

Roosky Lands Master Plan Monaghan

Proposed Variation No. 4 to Monaghan County Development Plan 2019 - 2025

under section 13 of the Planning and Development Acts 2000 – 2021



November 2021

Introduction

The Roosky Lands Master Plan, Monaghan has been prepared by Sheridan Woods Architects & Urban Planners Ltd. on behalf of Monaghan County Council.

The purpose of the Plan is to provide guidance on the future development of the Roosky Lands Master Plan area. A variation to the Development Plan is required to give statutory basis to the Master Plan.

The proposed variation includes a new objective within the Settlement Plan for Monaghan Town within the Monaghan County Development Plan 2019-2025,

Objective MPO 16 to, *'Ensure that all development proposals within the Roosky Lands Master Plan area have regard to the master plan strategy and development objectives of the Roosky Lands Master Plan.'*

Reason: To provide a vision for a place making approach that makes use of this sustainable town centre area to create a desirable and convenient place to live, work and thrive, in an area that has considerable development potential.

Strategic Environmental Appraisal

Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programmes before the decision is made to adopt the plan or programme. The purpose is to *"provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation of plans and programmes with a view to promoting sustainable development."* (EU Directive 2001/42/EC)

The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning and Development Regulations 2001-2013, the DEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was not required for the proposed Draft Variation to the Monaghan County Development Plan 2019-2025.

Appropriate Assessment Screening

Article 6(3) of the European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive) requires competent authorities, in this case Monaghan County Council, to undertake Appropriate Assessment (AA) of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans and projects. The assessment examines the implications of proceeding with the plan or project in view of the site's conservation objectives.

An Appropriate Assessment Screening was undertaken of the proposed Draft variation to the Monaghan County Development Plan 2019-2025, in accordance with requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). It was determined that a Stage II Appropriate Assessment was not required.

Conclusion

Overall, the Roosky Lands Master Plan offers a unique opportunity to make a sustainable use of Monaghan town centre. The vision for the Master Plan is to adopt a placemaking approach that makes sustainable use of this town centre area to create a desirable and convenient place to live, work and thrive through the provision of attractive, affordable urban housing, with businesses and services that will create new employment opportunities. This will be achieved with a high quality and accessible public realm with its own identity and sense of place, that promotes pedestrian and cycle movement, that integrates with the historic street network and built form to complement and enrich the architectural character of the area, creating a connected sustainable community in Monaghan Town centre and place where people choose to live, work and invest.

The Plan provides a strategic framework to promote development in a coordinated and sustainable manner in this town centre area that has considerable development potential.