



**Proposed Variation No. 5
of Monaghan County Development Plan 2019 – 2025
to Change the Zoning of Certain Lands
in the settlements of Monaghan, Carrickmacross, Castleblayney,
Clones, Scotstown and Ballinode**

Explanatory

August 2023

1.0 Introduction

- 1.1 The current Monaghan County Development Plan 2019-2025 (MCDP) was adopted on the 4th March 2019 and provides an overall strategy for the proper planning and sustainable development of County Monaghan over the timescale of the Plan through specific objectives and policies.
- 1.2 A variation to the MCDP is proposed, which will be the fifth variation since the MCDP was adopted.

2.0 Context and Reasons for Proposed Variation No. 5

- 2.1 The Residential Zoned Land Tax (RZLT) was introduced by the Finance Act 2021, which amended the Taxes Consolidation Act 1997, and was announced in Budget 2022. The provisions of the RZLT are intended to come into effect in February 2024. The purpose of the RZLT is to activate existing residential planning permissions, and development plan zonings where housing is permitted and where the land is connected to, or has access to services, but remains undeveloped.
- 2.2 As required by the above-mentioned legislation, Monaghan County Council identified in its functional area lands that are in scope for the RZLT and published a Draft RZLT Map indicating these lands by 1st November 2022. A significant number of sites were identified in the five towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay and in nine of the ten Tier 4 Villages which are defined by a settlement limit in the Monaghan County Development Plan 2019-2025.
- 2.3 A Draft RZLT Map was published on 1st November 2022 and submissions were invited from this date until 1st January 2023. Determinations on submission received were made by Monaghan County Council by 1st April 2023.
- 2.4 As the RZLT is a new taxation measure being applied to existing zoned and serviced lands, provision was made in the legislation (Section 653L of the Taxes Consolidation Act 1997, as amended by the Finance Act 2021), for landowners to make submissions to the local authority before 1st January 2023 requesting a change to the current zoning of their lands by way of variation of the development plan under Section 13 of the Planning and Development Act 2000 (as amended). A final RZLT map, which takes account of any amendments made by a variation, must be published by 1st December 2023.
- 2.5 Any requests for changes in zoning through a variation process under Section 13 of the Planning and Development Act 2000 (as amended) shall be considered by the local authority utilising the same criteria applied to zoning requests during the making of a development plan. The impact of the proposed requests for amended zoning must be assessed in accordance with the proper planning and sustainable development of the area.
- 2.6 The Planning Authority is also required to have regard to the provisions of Circular NRUP 07/2022. This circular recommends that the variation should be carried out as a single collective variation process after 1st June 2023. This date reflected the final date for submissions on the RZLT Supplemental Map which was required to be published on 1st May 2023. It should be noted that Monaghan County Council did not publish a RZLT Supplemental Map.

3.0 Overview of Proposed Variation No. 5

3.1 In total thirty one requests for a change in zoning of lands were received during the public consultation period. Having assessed and considered each of the change of zoning requests raised in these submissions in accordance with the principles of proper planning and sustainable development, the planning authority proposes to proceed with twenty-three changes of zoning, which are summarised as follows:

- Total number of sites proposed to be dezoned (no zoning) = 19
- Total number of sites proposed to be rezoned (i.e zoning objective changed from one land use zoning objective to another) = 4

3.2 For ease of reference these proposed changes in zoning of lands have been assigned Variation Sub References as set out in Tables 1.0, 1.1, 1.2, 1.3, and 1.4 below.

Table 1.0 Summary of Proposed Changes in Zoning of Lands in Monaghan Town

MONAGHAN TOWN MAP MDP 1 of MCDP 2019-2025					
Variation Sub Reference	RZLT Parcel ID	RZLT DMS Reference	Existing Zoning	Proposed Zoning	Site Area
5a	MNLA MT11	DMS 60	Strategic Residential Reserve	None (Dezoned)	3.17 ha
5b	MNLA MT11	DMS 82	Strategic Residential Reserve	None (Dezoned)	8.60 ha
5c	MNLA MT11	DMS 56	Strategic Residential Reserve	Existing Residential	0.39 ha
5d	MNLA MT70	DMS 29	Strategic Residential Reserve	None (Dezoned)	13.07ha
Total					25.23ha

Table 1.1 Summary of Proposed Changes in Zoning of Lands in Carrickmacross

CARRICKMACROSS TOWN MAP CKDP1 of MCDP 2019-2025					
Variation Sub Reference	RZLT Parcel ID	RZLT DMS Reference	Existing Zoning	Proposed Zoning	Site Area
5e	MNLA CK10	DMS18	Strategic Residential Reserve	None (Dezoned)	3.19 ha
5f	MNLA CK25	DMS16	Proposed Residential A	Industry, Enterprise & Employment	0.71 ha
5g	MNLA CK58	DMS86	Strategic Residential Reserve	None (Dezoned)	1.84 ha
5h	MNLA CK60	DMS13	Strategic Residential Reserve	None (Dezoned)	0.95 ha
5i	MNLA CK63	DMS11	Strategic Residential Reserve	None (Dezoned)	1.23 ha
5j	MNLA CK63	DMS14	Strategic Residential Reserve	None (Dezoned)	0.83 ha
5k	MNLA CK63	DMS24	Strategic Residential Reserve	None (Dezoned)	0.83 ha
5l	MNLA CK65	DMS87	Strategic Residential Reserve	None (Dezoned)	2.32 ha
5m	MNLA CK66	DMS17	Strategic Residential Reserve	None (Dezoned)	3.71 ha
5n	MNLA CK69	DMS2	Strategic Residential Reserve	None (Dezoned)	2.90 ha
5o	MNLA ER532	DMS90	Existing Residential	None (Dezoned)	0.22 ha
Total					18.73ha

Table 1.2 Summary of Proposed Changes in Zoning of Lands in Castleblayney

CASTLEBLAYNEY TOWN PLAN CYDP1 of MCDP 2019-2025					
Variation Sub Reference	RZLT Parcel ID	RZLT DMS Reference	Existing Zoning	Proposed Zoning	Site Area
5p	MNLA CBY2	DMS 30	Strategic Residential Reserve	None (Dezoned)	6.74 ha
5q	MNLA CBY52	DMS 28	Proposed Residential B	None (Dezoned)	1.10 ha
Total					7.84 ha

Table 1.3 Summary of Proposed Changes in Zoning of Lands in Clones

CLONES TOWN MAP CDP1 of MCDP 2019-2025					
Variation Sub Reference	RZLT Parcel ID	RZLT DMS Reference	Existing Zoning	Proposed Zoning	Site Area
5r	MNLA CS19	DMS 61	Strategic Residential Reserve	None (Dezoned)	0.66 ha
5s	MNLA CS19	DMS 61	Proposed Residential A	None (Dezoned)	0.30 ha
5t	MNLA CS6	DMS 52	Proposed Residential B	None (Dezoned)	1.10 ha
5u	MNLA CS5	DMS 51	Strategic Residential Reserve	None (Dezoned)	4.10 ha
Total					6.16 ha

Table 1.4 Summary of Proposed Changes in Zoning of Lands in Tier 4 Villages

TIER 4 VILLAGES – BALLINODE & SCOTSTOWN					
Variation Sub Reference	RZLT Parcel ID	RZLT DMS Reference	Existing Zoning	Proposed Zoning	Site Area
5v	MNLA BE4	DMS 49	Mixed Use	Landscape Protection & Conservation	0.77 ha
5w	MNLA SN6	DMS 72	Mixed Use	Landscape Protection & Conservation	0.07 ha
Total					0.84ha

Table 1.5 Area of Proposed Changes in Zoning of Lands by Settlement

Settlement Map Amendments	Area (hectares)
MDP1 Monaghan	25.23
CKDP1 Carrickmacross	18.73
CYPD1 Castleblayney	7.84
CDP1 Clones	6.16
Villages	0.84
Total	58.8

3.3 The area of the lands subject to proposed zoning amendments equates to a figure of 58.8 hectares. The total area of “zoned” land contained within the five towns and ten Tier 4 Villages in County Monaghan is 2,384 hectares. Therefore, the area of lands subject to the proposed zoning amendments represents a figure of 2.5% of the overall quantum of lands zoned in the County.

3.4 Within the proposed zoning amendments there are seven types of change of land zonings proposed, which are listed in Table 1.6 below.

Table 1.6 Types of Change in Zonings of Lands

Zoning Change Type	Existing Zoning	Proposed Zoning	Variation Sub Reference	MCDP 2019-2025 Maps affected
Type 1	Strategic Residential Reserve	Dezone	5a, 5b, 5d, 5e, 5g, 5h, 5i, 5j, 5k, 5l, 5m, 5n, 5p, 5r, 5u	MDP1, CKDP1, CKDP1, CDP1
Type 2	Existing Residential	Dezone	5o	CKDP1
Type 3	Proposed Residential A	Dezone	5s	CDP1
Type 4	Proposed Residential B	Dezone	5q, 5t	CYPD1 CDP1
Type 5	Mixed Use	Landscape Protection & Conservation	5v, 5w	Ballinode Village Scotstown Village
Type 6	Strategic Residential Reserve	Existing Residential	5c	MDP1
Type 7	Proposed Residential A	Industry, Enterprise & Employment	5f	CKDP1

3.5 Zoning Change Type 1 - For the majority of the land parcels (15 land parcels within Monaghan Town, Carrickmacross, Castleblayney and Clones) it is proposed to change the current land use zoning from Strategic Residential Reserve to no zoning (ie. de-zone). Strategic Residential Reserve lands are primarily zoned for residential uses, on the basis that these lands are considered strategic in location for future residential development but would only be permitted for comprehensive residential development in instances whereby 75% of both the Proposed Residential A and Proposed Residential B zoned lands are developed. There is also a limited range of uses open for consideration within this zoning class as set out in Table 9.1 of the Monaghan County Development Plan 2019-2025. These are Allotments, B&B/Guesthouse, Cemetery, Church/Place of Worship, Community Facility, Creche/Nursery, Cultural/Library/Museum/Gallery, Doctor/Dentist/Health Practitioner, Education/Training/Schools, Health Centre, Hotel, Park/Playground, Playing Fields, Public Infrastructure, Recreational Facilities, Residential, Retail (Convenience), Residential Home/Retirement/Nursing Home, Telecommunications and Wind Turbines. Strategic Residential Reserve does not permit agricultural development (notwithstanding exempt development provisions). As such de-zoning of these Strategic Residential Reserve lands effectively means that agricultural development and certain other types of development such as one off residential (subject to rural housing needs criteria), tourism, and small scale industrial/commercial development could be considered subject to objectives and policies pertaining to development in the rural area as set out in the Monaghan County Development Plan 2019-2025.

3.6 Zoning Change Type 2 - It is proposed to change the land use zoning of one land parcel in Carrickmacross measuring 0.22 hectares from Existing Residential to no zoning (ie. de-zone). In accordance with the provisions of Table 9.1 of Chapter 9 Strategic Objectives for Settlements, the principal permitted land uses on Existing Residential is residential with Allotments, B&B/Guest House, and Parks/Playgrounds also permissible. Other uses open for consideration include Church/Place of Worship, Community Facility, Creche/Nursery, Cultural/Library/Museum/Gallery, Doctor/Dentist/Health Practitioner, Education/Training/Schools, Health Centres, Hot Food Takeaways, Playing Fields, Public Infrastructure, Recreational Facility, Restaurant/Café, Retail (Convenience), Residential Home/Retirement/Nursing Home, Telecommunications and Wind Turbines provided all such proposals are in keeping with the established built character of the area and do not adversely impact upon the amenity residential properties. As such de-zoning of these Existing Residential lands effectively means that agricultural development and certain other types of development such as one off residential (subject to rural

housing needs criteria), tourism, and small scale industrial/commercial development could be considered subject to objectives and policies pertaining to development in the rural area as set out in the Monaghan County Development Plan 2019-2025.

3.7 Zoning Change Types 3 & 4 - It is proposed to change the land use zoning of one land parcel in Castleblayney and two land parcels in Clones from Proposed Residential A and Proposed Residential B to no zoning (ie. de-zone). The total area of these three land parcels is 2.1 hectares. In accordance with the provisions of Table 9.1 of Chapter 9 Strategic Objectives for Settlements, the principal permitted land uses on Proposed Residential (both A and B) is residential with allotments, B&B/Guest House, and Parks/Playgrounds also permissible. Other uses open for consideration include Church/Place of Worship, Community Facility, Creche/Nursery, Cultural/Library/Museum/Gallery, Doctor/Dentist/Health Practitioner, Education/Training/Schools, Health Centres, Hot Food Takeaways, Playing Fields, Public Infrastructure, Recreational Facility, Retail (Convenience), Residential, Residential Home/Retirement/Nursing Home, Telecommunications and Wind Turbines provided all such proposals are in keeping with the established built character of the area and do not adversely impact upon the amenity residential properties. As such zoning of these Proposed Residential A and Proposed Residential B lands effectively means that agricultural development and certain other types of development such as one off residential (subject to rural housing needs criteria), tourism, and small scale industrial/commercial development could be considered subject to objectives and policies pertaining to development in the rural area as set out in the Monaghan County Development Plan 2019-2025.

3.8 Zoning Change Type 5 - It is proposed to change the land use zoning of two land parcels totaling 0.84 hectares in two Tier 4 Settlements (Scotstown & Ballinode) from “mixed use” zoning to “Landscape Protection and Conservation”. The village envelopes identified in the MCDP 2019-2025 are based on the existing established footprint with the aim to consolidate existing development and promote the regeneration of existing derelict and/or vacant sites. Lands are not zoned for specific uses within the village plans in order to provide for a less restrictive approach to the suitable expansion and growth of the villages. Notwithstanding this, development constraints may exist which include protected structures, protected monuments and flood risk areas. The proposed change to a Landscape Protection/Conservation zoning reflects the fact that the lands within Ballinode village are located along a riparian corridor, are heavily vegetated, and partly in a flood risk area subject to Fluvial and Pluvial Flood Risk as indicated by OPW flood risk mapping. The proposed change to a Landscape Protection/Conservation zoning also reflects the fact the lands within Scotstown village are located along a riparian corridor and in a flood risk area subject to Fluvial and Pluvial Flood Risk as indicated by OPW flood risk mapping. The lands in Scotstown are currently indicated on the Monaghan County Development Plan 2019-2025 map for the village as being within a “Flood Risk Area”. As set out in Table 9.1 of the Monaghan County Development Plan 2019-2025 only a Golf Course and Park/Playground are permitted, while a very limited number of uses are “Open for Consideration” on this zoning namely Allotments, Playing Fields, Public Infrastructure, and Recreational Facilities. This land use zoning is more restrictive in terms of permitting development, and the prevailing policies for Flood Risk Management are also more restrictive in terms of permitting development.

3.9 Zoning Change Type 6 - It is proposed to change the land use zoning of one land parcel measuring 0.39 hectares from Strategic Residential Reserve to Existing Residential in Monaghan Town. This change reflects the actual current use of the lands as a single dwelling and associated curtilage/out buildings. Strategic Residential Reserve lands are primarily zoned for residential uses, which are deemed suitable for such a use, but are not needed presently. There is also a limited range of uses open for consideration within this zoning class as set out in Table 9.1 of the Monaghan County Development Plan 2019-2025. These are Allotments, B&B/Guesthouse, Cemetery, Church/Place of Worship, Community Facility, Creche/Nursery, Cultural/Library/Museum/Gallery, Doctor/Dentist/Health Practitioner, Education/Training/Schools, Health Centre, Hotel, Park/Playground, Playing Fields, Public Infrastructure, Recreational Facilities, Residential, Retail (Convenience), Residential Home/Retirement/Nursing Home, Telecommunications and Wind Turbines. In accordance with the provisions of Table 9.1 of Chapter 9 Strategic Objectives for Settlements, the principal permitted land uses on Existing Residential is residential with Allotments, B&B/Guest House, and Parks/Playgrounds also permissible. Other uses

open for consideration include Church/Place of Worship, Community Facility, Creche/Nursery, Cultural/Library/Museum/Gallery, Doctor/Dentist/Health Practitioner, Education/Training/Schools, Health Centres, Hot Food Takeaways, Playing Fields, Public Infrastructure, Recreational Facility, Restaurant/Café, Retail (Convenience), Residential Home/Retirement/Nursing Home, Telecommunications and Wind Turbines provided all such proposals are in keeping with the established built character of the area and do not adversely impact upon the amenity residential properties. The principal permitted uses are almost the same for both zonings with the exception of the additional uses of Cemetery, Hotel, Park/Playground which are “Open for Consideration” on lands zoned Strategic Residential Reserve, and Hot Food Takeaway and Restaurant/Café which are “Open for Consideration” on lands zoned Existing Residential.

- 3.10 **Zoning Change Type 7** - It is proposed to change the land use zoning of one land parcel in Carrickmacross measuring 0.7 hectares from Proposed Residential A to Industry Enterprise and Employment. In accordance with the provisions of Table 9.1 of Chapter 9 Strategic Objectives for Settlements, the principal permitted land uses on Proposed Residential is residential with allotments, B&B/Guest House, and Parks/Playgrounds also permissible. Other uses open for consideration include Church/Place of Worship, Community Facility, Creche/Nursery, Cultural/Library/Museum/Gallery, Doctor/Dentist/Health Practitioner, Education/Training/Schools, Health Centres, Hot Food Takeaways, Playing Fields, Public Infrastructure, Recreational Facility, Retail (Convenience), Residential, Residential Home/Retirement/Nursing Home, Telecommunications and Wind Turbines provided all such proposals are in keeping with the established built character of the area and do not adversely impact upon the amenity residential properties. In accordance with Table 9.1 of the MCDP 2019-2025 principal permitted land uses on Industry Enterprise and Employment zoning will be Advertising Structures, Business/Technology Park, Builders Providers, Call Centre, Car Wash, Cash & Carry/Wholesale unit, Enterprise Centre, Fire/Ambulance Station, Fuel Depot/Distributor, HGV Park/Transport Depot, Heavy/Light Industry, Public Transport Depot, Recycling/Waste Transfer Site, Science Technology Enterprise, Vehicle Servicing & Repair/Vehicle Sales, Equipment Hire, Warehousing, Wind Turbine, and Workshop. There is also a broad range of uses that are open for consideration on this zoning namely, Abattoir, Allotments, Boarding Kennels, Car Park/Park & Ride, Creche/Nursery, Drive Through, Education/Training/Schools, Factory Outlet, Farm Shop, Fuel Filling Station, Funeral Home/Mortuary, Garden Centre, Offices (non-ancillary), Public Infrastructure, Recreational Facility, Restaurant/Café, Retail Warehouse, Telecommunications, Tourist Facilities, Vehicle Breakers Yard, and Veterinary Surgery. In the case of this parcel, permission has already been granted for an Industrial Storage Building (Frozen Food Storage and Distribution) and this permission is extant until October 2025. This permission was granted by way of Material Contravention of the Monaghan County Development Plan 2019-2025.
- 3.11 Monaghan County Council is proposing Variation No. 5 to the Monaghan County Development Plan 2019-2025 which incorporates a change in zoning of twenty-three parcels of land in the towns of Monaghan, Carrickmacross, Castleblayney, Clones, Scotstown and Ballinode respectively, adjustment of the settlement envelopes of these settlements accordingly, and amendment of maps MDP1, CKDP1, CKDP1, CDP1, Ballinode Village and Scotstown Village respectively.
- 3.12 The Proposed Variation does not introduce new policy, rather it proposes to change the land use zoning of just under 59 hectares of zoned land, (which represents 2.5% of the total of 2,384 hectares of lands zoned within the County Monaghan Development Plan 2019-2025) either from zoned land to unzoned land, or from one zoning to another. No additional lands are being zoned for development and the proposed variation will result in a reduction in the amount of lands zoned for development.
- 3.13 The reason for the proposed variation is to provide for changes in the zoning of lands as requested under Section 653L of the Taxes Consolidation Act 1997 (as amended by the Finance Act 2021).
- 3.14 The proposed variation will be progressed in accordance with Section 13(2) of the Planning and Development Act 2000 (as amended).

4.0 Legislative Context

4.1 Section 13(1) of the Planning and Development Act 2000 (as amended) states that, “A Planning Authority may at any time, for stated reasons, decide to make a variation of a development plan which for the time being is in force.” Where a planning authority proposes to make a variation in a development plan, it shall-

- a) *Send notice and copies of the proposed variation of the development plan to the Minister, the Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media, the Office of the Planning Regulator, the Board, the relevant regional assembly, and, where appropriate, to any adjoining planning authority, the prescribed authorities, and any local community development committee within the area of the development plan,*
- b) *Publish notice (in prescribed form) of the proposed variation of the development plan in one or more newspapers circulating within that area.*
- c) *Not later than 8 weeks after giving notice of the proposed variation, the chief executive of the planning authority shall prepare a report on any submissions or observations received in response to the notice and shall submit the report to the members of the authority for their consideration.*
- d) *The report shall be in a specified form listing the persons or bodies who made submissions or observations, summarise the recommendations, submissions and observations made by the persons or bodies in the submissions, and give the response of the chief executive to the issues raised, taking account of the proper planning and development of the area, statutory obligations and relevant policies and objectives for the time being of the Government or of any minister of the Government.*
- e) *The Members of a planning authority shall consider the proposed variation and the report of the chief executive, and may as they consider appropriate, by resolution make the variation which would, if made, be a material alteration, with or without further modification or they may refuse to make it.*
- f) *A further modification to the variation may be made where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site shall not be made where it refers to an increase in the area of land zoned for any purpose, or an addition to or deletion from the record of protected structures.*

4.2 An Appropriate Assessment screening exercise in respect of the potential impacts of the proposed variation upon Natura 2000 sites (Special Areas of Conservation and Special Protection Areas) was carried out in accordance with Section 177U of the Planning and Development Act 2000 (as amended). The Planning Authority concluded that the proposed variation would have no impacts upon designated sites within or adjoining the County and therefore no Appropriate Assessment was required.

4.3 A screening exercise in accordance with Article 13K the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended) was carried out. The Planning Authority concluded that the proposed variation is not likely to have any significant impacts on the environment and therefore a strategic environmental assessment report is not required.

5.0 Details of Proposed Variation

5.1 It is proposed to proceed with twenty-three changes of zoning, which are summarised as follows:

- Total number of sites proposed to be dezoned (no zoning) = 19
- Total number of sites proposed to be rezoned (i.e zoning objective changed from one land use zoning objective to another) = 4

5.2 For ease of reference these proposed changes in zoning of lands have been assigned Variation Sub References. The details of each proposed change of zoning and the rationale for same are set out in the attached Appendix.

Appendix

Variation Sub Reference: 5a

RZLT DMS Reference: DMS 60

Location: Lands at Mullaghmatt & Dunsinare, Monaghan

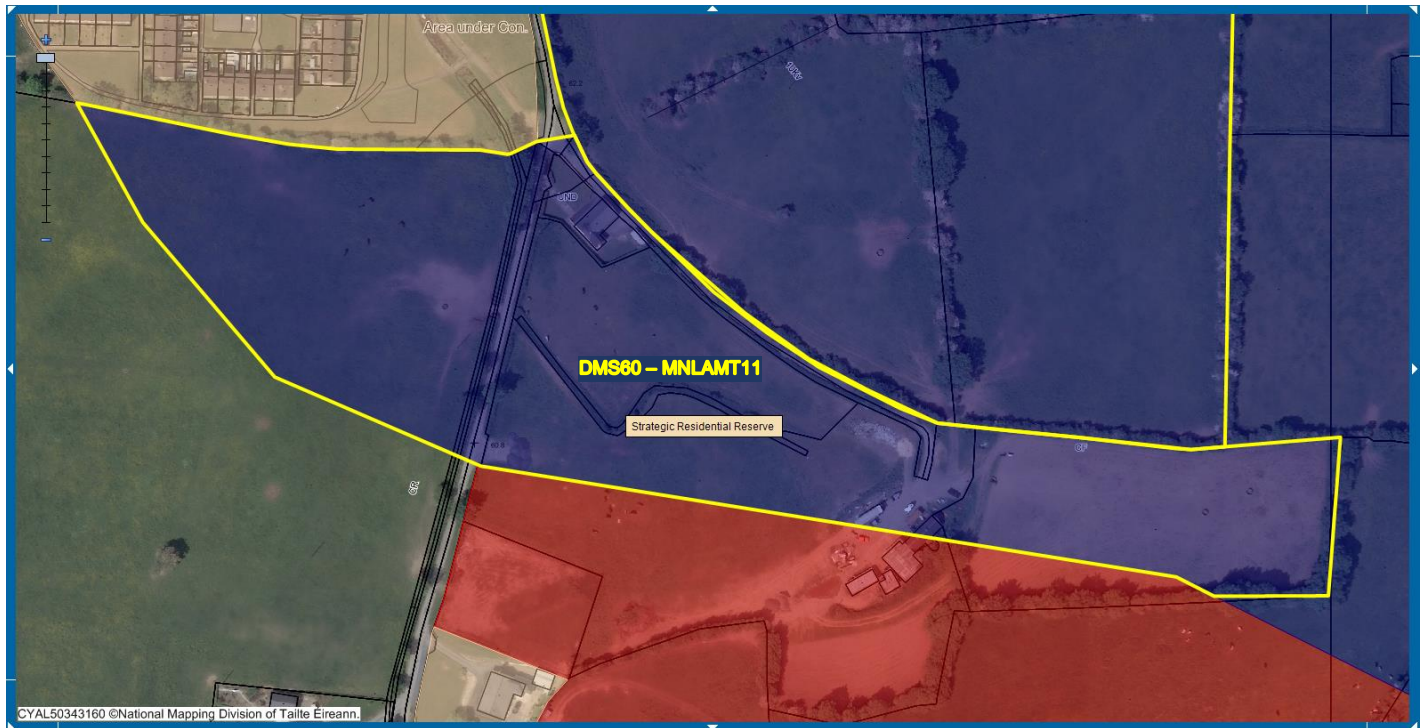
Area of Lands: 3.17 Hectares

Development Plan Map: MDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: None (Dezone)

Zoning Change Type: 1



Rationale for Change of Zoning

The landowner requested that the lands be de-zoned as part of their submission in respect of the RZLT Draft Map.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development within Monaghan Town during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development but would only be required for residential development if a significant majority of both the Proposed Residential A and Proposed Residential B zoned lands are developed. Consequently, the zoning objective for Strategic Residential Reserve states that the comprehensive development of these lands will only be permitted in instances whereby 75% of both the Proposed Residential A and Proposed Residential B lands within Monaghan Town have been developed.

Given the limited level of development of the Proposed Residential A and Proposed Residential B lands within Monaghan Town over the current development plan period to date, it is unlikely that planning permission for the comprehensive development of lands currently zoned Strategic Residential Reserve will be granted during the remaining period of the current MCDP 2019-2025 under the current zoning objective. Therefore, the de-zoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Monaghan Town.

The settlement envelope can be accordingly adjusted as the lands are located on the edge of the settlement.

Variation Sub Reference: 5b

RZLT DMS Reference: DMS 82

Location: Lands at Tully, Monaghan

Area of Lands: 8.6 Hectares

Development Plan Map: MDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: None (Dezone)

Zoning Change Type: 1



Rationale for Change of Zoning

The landowner requested that the lands be dezone as part of their submission in respect of the RZLT Draft Map.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development within Monaghan Town during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development but would only be required for residential development if a significant majority of both the Proposed Residential A and Proposed Residential B zoned lands are developed. Consequently, the zoning objective for Strategic Residential Reserve states that the comprehensive development of these lands will only be permitted in instances whereby 75% of both the Proposed Residential A and Proposed Residential B lands within Monaghan Town have been developed.

Given the limited level of development of the Proposed Residential A and Proposed Residential B lands within Monaghan Town over the current development plan period to date, it is unlikely that planning permission for the comprehensive development of lands currently zoned Strategic Residential Reserve will be granted during the remaining period of the current MCDP 2019-2025 under the current zoning objective. Therefore, the de zoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Monaghan Town.

The settlement envelope can be accordingly adjusted as the lands to the southwest are also proposed to be de zoned.

Variation Sub Reference: 5c

RZLT DMS Reference: DMS 56

Location: Lands at Tully, Monaghan

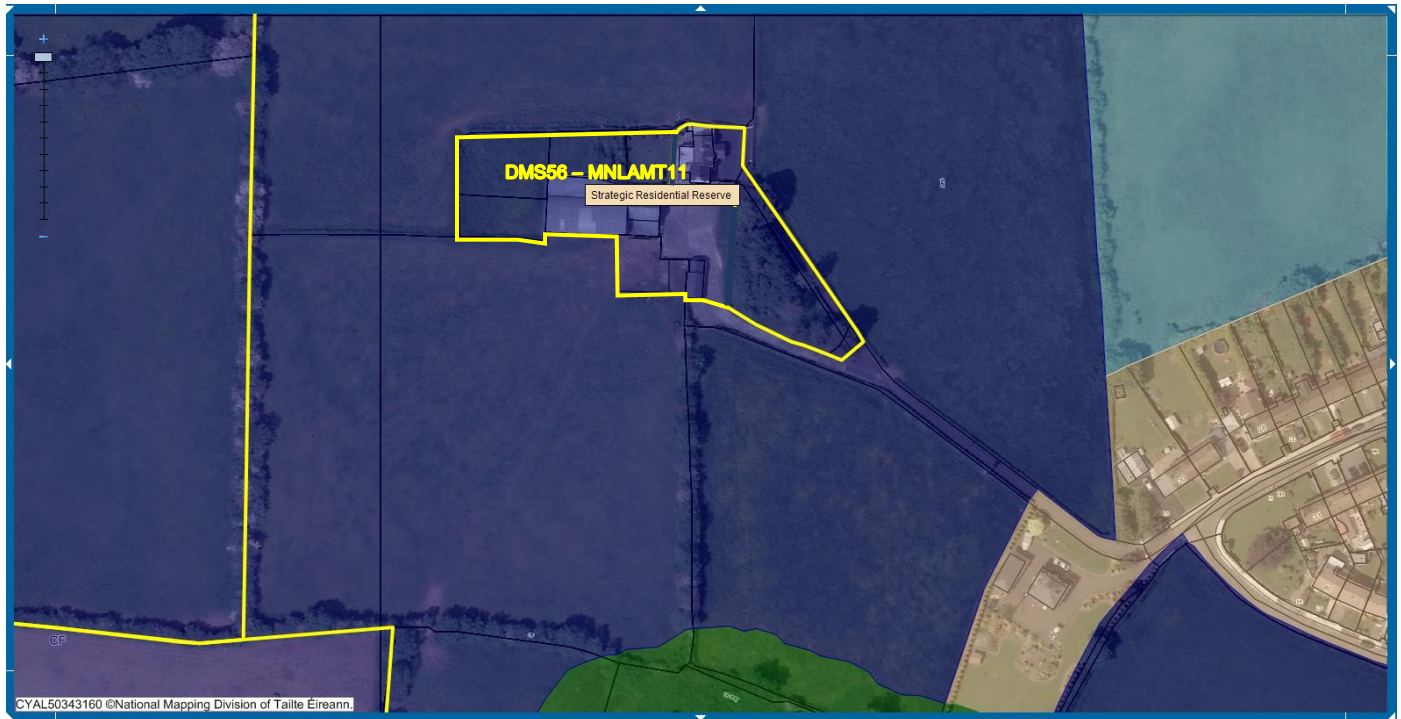
Area of Lands: 0.39 Hectares

Development Plan Map: MDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: Existing Residential

Zoning Change Type: 6



Rationale for Change of Zoning

The landowner requested that the lands be rezoned to Existing Residential as part of their submission in respect of the RZLT Draft Map, on the basis that the lands and buildings within it are currently in use as a residential property.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development within Monaghan Town during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development but would only be required for residential development if a significant majority of both the Proposed Residential A and Proposed Residential B zoned lands are developed. Consequently, the zoning objective for Strategic Residential Reserve states that the comprehensive development of these lands will only be permitted in instances whereby 75% of both the Proposed Residential A and Proposed Residential B lands within Monaghan Town have been developed.

Given the limited level of development of the Proposed Residential A and Proposed Residential B lands within Monaghan Town over the current development plan period to date, it is unlikely that planning permission for the comprehensive development of lands currently zoned Strategic Residential Reserve will be granted during the remaining period of the current MCDP 2019-2025 under the current zoning objective.

This proposed change reflects the actual current use of the lands as a dwelling and associated curtilage/out buildings and the objective of the proposed zoning will still permit the development of the lands for residential purposes. Therefore, the rezoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Monaghan Town.

Variation Sub Reference: 5d

RZLT DMS Reference: DMS 29

Location: Lands at Latlorcan & Ghanim, Monaghan

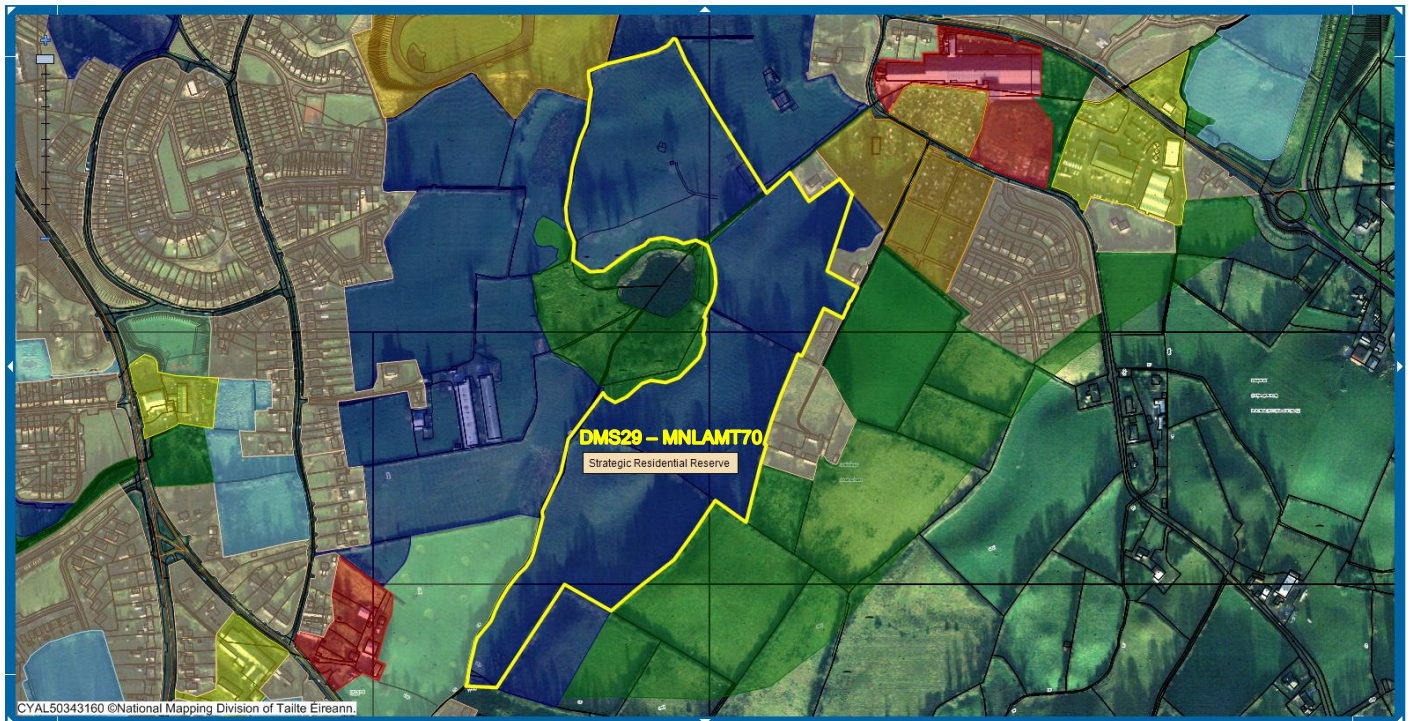
Area of Lands: 13.07 Hectares

Development Plan Map: MDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: None (Dezone)

Zoning Change Type: 1



Rationale for Change of Zoning

The landowner requested that the lands be dezoned as part of their submission in respect of the RZLT Draft Map.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development within Monaghan Town during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development but would only be required for residential development if a significant majority of both the Proposed Residential A and Proposed Residential B zoned lands are developed. Consequently, the zoning objective for Strategic Residential Reserve states that the comprehensive development of these lands will only be permitted in instances whereby 75% of both the Proposed Residential A and Proposed Residential B lands within Monaghan Town have been developed.

Given the limited level of development of the Proposed Residential A and Proposed Residential B lands within Monaghan Town over the current development plan period to date, it is unlikely that planning permission for the comprehensive development of lands currently zoned Strategic Residential Reserve will be granted during the remaining period of the current MCDP 2019-2025 under the current zoning objective. Therefore, the dezoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Monaghan Town.

A small inconsequential segment of zoned Strategic Residential Reserve lands (0.04 Ha) in separate ownership in the southern tip of the lands outlined above are also proposed to be dezoned to facilitate the adjustment of the settlement envelope accordingly.

Variation Sub Reference: 5e

RZLT DMS Reference: DMS 18

Location: Lands at Mullanarry, Carrickmacross

Area of Lands: 3.19 Hectares

Development Plan Map: CKDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: None (Dezone)

Zoning Change Type: 1



Rationale for Change of Zoning

The landowner requested that the lands be rezoned to Agriculture (which is effectively de zoning) as part of their submission in respect of the RZLT Draft Map.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development within Carrickmacross during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development but would only be required for residential development if a significant majority of both the Proposed Residential A and Proposed Residential B zoned lands are developed. Consequently, the zoning objective for Strategic Residential Reserve states that the comprehensive development of these lands will only be permitted in instances whereby 75% of both the Proposed Residential A and Proposed Residential B lands within Carrickmacross have been developed.

Given the limited level of development of the Proposed Residential A and Proposed Residential B lands within Carrickmacross over the current development plan period to date, it is unlikely that planning permission for the comprehensive development of lands currently zoned Strategic Residential Reserve will be granted during the remaining period of the current MCDP 2019-2025 under the current zoning objective. Therefore, the de zoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Carrickmacross.

The settlement envelope can be accordingly adjusted as the lands are located on the edge of the settlement.

Variation Sub Reference: 5f

RZLT DMS Reference: DMS 16

Location: Lands at Nafarty, Carrickmacross

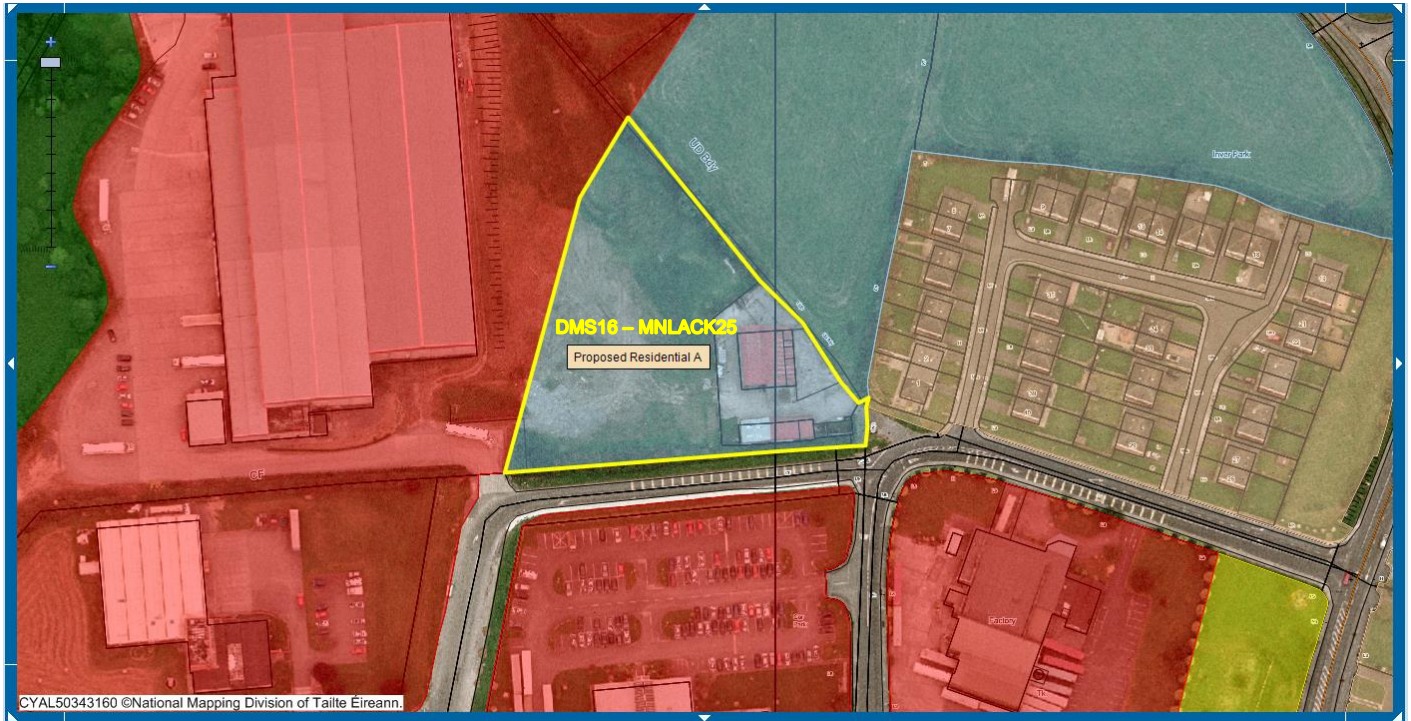
Area of Lands: 0.71 Hectares

Development Plan Map: CKDP1

Current Zoning: Proposed Residential A

Proposed Zoning: Industry, Enterprise & Employment

Zoning Change Type: 7



Rationale for Change of Zoning

The landowner requested that the lands be rezoned to Industry, Enterprise and Employment as part of their submission in respect of the RZLT Draft Map. This is to reflect the fact that planning permission has already been granted for an Industrial Storage Building (Frozen Food Storage and Distribution) by way of Material Contravention of the MCDP 2019-2025 and this permission is extant until October 2025, which is beyond the period of the current MCDP 2019-2025. Furthermore, the lands are bounded to the northwest, southwest and south by existing industrial premises.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development to provide for population growth within Carrickmacross during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. This quantum of lands incorporates an additional 50% headroom over and above the amount of lands determined necessary to provide for population growth to provide market choice. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development and will be available for residential development if 75% of both the Proposed Residential A and Proposed Residential B zoned lands are developed.

Having regard to the above and also to the limited level of development of the Proposed Residential A and Proposed Residential B lands within Carrickmacross over the current development plan period to date, it is considered that the rezoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Carrickmacross.

Variation Sub Reference: 5g

RZLT DMS Reference: DMS 86

Location: Lands at Cloghally Upper, Carrickmacross

Area of Lands: 1.84 Hectares

Development Plan Map: CKDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: None (Dezone)

Zoning Change Type: 1



Rationale for Change of Zoning

The landowner requested that the lands be rezoned to Agriculture (which is effectively de zoning) as part of their submission in respect of the RZLT Draft Map.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development within Carrickmacross during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development but would only be required for residential development if a significant majority of both the Proposed Residential A and Proposed Residential B zoned lands are developed. Consequently, the zoning objective for Strategic Residential Reserve states that the comprehensive development of these lands will only be permitted in instances whereby 75% of both the Proposed Residential A and Proposed Residential B lands within Carrickmacross have been developed.

Given the limited level of development of the Proposed Residential A and Proposed Residential B lands within Carrickmacross over the current development plan period to date, it is unlikely that planning permission for the comprehensive development of lands currently zoned Strategic Residential Reserve will be granted during the remaining period of the current MCDP 2019-2025 under the current zoning objective. Therefore, the de zoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Carrickmacross.

The settlement envelope can be accordingly adjusted as the lands are located on the edge of the settlement.

Variation Sub Reference: 5h

RZLT DMS Reference: DMS 13

Location: Lands at Tullynaskeagh East, Carrickmacross

Area of Lands: 0.95 Hectares

Development Plan Map: CKDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: None (Dezone)

Zoning Change Type: 1



Rationale for Change of Zoning

The landowner requested that the lands be de-zoned as part of their submission in respect of the RZLT Draft Map.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development within Carrickmacross during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development but would only be required for residential development if a significant majority of both the Proposed Residential A and Proposed Residential B zoned lands are developed. Consequently, the zoning objective for Strategic Residential Reserve states that the comprehensive development of these lands will only be permitted in instances whereby 75% of both the Proposed Residential A and Proposed Residential B lands within Carrickmacross have been developed.

Given the limited level of development of the Proposed Residential A and Proposed Residential B lands within Carrickmacross over the current development plan period to date, it is unlikely that planning permission for the comprehensive development of lands currently zoned Strategic Residential Reserve will be granted during the remaining period of the current MCDP 2019-2025 under the current zoning objective. Therefore, the de-zoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Carrickmacross.

The settlement envelope can be accordingly adjusted as the lands are located on the edge of the settlement.

Variation Sub Reference: 5i

RZLT DMS Reference: DMS 11

Location: Lands at Tullynaskeagh East Carrickmacross

Area of Lands: 1.23 Hectares

Development Plan Map: CKDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: None (Dezone)

Zoning Change Type: 1



Rationale for Change of Zoning

The landowner requested that the lands be dezone as part of their submission in respect of the RZLT Draft Map.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development within Carrickmacross during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development but would only be required for residential development if a significant majority of both the Proposed Residential A and Proposed Residential B zoned lands are developed. Consequently, the zoning objective for Strategic Residential Reserve states that the comprehensive development of these lands will only be permitted in instances whereby 75% of both the Proposed Residential A and Proposed Residential B lands within Carrickmacross have been developed.

Given the limited level of development of the Proposed Residential A and Proposed Residential B lands within Carrickmacross over the current development plan period to date, it is unlikely that planning permission for the comprehensive development of lands currently zoned Strategic Residential Reserve will be granted during the remaining period of the current MCDP 2019-2025 under the current zoning objective. Therefore, the dezone of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Carrickmacross.

Although the lands are located on the edge of the settlement, part of the lands zoned Landscape Protection/Conservation to the immediate southwest of the lands will have to be dezone to enable the settlement envelope to be accordingly adjusted to dezone the lands.

Variation Sub Reference: 5j

RZLT DMS Reference: DMS 14

Location: Lands at Tullynaskeagh East, Carrickmacross

Area of Lands: 0.83 Hectares

Development Plan Map: CKDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: None (Dezone)

Zoning Change Type: 1



Rationale for Change of Zoning

The landowner requested that the lands be de-zoned as part of their submission in respect of the RZLT Draft Map.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development within Carrickmacross during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development but would only be required for residential development if a significant majority of both the Proposed Residential A and Proposed Residential B zoned lands are developed. Consequently, the zoning objective for Strategic Residential Reserve states that the comprehensive development of these lands will only be permitted in instances whereby 75% of both the Proposed Residential A and Proposed Residential B lands within Carrickmacross have been developed.

Given the limited level of development of the Proposed Residential A and Proposed Residential B lands within Carrickmacross over the current development plan period to date, it is unlikely that planning permission for the comprehensive development of lands currently zoned Strategic Residential Reserve will be granted during the remaining period of the current MCDP 2019-2025 under the current zoning objective. Therefore, the de-zoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Carrickmacross.

The settlement envelope can be accordingly adjusted as the lands to the immediate northeast are proposed to be de-zoned.

Variation Sub Reference: 5k

RZLT DMS Reference: DMS 24

Location: Lands at Tullynaskeagh East, Carrickmacross

Area of Lands: 0.83 Hectares

Development Plan Map: CKDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: None (Dezone)

Zoning Change Type: 1



Rationale for Change of Zoning

The landowner requested that the lands be de-zoned as part of their submission in respect of the RZLT Draft Map.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development within Carrickmacross the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development but would only be required for residential development if a significant majority of both the Proposed Residential A and Proposed Residential B zoned lands are developed. Consequently, the zoning objective for Strategic Residential Reserve states that the comprehensive development of these lands will only be permitted in instances whereby 75% of both the Proposed Residential A and Proposed Residential B lands within Carrickmacross have been developed.

Given the limited level of development of the Proposed Residential A and Proposed Residential B lands within Carrickmacross over the current development plan period to date, it is unlikely that planning permission for the comprehensive development of lands currently zoned Strategic Residential Reserve will be granted during the remaining period of the current MCDP 2019-2025 under the current zoning objective. Therefore, the de-zoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Carrickmacross.

The settlement envelope can be accordingly adjusted as the lands to the immediate northeast are proposed to be de-zoned.

Variation Sub Reference: 51

RZLT DMS Reference: DMS 87

Location: Lands at Lisanisk, Carrickmacross

Area of Lands: 2.32 Hectares

Development Plan Map: CKDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: None (Dezone)

Zoning Change Type: 1



Rationale for Change of Zoning

The landowner requested that the lands be rezoned to Agriculture (which is effectively de zoning) as part of their submission in respect of the RZLT Draft Map.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development within Carrickmacross during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development but would only be required for residential development if a significant majority of both the Proposed Residential A and Proposed Residential B zoned lands are developed. Consequently, the zoning objective for Strategic Residential Reserve states that the comprehensive development of these lands will only be permitted in instances whereby 75% of both the Proposed Residential A and Proposed Residential B lands within Carrickmacross have been developed.

Given the limited level of development of the Proposed Residential A and Proposed Residential B lands within Carrickmacross over the current development plan period to date, it is unlikely that planning permission for the comprehensive development of lands currently zoned Strategic Residential Reserve will be granted during the remaining period of the current MCDP 2019-2025 under the current zoning objective. Therefore, the de zoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Carrickmacross.

The settlement envelope can be accordingly adjusted as the lands are located on the edge of the settlement.

Variation Sub Reference: 5m

RZLT DMS Reference: DMS 17

Location: Lands at Lisanisk, Carrickmacross

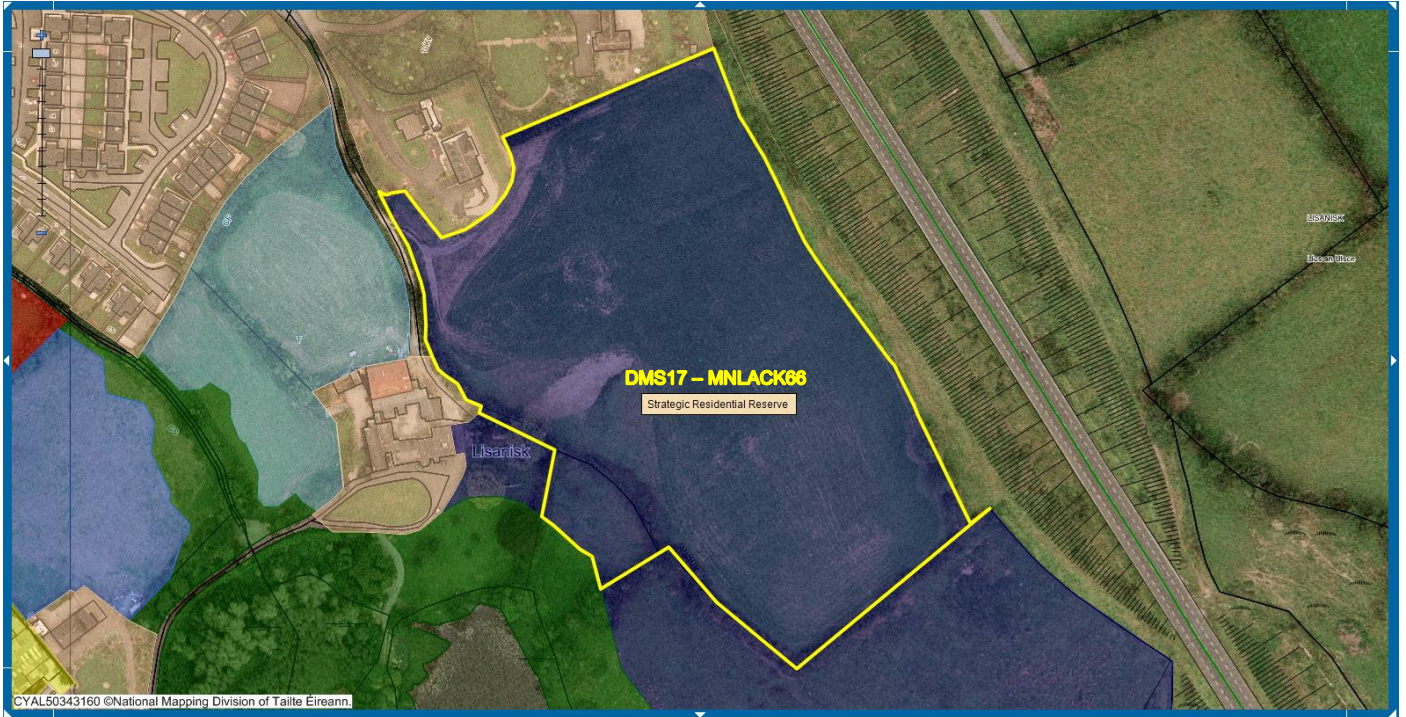
Area of Lands: 3.71 Hectares

Development Plan Map: CKDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: None (Dezone)

Zoning Change Type: 1



Rationale for Change of Zoning

The landowner requested that the lands be rezoned to Agriculture (which is effectively de zoning) as part of their submission in respect of the RZLT Draft Map.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development within Carrickmacross during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development but would only be required for residential development if a significant majority of both the Proposed Residential A and Proposed Residential B zoned lands are developed. Consequently, the zoning objective for Strategic Residential Reserve states that the comprehensive development of these lands will only be permitted in instances whereby 75% of both the Proposed Residential A and Proposed Residential B lands within Carrickmacross have been developed.

Given the limited level of development of the Proposed Residential A and Proposed Residential B lands within Carrickmacross over the current development plan period to date, it is unlikely that planning permission for the comprehensive development of lands currently zoned Strategic Residential Reserve will be granted during the remaining period of the current MCDP 2019-2025 under the current zoning objective. Therefore, the de zoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Carrickmacross.

The settlement envelope can be accordingly adjusted as the lands are located on the edge of the settlement.

Variation Sub Reference: 5n

RZLT DMS Reference: DMS 2

Location: Lands at Lisanisk, Carrickmacross

Area of Lands: 2.9 Hectares

Development Plan Map: CKDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: None (Dezone)

Zoning Change Type: 1



Rationale for Change of Zoning

The landowner requested that the lands be de-zoned as part of their submission in respect of the RZLT Draft Map.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development within Carrickmacross the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development but would only be required for residential development if a significant majority of both the Proposed Residential A and Proposed Residential B zoned lands are developed. Consequently, the zoning objective for Strategic Residential Reserve states that the comprehensive development of these lands will only be permitted in instances whereby 75% of both the Proposed Residential A and Proposed Residential B lands within Carrickmacross have been developed.

Given the limited level of development of the Proposed Residential A and Proposed Residential B lands within Carrickmacross over the current development plan period to date, it is unlikely that planning permission for the comprehensive development of lands currently zoned Strategic Residential Reserve will be granted during the remaining period of the current MCDP 2019-2025 under the current zoning objective. Therefore, the de-zoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Carrickmacross.

The settlement envelope can be accordingly adjusted as the lands are located on the edge of the settlement.

Variation Sub Reference: 5o

RZLT DMS Reference: DMS 90

Location: Lands at Lisanisk, Carrickmacross

Area of Lands: 0.22 Hectares

Development Plan Map: CKDP1

Current Zoning: Existing Residential

Proposed Zoning: None (Dezone)

Zoning Change Type: 2



Rationale for Change of Zoning

The landowner requested that the lands be dezoned as part of their submission in respect of the RZLT Draft Map.

The lands comprise of a single dwelling and curtilage on the edge of Carrickmacross which is zoned Existing Residential. The current zoning reflects the existing use as a dwelling and the zoning objective is to protect and enhance existing residential amenities. This zoning would permit the redevelopment of the lands for residential use and the comprehensive redevelopment of large plots for residential and other uses associated with residential development, as long as it is in keeping with the character of the surrounding development.

Given that the lands are currently occupied by a single dwelling in an area characterised by low density development comprising single dwellings on the edge of the settlement, and the plot is only 0.22 hectares in area, the redevelopment of the site for multiple residential units or other associated development is unlikely. Therefore, the dezoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Carrickmacross.

The settlement envelope can be accordingly adjusted as the surrounding lands are in the same ownership, are located on the edge of the settlement, and are also proposed to be dezoned.

Variation Sub Reference: 5p

RZLT DMS Reference: DMS 30

Location: Lands at Killycard, Castleblayney

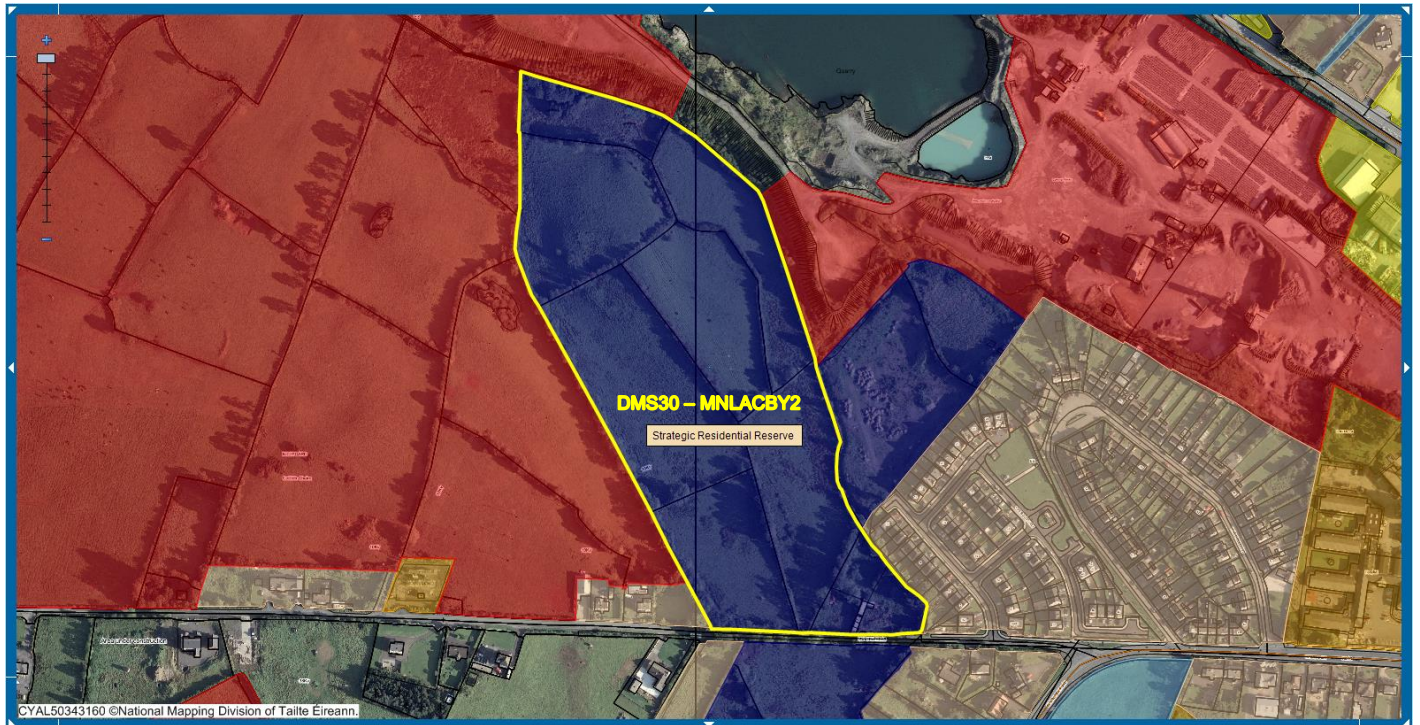
Area of Lands: 6.74 Hectares

Development Plan Map: CYDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: None (Dezone)

Zoning Change Type: 1



Rationale for Change of Zoning

The landowner requested as part of their submission in respect of the RZLT Draft Map that 15.04 acres of lands at rear (northern portion of lands) be rezoned to Agriculture (which is effectively de zoning) and that 2 acres of lands at the roadside (southern portion of lands) be rezoned to Proposed Residential A.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development to provide for population growth within Castleblayney during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. This quantum of lands incorporates an additional 50% headroom over and above the amount of lands determined necessary to provide for population growth to provide market choice. Therefore, no additional lands in respect of Proposed Residential A or Proposed Residential B are required under the current MCDP 2019-2025.

Under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development and will be available for residential development if 75% of both the Proposed Residential A and Proposed Residential B zoned lands are developed.

Having regard to the above and also to the limited level of development of the Proposed Residential A and Proposed Residential B lands within Castleblayney over the current development plan period to date, it is considered that the de zoning of all of these lands is the most appropriate approach. It is considered that the de zoning of all of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Castleblayney.

The settlement envelope can be accordingly adjusted as the lands are located on the edge of the settlement.

Variation Sub Reference: 5q

RZLT DMS Reference: DMS 28

Location: Lands at Annahale, Castleblayney

Area of Lands: 1.1 Hectares

Development Plan Map: CYDP1

Current Zoning: Proposed Residential B

Proposed Zoning: None (Dezone)

Zoning Change Type: 4



Rationale for Change of Zoning

The landowner requested that the lands be rezoned to Agriculture (which is effectively de zoning) as part of their submission in respect of the RZLT Draft Map.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development to provide for population growth within Castleblayney during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. This quantum of lands incorporates an additional 50% headroom over and above the amount of lands determined necessary to provide for population growth to provide market choice. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development and will be available for residential development if 75% of both the Proposed Residential A and Proposed Residential B zoned lands are developed.

Having regard to the above and also to the limited level of development of the Proposed Residential A and Proposed Residential B lands within Castleblayney over the current development plan period to date, it is considered that the de zoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Castleblayney.

The settlement envelope can be accordingly adjusted as the lands are located on the edge of the settlement.

Variation Sub Reference: 5r

RZLT DMS Reference: DMS 61

Location: Lands at Clonkeen (Cole), Clones

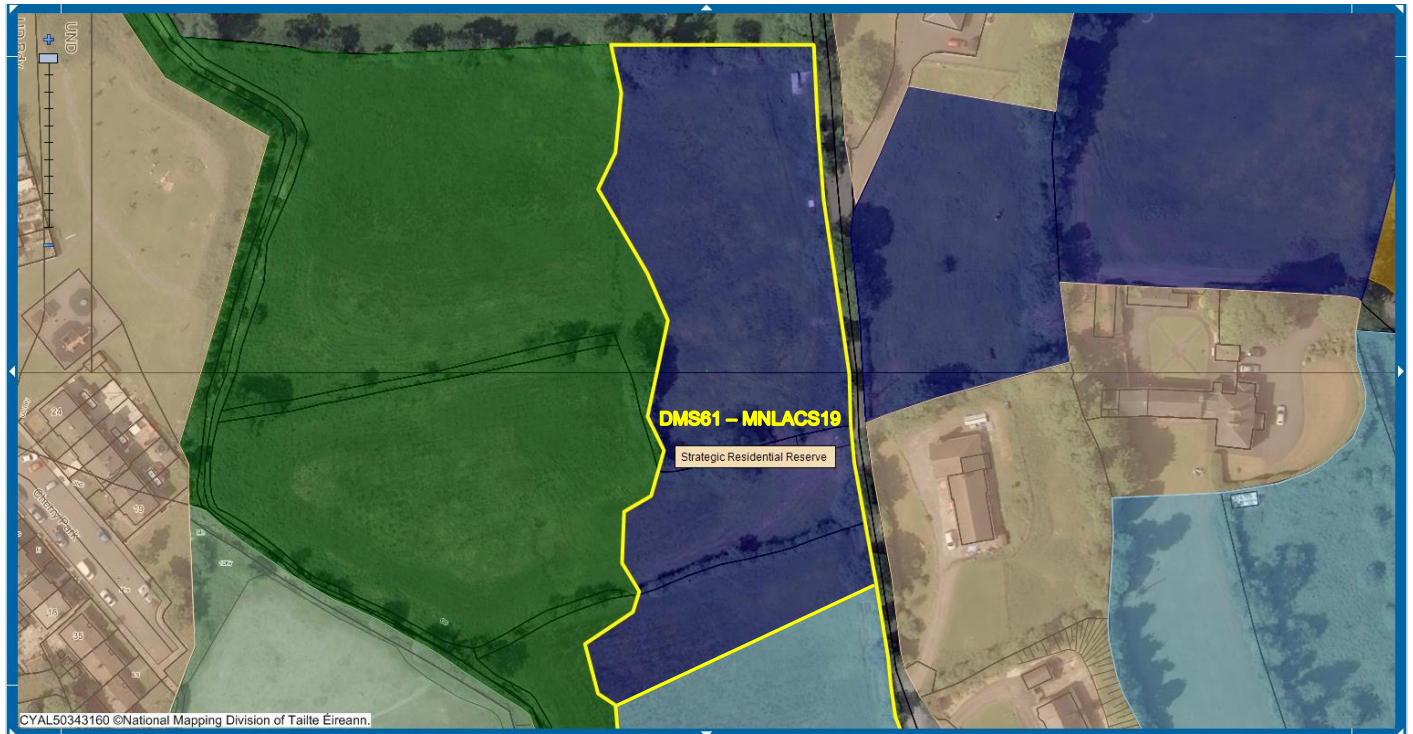
Area of Lands: 0.66 Hectares

Development Plan Map: CDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: None (Dezone)

Zoning Change Type: 1



Rationale for Change of Zoning

The landowner requested that the lands be rezoned Landscape Protection/Conservation or dezoned as part of their submission in respect of the RZLT Draft Map.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development within Clones during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development but would only be required for residential development if a significant majority of both the Proposed Residential A and Proposed Residential B zoned lands are developed. Consequently, the zoning objective for Strategic Residential Reserve states that the comprehensive development of these lands will only be permitted in instances whereby 75% of both the Proposed Residential A and Proposed Residential B lands within Clones have been developed.

Given the limited level of development of the Proposed Residential A and Proposed Residential B lands within Clones over the current development plan period to date, it is unlikely that planning permission for the comprehensive development of lands currently zoned Strategic Residential Reserve will be granted during the remaining period of the current MCDP 2019-2025 under the current zoning objective. Having regard to the above it is considered that a change of zoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Clones. Given that the lands do not satisfy the criteria set out under the zoning objective for Landscape Protection/Conservation, dezoning is the most appropriate approach.

The settlement envelope can be accordingly adjusted as the lands are located on the edge of the settlement.

Variation Sub Reference: 5s

RZLT DMS Reference: DMS 61

Location: Lands at Clonkeen (Cole), Clones

Area of Lands: 0.3 Hectares

Development Plan Map: CDP1

Current Zoning: Proposed Residential A

Proposed Zoning: None (Dezone)

Zoning Change Type: 3



Rationale for Change of Zoning

The landowner requested that the lands be rezoned Landscape Protection/Conservation or dezoned as part of their submission in respect of the RZLT Draft Map.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development to provide for population growth within Clones during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. This quantum of lands incorporates an additional 50% headroom over and above the amount of lands determined necessary to provide for population growth to provide market choice. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development and will be available for residential development if 75% of both the Proposed Residential A and Proposed Residential B zoned lands are developed.

Having regard to the above and also to the limited level of development of the Proposed Residential A and Proposed Residential B lands within Clones over the current development plan period to date, it is considered that a change of zoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Clones. Given that the lands do not satisfy the criteria set out under the zoning objective for Landscape Protection/Conservation, dezoning is the most appropriate approach.

The settlement envelope can be accordingly adjusted as the lands to the immediate north in the same ownership are located on the edge of the settlement and are also proposed to be dezone.

Variation Sub Reference: 5t

RZLT DMS Reference: DMS 52

Location: Lands at Lisegberton, Clones

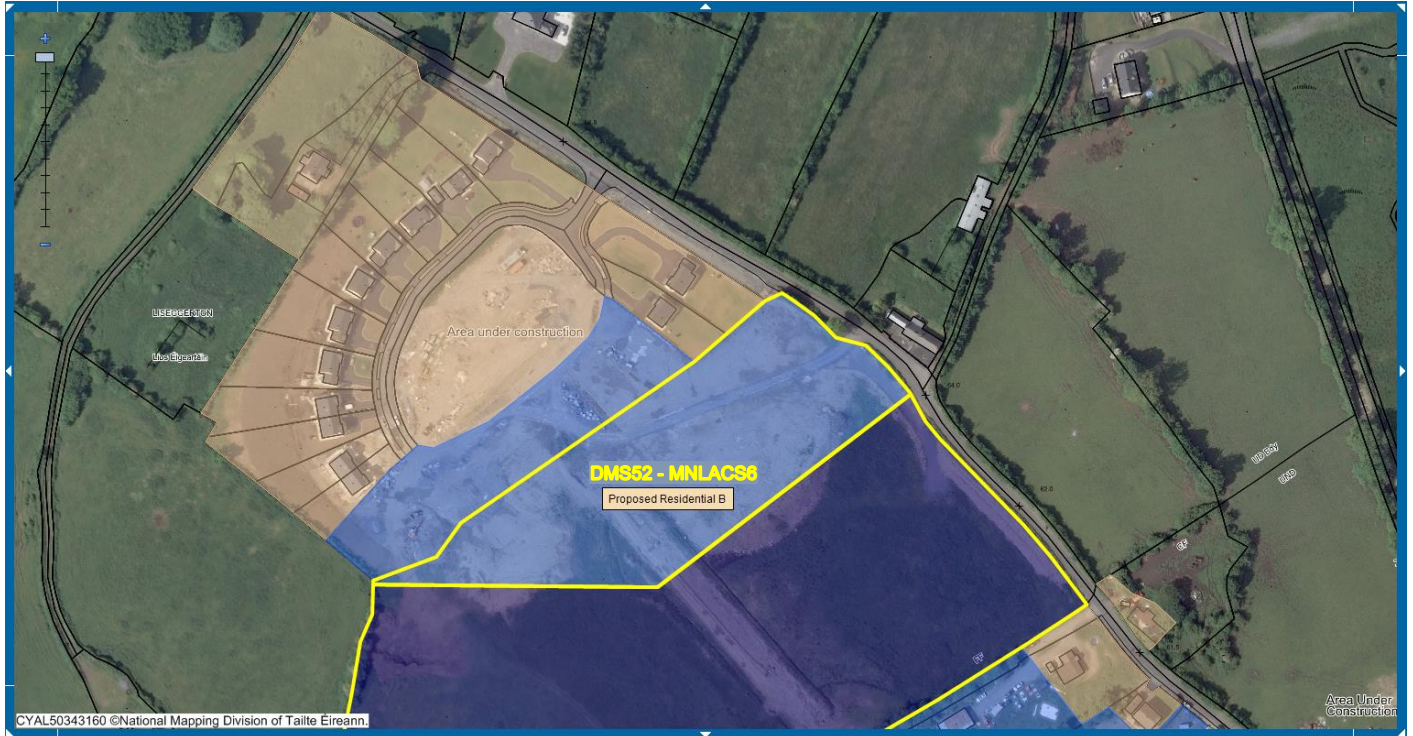
Area of Lands: 1.1 Hectares

Development Plan Map: CDP1

Current Zoning: Proposed Residential B

Proposed Zoning: None (Dezone)

Zoning Change Type: 4



Rationale for Change of Zoning

The landowner requested that the lands be rezoned to Agriculture (which is effectively de zoning) as part of their submission in respect of the RZLT Draft Map.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development to provide for population growth within Clones during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. This quantum of lands incorporates an additional 50% headroom over and above the amount of lands determined necessary to provide for population growth to provide market choice. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development and will be available for residential development if 75% of both the Proposed Residential A and Proposed Residential B zoned lands are developed.

Having regard to the above and also to the limited level of development of the Proposed Residential A and Proposed Residential B lands within Clones over the current development plan period to date, it is considered that the de zoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Clones.

The settlement envelope can be accordingly adjusted as the lands are located on the edge of the settlement, however, it will be necessary to include the adjoining public road within the settlement envelope to maintain the settlement envelope connection with Líos A Ghoirtín housing development to the northwest.

Variation Sub Reference: 5u

RZLT DMS Reference: DMS 51

Location: Lands at Liseggerton, Clones

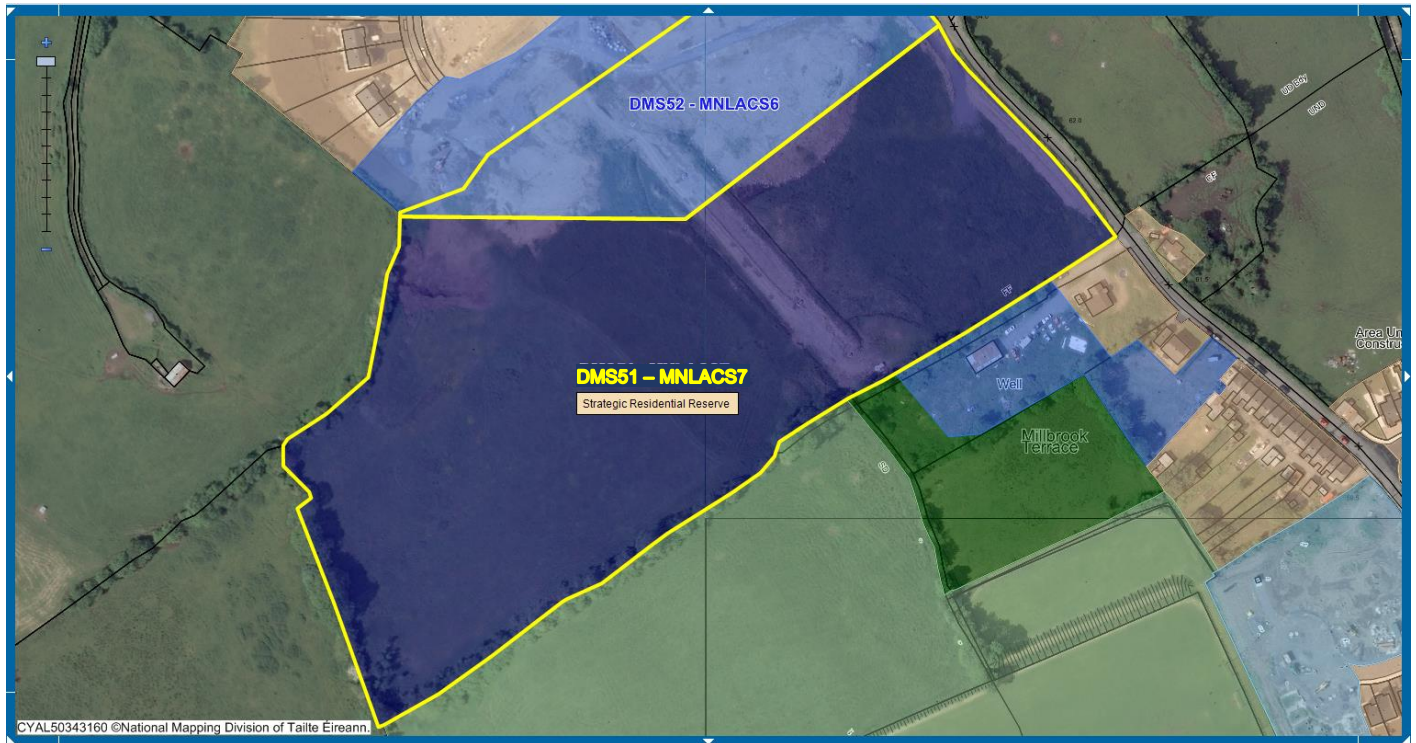
Area of Lands: 4.1 Hectares

Development Plan Map: CDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: None (Dezone)

Zoning Change Type: 1



Rationale for Change of Zoning

The landowner requested that the lands be rezoned to Agriculture (which is effectively de zoning) as part of their submission in respect of the RZLT Draft Map.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development within Clones during the period of the development plan, which is zoned either Proposed Residential A or Proposed Residential B. In addition, under the MCDP 2019-2025 a quantum of lands was zoned Strategic Residential Reserve on the basis that these lands were considered strategic in location for future residential development but would only be required for residential development if a significant majority of both the Proposed Residential A and Proposed Residential B zoned lands are developed. Consequently, the zoning objective for Strategic Residential Reserve states that the comprehensive development of these lands will only be permitted in instances whereby 75% of both the Proposed Residential A and Proposed Residential B lands within Clones have been developed.

Given the limited level of development of the Proposed Residential A and Proposed Residential B lands within Clones over the current development plan period to date, it is unlikely that planning permission for the comprehensive development of lands currently zoned Strategic Residential Reserve will be granted during the remaining period of the current MCDP 2019-2025 under the current zoning objective. Therefore, the de zoning of these lands will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Clones.

The settlement envelope can be accordingly adjusted as the lands are located on the edge of the settlement, however, it will be necessary to include the adjoining public road within the settlement envelope to maintain the settlement envelope connection with Líos A Ghoirtín housing development to the northwest.

Variation Sub Reference: 5v

RZLT DMS Reference: DMS 49

Location: Lands at Quiglough, Ballinode

Area of Lands: 0.77 Hectares

Development Plan Map: Ballinode Village

Current Zoning: Mixed Use

Proposed Zoning: Landscape Protection/Conservation

Zoning Change Type: 5



Rationale for Change of Zoning

The landowner requested a change of zoning as part of their submission in respect of the RZLT Draft Map and subsequently clarified that the lands should be dezoned, or rezoned to either Industry, Enterprise and Employment or to Landscape Protection/Conservation.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development during the period of the development plan. Although lands within the settlement envelopes of the five towns (Tiers 1-3 settlements) have been zoned specifically for residential land use, no lands have been zoned specifically for residential land use within the villages (Tier 4 settlements) and the lands within the settlement envelope of these villages are designated as mixed-use zoning. Consequently, the settlement envelope was designated with sufficient capacity to accommodate residential development necessary to facilitate population growth within the village within the period of the MCDP 2019-2025 as well as a mixture of other uses. At present the lands would be acceptable in principle for Industry, Enterprise, and Employment use but only subject to compliance with the objectives and policies as set out in the MCDP 2019-2025.

The lands are located along the River Blackwater which is designated as an Area of Secondary Amenity within the MCDP 2019-2025 and are partly at risk of flooding. Furthermore, the lands are heavily vegetated and contribute to the habitat features along this riparian corridor. Having regard to the above, and the objectives and policies within the MCDP 2019-2025, it is unlikely that planning permission for the comprehensive development of the lands will be granted during the remaining period of the current MCDP 2019-2025. Therefore, the rezoning of these lands to Landscape Protection/Conservation is an appropriate change of zoning and will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Ballinode.

Variation Sub Reference: 5w

RZLT DMS Reference: DMS 72

Location: Lands at Bough, Scotstown

Area of Lands: 0.07 Hectares

Development Plan Map: Scotstown Village

Current Zoning: Mixed Use

Proposed Zoning: Landscape Protection/Conservation

Zoning Change Type: 5



The landowner requested a change of zoning as part of their submission in respect of the RZLT Draft Map and subsequently clarified that the lands should be rezoned to Landscape Protection/Conservation.

The Core Strategy of the MCDP 2019-2025 sets out the quantum of lands required for residential development during the period of the development plan. Although lands within the settlement envelopes of the five towns (Tiers 1-3 settlements) have been zoned specifically for residential land use, no lands have been zoned specifically for residential land use within the villages (Tier 4 settlements) and the lands within the settlement envelope of these villages are designated as mixed-use zoning. Consequently, the settlement envelope was designated with sufficient capacity to accommodate residential development necessary to facilitate population growth within the village within the period of the MCDP 2019-2025 as well as a mixture of other uses.

The lands are located along the River Blackwater which is designated as an Area of Secondary Amenity within the MCDP 2019-2025 and are at risk of flooding. Having regard to the above, and the objectives and policies within the MCDP 2019-2025, it is unlikely that planning permission for the development of the lands will be granted during the remaining period of the current MCDP 2019-2025. Therefore, the rezoning of these lands to Landscape Protection/Conservation will not have any implications for the implementation of the Core Strategy of the MCDP 2019-2025, nor would it prejudice the delivery of housing within Scotstown.