ensuring that the town centres continue to provide a focus for shopping.
TCO 3 Promote the vitality and viability of the town centres by prohibiting, except in exceptional circumstances, the location of town centre uses such as financial institutions, offices etc outside the designated town centres.
TCO 4 Use statutory legislation to discourage and prevent dereliction and encourage regeneration and development in the town.

TCO 5 Ensure that sufficient parking is available for town centre uses.
TCO 6 Continue to provide public investment directly and in partnership with the voluntary and private sector to support the vibrancy of the town.
TCO 7 Encourage the principal of living over the shop within the town centres.
TCO 8 Encourage and facilitate the undergrounding of utility cables in the town centres.
TCO 9 Continue to encourage and accommodate the regeneration of back lands in the towns where appropriate, including the construction of new urban streets to provide access to inaccessible lands.
SRO 1 Protect the vitality and viability of the town centres as the principal shopping area by encouraging development that would maintain and consolidate the retail core (as defined by the town centre boundary) of the towns.
SRO 2 Prohibit the location of retail development outside the town centres unless where it is compliant with the policies as laid out in the County Monaghan Retail Strategy 2016-2022 (and any subsequent strategy), and the DECLG Retail Planning Guidelines for Planning Authorities (and any subsequent guidelines)
SRO 3 Encourage the provision of a wider range of convenience and comparison goods and size of retail units in the town centres.
IEO 1 Ensure that sufficient and suitable land is reserved for new industrial development at appropriate locations, where there are existing infrastructural facilities, services and good communications, or where they can be provided at a reasonable cost.
IEO 2 Facilitate the growth and/or expansion of existing industrial enterprises where appropriate, subject to development management guidelines as set out in Development Management Guidelines of the Monaghan County Development Plan 2019-2025. Such developments should not unduly impact on the residential amenity of existing residential properties.
IEO 3 Encourage and promote the sustainable development of industry within the towns over the plan period.
IEO 4 Co-operate with IDA Ireland, Enterprise Ireland, community groups and other relevant bodies to ensure a co-ordinated approach to the provision of necessary infrastructure and services to support industrial development
IEO 5 Ensure that a high standard of design, layout and amenity is provided and maintained in all new industrial developments.
IEO 6 Continue to support and facilitate cross-Border co-operation and trade between County Monaghan and the North of Ireland.
RPO 1 Construct new roads and improve the existing road network in, around and through the towns, to open up development lands and improve traffic safety.
RPO 2 Reduce traffic congestion and improve access and traffic flow throughout the towns.
RPO 3 Construct and maintain pedestrian and traffic safety measures, and implement traffic control measures, where required, throughout the towns.
RPO 4 Regulate and manage car-parking facilities throughout the towns in accordance with Chapter 15, Development Management Guidelines of the Monaghan County Development Plan 2019-2025 and ensure that adequate off-street car parking and servicing space is provided in all new developments.
RPO 5 Strengthen and reconstruct all deficient sections of road pavement and footpath and provide additional pavements and footpaths in residential areas when resources become available.
RPO 6 Co-operate with developers in the provision of access points, roads, footpaths and services where it is deemed necessary.

RPO 7 Ensure that, where appropriate, adequate space is provided in all new developments for off-street car parking and require adequate provision of loading space within the curtilage of new developments.
RPO 8 Control and restrict any new direct access points or intensification of use of existing accesses onto the national road network within the general speed limit areas in accordance with the policies contained within the Monaghan County Development Plan 2019-2025.
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.
SNO 2 Prohibit development that would detrimentally impact on the value or designation of areas of natural amenity in the towns.
SNO 3 Protect individual trees, groups of trees and woodland areas because of their nature conservation value or their contribution to amenity of the town and require the retention of existing mature trees and hedgerows in all new developments, except in exceptional circumstances.
SNO 4 Prohibit development in Landscape Protection/Conservation Areas unless in exceptional circumstances, where it has been clearly proven to the Planning Authority that the works would not be contrary to the zoning objective as outlined in Chapter 9 of the Monaghan County Development Plan 2013-2019.
SNO 5 Have regard to nature conservation issues when considering proposals for development which may detrimentally impact on habitats, species, or features worthy of protection.
SNO 6 Protect and preserve the Protected Monuments and Structures located within the towns.
SNO 7 Protect existing Architectural Conservation Areas by ensuring that all developments within them comply with the policies set out in Monaghan County Development Plan 2019-2025 and the DEHLG Architectural Heritage Protection Guidelines. In these areas repair and refurbishment of existing buildings will be favoured over demolition and new build.
SNO 8 To protect the architectural quality of the towns by investigating the potential of designating additional Architectural Conservation Area(s) (ACAs) in accordance with DEHLG Architectural Heritage Protection Guidelines, during the plan period.
SNO 9 Protect and conserve the streetscape character, architectural quality and heritage of the towns.
SNO 10 Encourage new developments to refurbish existing buildings and back lands to eliminate dereliction and reinforce the town centre where possible.
SNO 11 Ensure that new developments enhance, respect and compliment the form and scale of the existing town streetscape and architecture.
SNO 12 Preserve features which contribute to the townscape and character of the town (e.g. archways, facades, stonework, iron railings etc)
REO 1 Promote the value of the County's recreational and amenity resources as a key asset to the local economy and to the health and wellbeing of the community.
REO 2 Prohibit development on zoned recreation/open space lands unless it is clearly demonstrated that it is of compatible amenity value and that there will be no adverse effect on the environment.
REO 3 Provide sufficient recreation/open space and amenity areas within the towns for their populations and prevent the loss of existing or private open space unless alternative facilities are provided in a suitable location elsewhere.
REO 4 Support the development of social, recreational, sporting and community facilities in appropriate locations.

REO 5 Co-operate with relevant educational authorities in developing additional facilities in the towns with the view of improving the availability of education.
REO 6 Maintain existing rights of way and investigate the creation of additional public rights of way, either by agreement, or by use of compulsory powers.
REO 7 Recreational facilities such as a Cinema or Bowling Alley shall be located within the town centre. Alternative out of town centre sites shall only be considered acceptable where it is clearly demonstrated to the satisfaction of the Planning Authority that there are no town centres or edge of centre sites that are suitable, viable or available. (sequential approach).
STO 1 Promote and facilitate the development of County Monaghan as a tourism centre in co-operation with the public and private sector.
STO 2 Accommodate sustainable tourism related projects related to natural assets of the towns
STO 3 Encourage and accommodate the reopening of the Ulster Canal.
STO 4 Promote and develop improved cross Border networks to encourage tourism and business to operate in both Northern Ireland and the Republic of Ireland.
STO 5 Develop facilities to provide accessible tourist information throughout the towns and their environs within the plan period.
APO 1 To require, in areas which have been identified as requiring the preparation of a Local Area Action Plan, that any such plan shall be prepared and agreed with the Planning Authority prior to any development application being considered on the subject lands.
APO 2 To require a written statement and a plan indicating the objectives, in such detail as may be determined by the Planning Authority, for the proper planning and sustainable development of the area to which it applies.
APO 3 To require proposals in relation to the overall design of a development to include details of maximum heights, external finishes of structures and overall appearance. The proposal should positively contribute to the public realm.
APO 4 To provide linkages with the Town Core in terms of safe and accessible pedestrian and vehicular linkages.
APO 5 To require that all plans are consistent with the policies and objectives of the County Development Plan 2019-2025
APO 6 To include guidance with regard to quality architectural treatment, topography, urban structure and built form consistent with the established character of the town.
SIO 1 To identify and zone land for the purposes of providing or extending educational, community or recreational facilities where a demonstrated need exists.
SIO 2 To secure greater social inclusion through the provision of an appropriate mix of house types within residential areas in accordance with the provisions of the Chapter 3, Housing of the Monaghan County Development Plan 2019-2025
SIO 3 To require that the quantitative and qualitative standard for public open space in all new residential developments as required in Chapter 15, Development Management of the Monaghan County Development Plan 2019-2025 are complied with.
SIO 4 To ensure that adequate provision is made for public transportation infrastructure including pedestrian and cycling linkages.
VO 1 To support the villages in their role as local rural service centres for their population and rural hinterland, with the principles of environmental, economic and social sustainability including protection of the village's heritage and the natural and built environment.

VO 2 To promote and facilitate limited residential development commensurate with the nature and scale of the village, utilising brownfield and infill opportunities in order to regenerate and consolidate the village in compliance with the Core Strategy, except where there is an otherwise demonstrable need.
VO 3 To facilitate additional community facilities and services within the village envelope, where possible and on the fringes of the village envelope where no other suitable sites are available.
CHAPTER TEN: MONAGHAN SETTLEMENT PLAN
MTSO 1 To facilitate the development of Monaghan to maintain its position as the key 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.
MPO 1 Ensure that all development proposals in the vicinity of Dublin Street/Rosky have regard to the Local Area Action Plan for lands to the North East of Dublin Street
MPO 2 Ensure that all development proposals within the Dublin Street Regeneration Plan area have regard to the regeneration strategy and development objectives of the Dublin Street Regeneration Plan.
MPO 3 To provide a new multi-user Peace Campus on the old Machinery yard site within the lifetime of the plan subject to the availability of funding.
MPO 4 Encourage new developments which refurbish existing buildings and back lands in order to eliminate dereliction and reinforce the town centre
MPO 5 Extend the town's retail base as the County Town and maintain the Tier 1 designation in the County Monaghan Retail Strategy 2016-2022
MPO 6 Promote Monaghan as the key industrial and employment centre in line with its County Town Status
MPO 7 To investigate the feasibility of creating a town centre 'hub' that caters for public bus and taxi connections.
MPO 8 To support the established festivals and events and to deliver on increased bed nights in suitable locations.
MPO 9 To support the re-opening of the Ulster Canal in Monaghan Town and any complementary developments along the route of the Ulster Canal, including the proposed Ulster Canal Greenway network.
MPO 10 Ensure Peter's Lake and its environs are a key amenity area both for urban dwellers and the general public.
MPO 11 To provide sufficient open space and amenity areas within and adjacent to the town.
MPO 12 Encourage and facilitate the provision of appropriate and sensitive recreational development within Rossmore Park
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
CHAPTER ELEVEN: CARRICKMACROSS SETTLEMENT PLAN
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.
CMO 1 Support the existing town centre use along Main Street while developing an expanded town centre south of the town.
CMO 2 Prepare and implement Local Area Action Plans (LAAP) for lands identified on map CKDP1, between Main Street and Mullinary Street, and lands between Chapel Lane and O'Neill Street.

CMO 3 Require that any development along the by-pass provides appropriate buffers to protect 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.
CMO 4 Promote Carrickmacross as the key industrial centre in the south of the County
CMO 5 Promote lands to the east of Carrickmacross bypass for strategic industrial development with potential for significant employment generation.
CMO 6 Promote and facilitate the development of Carrickmacross as a tourism centre in cooperation with the public and private sector.
CMO 7 To support the refurbishment of the Market House building within the lifetime of the plan.
CMO 8 Develop lands at the Ardee Road as the primary location for active recreational development in the town.
CMO 9 Develop and expand the town park at Lisanisk Lake.
CMO 10 Protect Bath Avenue from intrusive development.
CMO 11 To support the implementation of the Carrickmacross Active Travel Town - Walking and Cycling Strategy 2017 and any subsequent versions.
CMO 12 To protect the natural amenities from intrusive development that would detrimentally impact on their designation as areas of secondary amenity.
CMO 13 To protect and enhance the character of the Architectural Conservation Areas within the town.
CMO 14 Prohibit development within the environs of Lough Naglack, unless in exceptional circumstances, where it has been proven to the satisfaction of the Planning Authority that the integrity of the Lough and its surrounding landscape will not be threatened.
CHAPTER TWELVE: CASTLEBLAYNEY SETTLEMENT PLAN
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.
CBO 1 Prepare and implement a Local Area Action Plan (LAAP) for lands to the rear of Muckno Street in consultation with landowners.
CBO 2 To encourage new developments which refurbish existing buildings in order to regenerate the town centre and to eliminate dereliction.
CBO 3 Promote Castleblayney as a key industrial centre and employment centre.
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.
CBO 5 To promote Lough Muckno and its environs as the premier tourist attraction in the town.
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
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.
CBO 8 To support the implementation of the Castleblayney Walking and Cycling Strategy 2012 and any updated versions.
CBO 9 Develop a townpark at Drumillard within the lifetime of this plan subject to the availability of resources.
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.
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.

CBO 12 Protect and conserve the River Fane and Gas Lake and its environs from inappropriate development.
CBO 13 Encourage and facilitate the restoration and refurbishment of the Market House during the plan period and subject to resources being available.
CHAPTER THIRTEEN: CLONES SETTLEMENT PLAN
CSSO 1 To promote and develop Clones as a service town to create a 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
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.
CPO 2 To prioritise development on brownfield lands and derelict sites and incentivise such development.
CPO 3 To regenerate the town centre as a residential, retail and services centre, with particular emphasis on Fermanagh Street and the Diamond and to encourage the refurbishment, renewal and re-use of existing buildings and derelict sites.
CPO 4 To promote the location of start-up enterprises within Clones Town.
CPO 5 To encourage the provision of tourist accommodation on appropriate sites
CPO 6 To upgrade and develop angling facilities in Clones and the Erne East Area in co- operation with Inland Fisheries Ireland and other relevant water bodies.
CPO 7 To encourage and accommodate the reopening of the Ulster Canal and complementary developments along the route of the Ulster Canal including the development of the proposed Ulster Canal Greenway network, and the provision of a marina at an appropriate location within the town as it provides a vehicle for regeneration.
CPO 8 To develop a new image for the town through promoting its heritage assets such as the Round Tower, High Cross, Clones Castle, the Ulster Canal and its sporting tradition as the home of Ulster GAA.
CPO 9 To protect and preserve the Protected Monuments and Structures located within the town of Clones in particular Clones Fort, the Round Tower and Abbey and the High Cross on the Diamond, in accordance with the Council's statutory duties.
CPO 10 To protect and conserve the streetscape character, architectural quality, and heritage of the Diamond, Mac Curtain Street, Cara Street and Fermanagh Street.
CHAPTER FOURTEEN: BALLYBAY SETTLEMENT PLAN
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.
BO 1 To prioritise development on brownfield lands and derelict sites and incentivise such development.
BO 2 To support the provision of a new Ballybay Fire station to serve the town and the surrounding hinterland.
BO 3 To support a wide variety of employment and services in Ballybay town centre.
BO 4 To support and encourage the development of research facilities and start-up operators within the food business sector at Ballybay Enterprise Park
BO 5 To promote Lough Major and the Dromore River System as the premier tourist attractions in the area.

BO 6 To accommodate sustainable tourism related projects in and around Lough Major and the Dromore River System which are compatible with objectives and policies for the protection of natural heritage set out in Chapter 6, Heritage, Conservation and Landscape of the Monaghan County Development Plan 2019-2025
BO 7 To upgrade and develop angling facilities in Ballybay in co-operation with Inland Fisheries Ireland and all other relevant water bodies.
BO 8 To develop a new image for the town through promoting its heritage assets such as Lough Major and the Wetlands Heritage Centre located along the Dromore River
BO 9 To support the development of social, recreational, sporting and community facilities in Ballybay in appropriate locations.
BO 10 To maintain existing rights of way and investigate the creation of additional public rights of way either, by agreement or by use of compulsory powers to create and enhance walkways around the town, with particular emphasis on the lands around Lough Major.
BO 11 To protect and conserve the streetscape character and heritage of the town with emphasis on Main Street and the Square.
BO 12 To encourage the restoration of Ballybay Courthouse during the Plan period 2019-2025
BO 13 To protect Lough Major and the Dromore River System and their environs by prohibiting development within their environs, unless in exceptional circumstances, where it has been proven to the satisfaction of the Planning Authority that the integrity of the Lough and System, and its surrounding landscape will not be threatened.
CHAPTER FIFTEEN: DEVELOPMENT MANAGEMENT
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.

