



Comhairle Contae Mhuineacháin  
Monaghan County Council

# MONAGHAN COUNTY DEVELOPMENT PLAN 2025-2031

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**CHIEF EXECUTIVE'S REPORT ON SUBMISSIONS RECEIVED ON PRE-DRAFT PUBLIC CONSULTATION PROCESS IN ACCORDANCE WITH 11 (4) OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED).**

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## Foreword

The preparation and making of the County Development Plan is one of the most important functions of the Council as it sets out a framework for the social and economic development of the County for the next six years, having regard to statutory obligations, particularly in respect of climate change and the protection of the environment.

Therefore, it is critical that the comments and views of a wide spectrum of stakeholders are gathered and considered in the formulation of the County Development Plan prior to it being made by the elected members. The pre-draft consultation stage of the preparation of the County Development Plan is an important aspect in terms of obtaining these comments and views and is seminal in setting the direction of travel in preparing a County Development Plan that is in the interests of the proper planning and sustainable development of the County. The Strategic Issues and Options Paper published during the pre-draft consultation stage provided a basis for discussion and comment.

A total of sixty six submissions from a broad spectrum of stakeholders were received in response to the publication of the Strategic Issues and Options Paper at pre-draft consultation stage, which highlights the importance of the preparation of the County Development Plan and the desire for an input into the shaping of the plan.

In accordance with Section 11 (4)(b) of the Planning and Development Act 2000, this report provides for the elected members a summary of the issues raised in the sixty six written submissions received during the pre-draft consultation period, my opinion on the issues raised and my recommendations which will inform the preparation the Monaghan County Council Development Plan 2025-2031.

## Format of this Report

**Part 1** provides an introduction for this report, including its legislative basis and an overview of the consultation process.

**Part 2** outlines the issues raised in the submissions, the opinion of the Chief Executive on these issues raised, and the Chief Executive's recommendation on the policies and objectives to be included in the draft development plan arising from these issues and the stated opinion of the Chief Executive. For ease of reference each recommendation has been allocated a code. The comments and recommendations submitted by the Office of the Planning Regulator and the Northern and Western Regional Assembly are considered separately, followed by the submissions made by Government bodies and those bodies prescribed in the Planning and Development Act 2000 (as amended), and then finally by the remaining submissions which are grouped in terms of topic of issues raised.

**Part 3** includes a list of Chief Executive recommendations to be brought forward to the next stage of the development plan process, informed by the Chief Executive opinions on issues raised.

## Overview

The Monaghan County Development Plan is the main public statement of planning policies for County Monaghan. It sets out the land use infrastructure, amenity and development objectives and policies of the County's planning authority for a six-year period. The Development Plan consists of a written statement of policies and objectives, and a series of maps. The Plan underpins the economic and social progress of the County as a whole and thus is one of the principal functions of Monaghan County Council.

On the 11th of May 2023 Monaghan County Council gave notice of intention to review the existing Monaghan County Development Plan 2019-2025, and to prepare a new Monaghan County Development Plan for 2025-2031 for the functional area of Monaghan County Council. The review will take up to two years and will conclude with the adoption of the Monaghan County Development Plan for the period 2025 – 2031.

Pre-Draft Development Plan consultation was undertaken over an eight-week period from the 11<sup>th</sup> May 2023 to the 7<sup>th</sup> July 2023. A Strategic Issues & Options Paper set out the strategic issues affecting the County and was used to stimulate debate and facilitate public involvement at this early stage of the development plan process. A dedicated web page was set up on the Monaghan County Council website to host and make information publicly available, and to act as a 'hub' for interaction throughout the two-year plan making process. A number of infographic sheets which provided additional information under topics relevant to the Development Plan were also made available to view and download on the Council's website.

Consultation was carried out with prescribed and non-prescribed bodies, service providers, primary and secondary schools, and planning agents on the planning mailing list. Monaghan County Council commissioned a radio advertisement on Northern Sound which was aired twice daily to publicise the review of the County Development Plan and invite members of the public to the public consultation workshops. Notices were also regularly published on the Council's Facebook and Twitter/X page. A total of six public information evenings throughout the month of June were held in Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay. A total of 39 people attended the sessions, with the highest attendance recorded in Carrickmacross.

The Pre-Draft Consultation process attracted sixty-six submissions from a wide range of public bodies, other organisations and individuals. The comments received covered a broad range of issues within the topics of Environmental Assessment & Monitoring, Settlement Strategy, Housing Strategy, Climate Change, Environment & Heritage, Economic Activity, Infrastructure & Services, Community Services / Facilities, as well as a range of other issues that did not fall within the foregoing topics.

Under the topic of Climate Change, Environment & Heritage the main issues raised were addressing climate change through mitigation and adaptation and stressing the obligation to meet Climate Action Plan targets. Policies and objectives within the development for the protection and restoration of biodiversity and water quality were also strongly highlighted. The promotion of renewable energy, sustainable modes of transport, transition to a low carbon society, and better waste management also featured strongly.

The main issue raised under Infrastructure & Services was the need to make better provision for walking and cycling. Policies and objectives to ensure development is accessible by walking and cycling were proposed as well as encouragement for the improvement of public transport options. The pedestrianisation of urban areas and reallocation of road space to alternative transport modes of walking, cycling and public transport were highlighted. The importance of progressing the N2 realignment was raised and it was highlighted that there should be sufficient waste water services in place to service new development. The need to carry out a strategic flood risk assessment as part of the preparation of the development plan was stressed. The protection and improvement of the electricity network as well as digital infrastructure improvements were also highlighted. Greater provision of green parks and the inclusion of an objective to provide more outdoor recreational facilities also featured.

The need to ensure sustainable growth of settlements and consistency of the objectives and policies of the development plan with the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area were the main issues raised under the topic of Settlement Strategy. The need for compact growth, brownfield development, the sequential development of lands and development plan zoning based on settlement capacity audits and infrastructure assessments were emphasised. The importance of town and village regeneration, bringing vacant and derelict properties brought back into use, and the need to incorporate the principles set out in the Town Centre First policy document was stressed. It was stated that rural housing should be both restricted and encouraged.

The main issues raised in respect of Community Services / Facilities related to provision for school development, greater provision of recreation areas, improved public transport provision and the contribution of arts and culture to placemaking.

In respect of Economic Activity, the main issues raised under related to better tourism facilities and provision for industrial development. It was stressed that an employment lands capacity analysis should be carried during the preparation of the development plan to inform zoning decisions. The need to support town centre retail and the night time economy was highlighted.

The main issues raised under Environmental Assessment & Monitoring overlapped with those raised under Climate Change, Environment & Heritage topic. Generally, the need to deal with climate breakdown and to give priority to the environment over the economy were raised as issues. Air pollution, noise pollution and water pollution were flagged as issues to be addressed and monitored. Intensive agriculture was stated to be contributing to the pollution of soil, air and water and needed to be restricted. The protection of areas of high biodiversity and wetlands were also proposed and a water catchment-based approach to land use planning was advocated. Other issues raised included policies in favour of microgeneration of energy, objectives to encourage sustainable / ecological tourism and policies requiring the upgrading of septic tanks when carrying out works to dwellings.

In relation to the Housing Strategy the main issues raised were ensuring housing provision for all and the need to carry out a Housing Need and Demand Assessment for the County to inform the development plan Housing Strategy was stated. It was stated that the Council should ensure the full range of housing is provided in towns and villages. It was stated that the development plan should adhere to the Sustainable and Compact Settlements guidelines recently issued and the Council should encourage housing land activation in towns and villages. In relation to rural housing, it was stated that the development plan should be consistent with Sustainable Rural Housing Guidelines and should encourage through its policies and objectives a shift from the current high level of rural housing to town and village housing.

A range of other issues were raised such as the need to set a clear vision and strategy in the development plan and the importance of aligning the development plan with surrounding county development plans. The necessity to monitor progress during implementation of the development plan with performance indicators was emphasised, while one submission argued there was a need to actively promote bilingualism.

The Chief Executive's Report on Pre-Draft Consultation lists the submissions made received during the pre-draft consultation period, provides a summary of the issues raised in the written submissions, and sets out the Chief Executive's response and recommendation in relation to these issues. The elected members have up to ten weeks to consider the Chief Executive's Report and following consideration of this report the members of the planning authority may issue directions to the Chief Executive regarding the preparation of the draft Plan. Any such directions shall be strategic in nature, consistent with the draft core strategy and shall take account of the statutory obligations of any local authority in the area and any relevant policies and objectives of the Government.

## PART 1

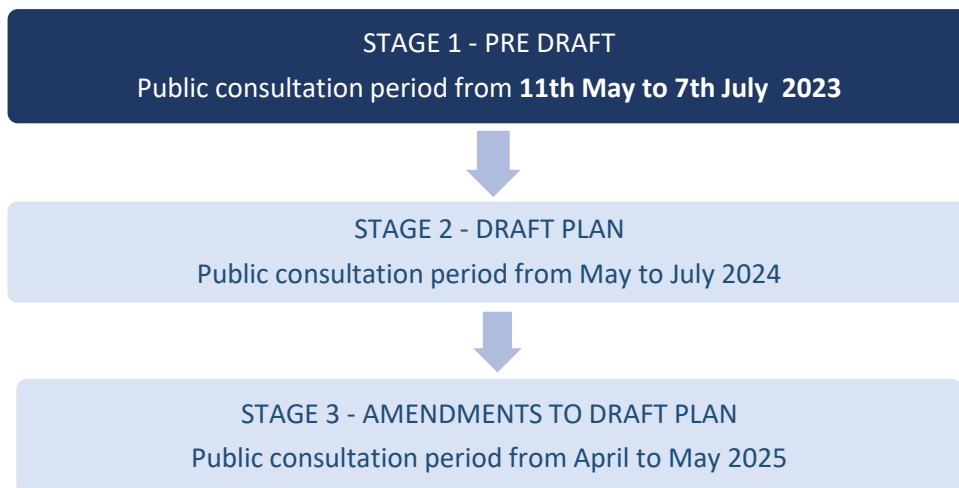
### 1.0 Introduction

Monaghan County Council is currently preparing a new County Development Plan for 2025-2031. In accordance with Section 11 of the Planning and Development Act 2000 (as amended), Monaghan County Council, on the 11th of May 2023 gave notice of intention to review the existing Monaghan County Development Plan 2019-2025, and to prepare a new Monaghan County Development Plan for 2025-2031 for the functional area of Monaghan County Council. The review will take up to two years and will conclude with the adoption of the Monaghan County Development Plan for the period 2025 – 2031.

The Monaghan County Development Plan is the main public statement of planning policies for County Monaghan. It sets out the land use infrastructure, amenity and development objectives and policies of the County's planning authority for a six-year period. The Development Plan consists of a written statement of policies and objectives, and a series of maps. The Plan underpins the economic and social progress of the County as a whole and thus is one of the principal functions of Monaghan County Council.

A development plan consists of a set of broad aims, reinforced by various objectives and policies. Objectives are actions or projects which fall under different headings within the Development Plan that the Council intends to accomplish over the lifetime of the new Monaghan County Development Plan, for example, to reduce the loss of habitats, improve biodiversity, upgrade existing infrastructure. Policies are what the Council's agreed position is on a particular issue for example, to safeguard the protection of the environment, to encourage economic development, and to provide certain services.

The public consultation stages in the review process are summarised in Figure 1 below. Pre-Draft Development Plan consultation was undertaken over an eight-week period from the 11<sup>th</sup> May 2023 to the 7<sup>th</sup> July 2023. The Chief Executive's Report on Pre-Draft Consultation lists the submissions made received during the pre-draft consultation period, provides a summary of the issues raised in the written submissions, and sets out the Chief Executive's response and recommendation in relation to these issues.



**Figure 1 Public Consultation Stages**

The elected members have up to ten weeks to consider the Chief Executive's Report in accordance with Section 11(4)(e) of the Planning and Development Act 2000-2016. Following consideration of this Report the members of the planning authority may issue directions to the Chief Executive regarding the preparation of the draft Plan. Any such directions shall be strategic in nature, consistent with the draft core strategy and shall take account of the statutory obligations of any local authority in the area and any relevant policies and objectives of the Government.

## 1.1 Legislative Context

Section 11 (4)(a) of the Planning and Development Act, 2000 (as amended), sets out the requirement to prepare a Chief Executive's Report. Section 11(4)(b) of the Planning and Development Act, 2000 (as amended) sets out that the report must:

- List the persons or bodies who made submissions or observations under this section as well as any persons or bodies consulted by the authority.
- Summarise the issues raised in the submissions and during the consultations, where appropriate
- Give the opinion of the Chief Executive on the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area, and any relevant policies or objectives for the time being of the Government or of any Minister of Government; and
- Set out the Chief Executive's recommendations on policies to be included in the Draft Development Plan.

In accordance with Section 11(4)(b)(ii) of the Planning and Development Acts 2000, any submission/observation relating to a request/proposal for the zoning of land shall not be considered at this stage.

## 1.2 Strategic Policy Context

In accordance with the Planning and Development Act 2000, Section 9 (6), the development plan shall, as far as practicable, be consistent with such national plans, policies or strategies as the Minister determines relate to proper planning and sustainable development.

A brief overview of these policy documents is provided below.

### **Project Ireland 2040 – National Planning Framework**

The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of the Country to the year 2040. The ambition of the NPF is to *"create a single vision, a shared set of goals for every community across the country"*. These goals are expressed in the NPF as National Strategic Outcomes (NSOs), for the growth and sustainable development of Ireland which will be a key consideration in the formulation of the Monaghan County Development Plan 2025-2031. The ten NSOs of the NPF are: -

1. Compact Growth
2. Enhanced Regional Accessibility
3. Strengthened Rural Economies and Communities
4. Sustainable Mobility
5. A Strong Economy supported by enterprise, innovation, and skills.
6. High-Quality International Connectivity
7. Enhanced Amenity and Heritage
8. Transition to a Low Carbon and Climate Resilient Society
9. Sustainable Management of Water, Waste and other Environment Resources
10. Access to quality Childcare, Education and Health Services.

In addition, the NPF growth strategy is supported by a series of National Policy Objectives. The National Planning Framework is regionally focused, and therefore some of the National Policy Objectives are specific to the County and/or the wider Northern and Western Region. For example, the NPF acknowledges that in addressing the Northern and Western Region, most of County Monaghan has a more easterly focus than elsewhere. It further states that the key driver for this regional area is the Dublin-Belfast cross-border network, the influence of which extends into Monaghan, and that addressing economic resilience and connectivity will be strategic priorities for this area.



Appendix 3 of the NPF includes a Methodology for a Tiered Approach to Land Zoning. This will be applied as part of the development plan process.

Mid-Border			
Cavan	76,000	83,000-84,500	86,000-88,000
Monaghan	61,500	67,000-68,000	69,000-71,000
Subtotal	137,500	150,000-152,500	155,000-159,000
<b>Total</b>	<b>847,442</b>	<b>942,500-986,500</b>	<b>961,500-1,014,500</b>

**Figure 2 – Transitional Regional and County Population Projections to 2031 (source Appendix 2, NPF)**

### National Development Plan 2021 - 2030

As part of Project Ireland 2040, the National Development Plan (NDP) was published in October 2021. The National Development Plan sets out the Government's over-arching investment strategy and budget for the period 2021-2030, to underpin the NPF and support its implementation. The NDP commits to investing in housing, education, health, water services and transport infrastructure.

### Northern & Western Regional Assembly Regional Spatial and Economic Strategy

The Northern & Western Regional Assembly Regional Spatial and Economic Strategy (NWRA RSES) provides a high-level development framework for the Northern and Western Region that supports the implementation of the National Planning Framework (NPF) and the relevant economic policies and objectives of Government. It provides a twelve year strategy to deliver the transformational change that is necessary to achieve the objectives and vision of the Regional Assembly. Each local authority is required to ensure that their respective strategies, plans, and programmes are consistent with the objectives of this strategy, thus enabling alignment to be achieved.

## 1.3 Consultation Overview

The first consultation phase of the Development Plan process commenced on the 11th of May 2023 when Monaghan County Council published a notice of intention to review the current County Development Plan 2019-2025 and prepare a new County Development Plan for the period 2025-2031. The consultation period concluded on 7<sup>th</sup> July 2023 and a total of 66 submissions were received. These Pre-Draft Submissions are available to view online via the Council's website ([Pre-Draft Submissions - Planning \(monaghan.ie\)](https://www.monaghan.ie/pre-draft-submissions-planning)).

Monaghan County Council wishes to express its appreciation to those who made submissions/observations and/or attended the information events. The consultation process comprised several elements as follows:

### Consultation Documentation

Monaghan County Council published a Strategic Issues & Options Paper in May 2023. The paper set out the strategic issues affecting the County and was also used to stimulate debate and facilitate public involvement at this early stage of the development plan process. A copy of the Strategic Issues & Options Paper was available to view in the Planning Offices, Castleblayney Municipal District Offices, Clones Municipal District Offices and in all Monaghan County Council branch libraries. Copies of flyers were also posted in County Council buildings (The Glen, Motor Tax Office, Libraries, Museums, Municipal District Offices).

The Strategic Issues and Options Paper was separated into the following themes:

- Environmental Assessment & Monitoring
- Settlement Strategy
- Housing Strategy
- Climate Change, Environment and Heritage

- Economic Activity
- Infrastructure and Services
- Community Services / Facilities

A number of infographic sheets which provided additional information under topics relevant to the Development Plan were also made available to view and download on the Council's website.

### **Consultation Letters and Emails**

Consultation was carried out with prescribed and non-prescribed bodies, service providers, primary and secondary schools, and planning agents on the planning mailing list (Appendix 2). Letters and emails were issued which provided a link to view the consultation paper on the Council's website and provided details as to how submissions could be made. An email was issued to mailing list of all planning agents operating in the County on 7<sup>th</sup> June 2023, County Councillors and Municipal District Co-ordinators on the 8<sup>th</sup> of June 2023.

### **Public Consultation Events**

A total of six public information evenings throughout the month of June were held in the following locations:

- Planning Offices, Monaghan (2 events)
- Civic Offices, Carrickmacross
- Gate Lodge, Castleblayney
- Court House, Clones
- Parochial Hall, Church Street, Ballybay

The events were informal in nature and those attending were invited to review the consultation on display. A screen presentation was given explaining the development plan, outlining the stages of the development plan process, the strategic issues concerned, and how to make a submission. Attendees were encouraged to discuss any issues with the exception of zoning matters with planning staff and subsequently advised to make formal submissions. The events were held over 2–3-hour durations in the evenings. A total of 39 people attended the sessions, the highest attendance was recorded in Carrickmacross. Of the 66 representations which were received during the consultation period, nine of these were from members of the public who attended these public consultation events.

### **Publication**

- The commencement of the review of the Development Plan was published in the Northern Standard on 11<sup>th</sup> May 2023.
- A dedicated web page was set up on the Monaghan County Council website to host and make information publicly available ([Monaghan County Development Plan 2025-2031 - Planning](#)). The web page is to act as a 'hub' for interaction throughout the two-year plan making process. The Planning Page on the local authority's website consistently receives the most 'hits' indicating that it is a strong forum for engaging the public.
- Notice of public consultation workshops was published in the Northern Standard on the 1st of June 2023.
- Monaghan County Council commissioned a radio advertisement on Northern Sound which was aired twice daily from the 12th of June up to and including the 26th of June. The radio advertisement publicised the review of the County Development Plan and invited members of the public to the public consultation workshops.
- Notice of intention to review the existing Monaghan County Development Plan 2019-2025 and to prepare a new Monaghan County Development Plan 2025-2031 was published on the Council's Facebook and Twitter/X page on May 11<sup>th</sup> and May 22<sup>nd</sup>.
- Details of public consultation events were published on the Council's Facebook and Twitter/X page on June 20<sup>th</sup> and June 27<sup>th</sup>. A further post was published on July 7<sup>th</sup>, reminding the public of the deadline for submissions.
- The Monaghan County Council Facebook and Twitter/X accounts were also utilised to notify the public of all issues related to the review of the Development Plan and raise the profile of the ongoing process.

## **PART 2**

### **2.0 Submissions made by the Office of the Planning Regulator and the Northern and Western Regional Assembly.**

<b>Office of the Planning Regulator Submission PDS17</b>		
<b>Issue Raised</b>	<b>Chief Executive's Opinion on Issues Raised</b>	<b>Chief Executive's Recommendation</b>
<p><b><i>Core Strategy and Settlement Strategy</i></b> The preparation of core strategy in line with Section 10 of the Planning &amp; Development Act 2000 (as amended) (the Act) is a crucial aspect of the planning authority's draft Plan, and it will be influenced by the National Planning Framework (NPF), the Regional Spatial and Economic Strategy (RSES), and Specific Planning Policy Requirements (SPPRs) under Ministerial guidelines under Section 28 of the Act.</p> <p>The NPF has set population targets for County Monaghan of approximately 68,000 by 2026 and 71,000 by 2031, and recent census data shows positive progress towards meeting these targets. To determine the housing requirement for accommodating population growth, the planning authority should use the Housing Supply Target Methodology for Development Planning (2020). The Office offers support in working out the core strategy parameters.</p> <p>The submission highlights the role of the core strategy in establishing a settlement hierarchy and growth levels for towns and villages. The Issues Paper presents pre-draft alternative core strategy options for discussion which will evolve during the preparation of the development plan, and the Office suggests allocating a significant portion of future population growth and housing supply to Monaghan Town and other larger settlements to align with the RSES. The RSES anticipates a 30% population uplift for Monaghan Town and identifies</p>	<p><b><i>Core Strategy and Settlement Strategy</i></b> It is acknowledged that the requirements of Section 10(2)(A) of the Planning and Development Act 2000 (as amended) requires the Development Plan to be consistent with the NPF and the RSES and relevant Section 28 Guidelines. The draft Monaghan County Development Plan 2025 – 2031 will set out the Core Strategy and Settlement Strategy for the County over the plan period in line with these requirements, as well as ensuring the settlement hierarchy aligns with the NPF and RSES. The core strategy will take account of the designation of Monaghan as a Key Town in the RSES and for Carrickmacross to become a town of strategic potential at a regional scale.</p> <p>A Settlement Capacity Audit and Infrastructure Assessment should inform the settlement/core strategy and the relevant bodies should be consulted in this regard. Compact growth and utilisation of existing serviced or serviceable land should be a key focus in this regard to promote sustainable settlement and transportation.</p>	<p><b><i>Core Strategy and Settlement Strategy</i></b> <b>SS1.</b> The draft County Development Plan 2025 – 2031 should include an evidence-based Core Strategy and Settlement Strategy which will be informed by land availability, demographics, population and housing targets, and planning and construction activity, and which will identify population growth and future projections in line with the National Planning Framework Implementation Roadmap, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area, and the Housing Supply Target Methodology for Development Planning issued by the Minister of Housing, Local Government and Heritage in December 2020.</p> <p><b>SS2.</b> The draft County Development Plan 2025 – 2031 should include a robust Settlement Strategy which will deliver development in areas identified for growth including the Key Town of Monaghan and also Carrickmacross which is a town with regional potential.</p> <p><b>SS3.</b> The draft County Development Plan 2025 – 2031 should include a robust Settlement Strategy which will be informed by the preparation of a Settlement Capacity Audit (SCA) of the land and sites with potential for delivering sustainable future development at a settlement level over the plan-period based on an Infrastructure Assessment (IA) of the lands which will embody the two-tier approach set</p>

<p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>Settlement Strategy</b></p> <p>Carrickmacross as an area with strategic potential on a regional scale.</p> <p>The Development Plans Guidelines emphasise evidence-based approaches in distributing population and housing targets to various settlements, including rural areas. A comprehensive Settlement Capacity Audit (SCA) is necessary to inform the settlement/core strategy, and this requires an infrastructural assessment as a key research component to inform the settlement strategy.</p> <p>The OPR submission highlights the requirement to carry out an Infrastructure Assessment in accordance with NPO 72 and Appendix 3 of the NPF which recommends a two-tier approach to land zoning where planning authorities differentiate between lands that are serviced (Tier 1) and those which are serviceable (Tier 2). The OPR recommends that the planning authority liaise with the prescribed authorities regarding the delivery of essential services and infrastructure.</p> <p>Compact growth is a priority in the NPF, aiming to increase residential development within existing built-up areas. The local authority should strive to deliver on NPO 3c of the NPF and RPO 3.1 of the RSES, promoting sustainable settlement and transportation strategies.</p> <p><b>Local Area Plans</b> The Office advises that Local Area Plans (LAPs) should be prepared for Monaghan Town and Carrickmacross in accordance with section 19(1)(b)(ii) the Planning Act. Although existing detailed settlement plans are present in the Monaghan County Development Plan 2019-2025,</p>	<p><b>Local Area Plans</b> The Council notes the comments made in relation to the preparation of Local Area Plans (LAPs) for the towns of Monaghan and Carrickmacross. Given the level of detail and timescales involved in preparing LAPs the inclusion of an objective within the draft development plan to commence this process when the plan is adopted would be the most appropriate way to address this matter. Objectives for these towns along with remaining towns and villages in the</p>	<p>out in National Policy Objectives 72a and 72c of the National Planning Framework.</p> <p><b>Local Area Plans SS4.</b> The draft County Development Plan 2025 – 2031 should include objectives to prepare Local Area Plans for Monaghan and Carrickmacross following its adoption.</p>
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<p><b>Settlement Strategy</b></p>	<p>clear intentions for LAP preparation for both towns should be specified. The planning authority is encouraged to limit the number of objectives to prepare LAPs for smaller towns/villages with limited growth. The Office offers further guidance if needed.</p> <p><b>Urban Regeneration</b> The OPR commends the Council in relation to its initiatives under the Urban Regeneration Development Fund for the areas around Dublin Street in Monaghan Town but suggests that urban-led development and the regeneration of brownfield sites to promote compact growth could have been more strongly articulated in the Issue Paper. It highlights the key priorities outlined in the RSES for Monaghan Town, aiming for 20% growth through town centre regeneration and renewal, including specific target areas and other potential sites. The Office notes that to promote brownfield development, the Government plans to enhance compulsory purchase powers for private sites, for the transformation of areas in need of regeneration. Local authorities are expected to use compulsory purchase powers and existing schemes to bring vacant properties back into use.</p> <p>The Development Plan should prioritise opportunity sites near Monaghan town centre to support compact growth, settlement consolidation and regeneration in line with RSES targets. In relation to NPF performance-based standards for infill/brownfield development the planning authority should also be mindful of density and development management standards for residential areas and consider emerging policy approaches outlined in relevant Section 28 guidelines and consultation papers.</p>	<p>County will be included within the draft development plan until such time as the LAPs are adopted.</p> <p><b>Urban Regeneration</b> The Council recognises the importance of the regeneration of the Key Town of Monaghan to deliver national and regional objectives for compact and sustainable growth and strong urban places and in indeed the rejuvenation of all the towns and villages within the County overall policies and objectives of the draft Development Plan will reflect this need and will support sustainable compact growth. The Draft Plan should contain objectives to provide for the implementation and delivery of existing regeneration plans for Monaghan Town.</p> <p>Robust policies should be included within the draft development plan to prioritise urban regeneration which-aligns with current policy as expressed in the Residential Density Guidelines “Sustainable and Compact Settlement Guidelines for Planning Authorities – Proposed Policy Approach (2023)” and “Town Centre First - A Policy Approach for Irish Towns (2022)”.</p> <p>In addition to setting out strong objectives to support the implementation and delivery of regeneration projects in the town centre, the planning authority shall endeavour to be pro-active in identifying smaller sites in Monaghan town which could assist in the delivery of the targets set out in the RSES and subsequently formulating policies and standards.</p> <p>The draft Development Plan will be formulated to ensure compliance with Section 28 Guidelines setting out policies and objectives which seek to rejuvenate and revitalise the County’s settlements.</p>	<p><b>Urban Regeneration</b> <b>SS5.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to prioritise the redevelopment of brownfield sites and promote urban regeneration to foster compact, sustainable growth.</p> <p><b>SS6.</b> The draft County Development Plan Development Plan 2025 – 2031 should include objectives to promote proactive measures for rejuvenating and revitalising rural towns and villages to enhance their viability and attractiveness.</p>
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	<p>The planning authority should ensure new developments align with the "Town Centre First" agenda to address climate change by reducing reliance on private transport and minimizing greenfield land use while improving infrastructure provision.</p>		
<b>Housing Strategy</b>	<p><b>Rural Development</b> The Monaghan County Development Plan 2025 – 2031 must strike a balance between supporting rural housing and addressing town/village decline and compact growth. The plan's policies should be consistent with NPO 19 and NPO 20, and RPO 3.3 of the RSES, aiming to deliver at least 20% of new housing in rural areas on brownfield sites.</p> <p>The Office praises the Councils recent progress in urban-led regeneration projects in various settlements in Monaghan, but highlights the predominantly rural nature of the county, with a high proportion of 68% of residential developments being single dwellings in the countryside being significantly above the national average of 40%.</p> <p>The continuation of a car-dependent pattern of development is contrary to sustainable settlement and transportation strategies, and addressing this rural generated development is key for the Development Plan.</p> <p>The Development Plan should prioritise the regeneration and rejuvenation of rural villages and towns, developing a clear rural strategy and analysing development patterns, including rural housing trends.</p> <p>The planning authority should review the existing rural housing strategy including the settlement</p>	<p><b>Rural Development</b> Given that Monaghan is predominantly rural, sustainable rural development and supporting rural communities—should be a key objective of the County Development Plan 2025-2031. The challenge for County Monaghan is achieving an appropriate balance between policies to support rural housing in appropriate locations and measures to counteract town and village decline and for the promotion of compact growth.</p> <p>In response to the OPR recommendation to explore the implementation of a specific land-use zoning objective for the rural area, particularly for areas under significant pressure from rural housing, it is highlighted that the current Monaghan County Development Plan 2019-2025 has a specific objectives and policy in accordance with the Sustainable Rural Housing Development Guidelines for Planning Authorities (2005). Rural Areas Under Strong Urban Influence are designated around the towns of Monaghan, Carrickmacross, Castleblayney and Clones which restricts the development of one-off rural dwellings in these areas to those with demonstrable economic or social need to live in a rural area. In the absence of any superseding rural housing policy, the objectives and policies of the current County Development Plan should be included within the draft development plan.</p> <p>The planning authority will review the current Rural Housing Policy Strategy having regard to the Small Area Population Statistics (SAPS) results from Census 2022 and having regard to the provisions of the NPF and objectives NPO 19 and NPO 20, RPO 3.3 of the RSES and the Sustainable Rural Housing Development Guidelines for Planning Authorities (2005) and/or any updated versions. Although NPO 20 of the NPF requires Local Authorities to project the need for single housing in the countryside through the local authority's overall Housing Need and Demand Assessment (HNDA) tool, the HNDA Toolkit in its current implementation does not permit this function to be carried out. Therefore, a separate study is being commissioned to project the need for single housing in</p>	<p><b>SS7.</b> The draft County Development Plan 2025 – 2031 should include rural housing objectives and policies in line with the requirements of the National Planning Framework, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area, and the Sustainable Rural Housing Development Guidelines for Planning Authorities (2005) and should be informed by spatial analysis of development patterns, including rural housing trends.</p> <p><b>SS8.</b> The draft County Development Plan 2025 – 2031 should include objectives related to housing land activation and facilitating the construction of homes in existing towns and villages to optimise the use of existing infrastructure and facilities.</p> <p><b>SS9.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with National Policy Objective 19 and National Policy Objective 20 of the National Planning Framework and Regional Policy Objective 3.3 of the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area to deliver at least 20% of new housing in rural areas on brownfield sites.</p>

<b>Housing Strategy</b>	<p>typology map and explore the implementation of specific land-use zoning objectives for areas under pressure from rural housing. An assessment of the spatial distribution of rural housing trends, including cross boundary is required to inform rural housing policy.</p> <p>The plan should consider the practical implementation of policy objectives through suitable land activation approaches and proactive measures to encourage the building of homes within rural settlements, such as site acquisition and serviced sites consistent with NPO 18a and NPO 18b of the NPF. The planning authority is encouraged to utilise all available funding supports, such as the Ready to Build Scheme, to provide serviced sites in towns and villages for potential purchasers.</p> <p>The Council should be proactive in providing alternatives to housing in the open countryside by offering serviced sites in villages and lower-tier settlements, as exemplified in other counties such as Laois supported under the Croí Cónaithe (Towns) Fund Scheme.</p>	<p>the countryside including an assessment of the spatial distribution of rural housing trends, including cross boundary implications.</p> <p>A Review of Housing Provision in County Monaghan is ongoing which has a focus on the delivery of housing units on zoned residential land. Objectives related to land activation and facilitating the construction of homes in existing towns and villages will be carefully considered in the formulation of the draft development plan, taking into account the provisions of the NPF and RSES and the supports and initiatives to provide serviced sites in towns and villages for potential purchasers.</p>	<p><b>HS1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that actively encourage the activation of council-owned land for the sustainable development of housing.</p>
<b>Climate Change, Env &amp; Heritage</b>	<p><b>Climate Change</b></p> <p>The Development Plan presents an opportunity for the local authority to demonstrate climate action leadership and contribute to national emissions reduction targets. To meet the requirements of the Act, the plan should focus on reducing the county's carbon footprint, through promoting energy-efficient development patterns and facilitating low-carbon energy generation, while adapting to climate change effects, having regard to the Climate Action Plan 2023 and the objectives of the NPF and RSES.</p>	<p><b>Climate Change</b></p> <p>Climate change mitigation and adaptation are fundamental aspects of Government policy, and objectives within the draft development plan will be directed by national guidance on climate action. These themes must be central and integrated throughout the objectives of the draft development Plan. The Development Plan will include policies and objectives to facilitate the "transition to a low-carbon and climate-resilient society," a key National Policy Objective of the NPF.</p> <p>The Planning Authority acknowledges and embraces the opportunity presented by the Development Plan to demonstrate climate action leadership and contribute to national emissions reduction targets.</p>	<p><b>CEH1.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with National Policy Objectives set out in the National Planning Framework and Regional Planning Objectives expressed in the Regional Spatial and Economic Plan for the Northern and Western Regional Assembly area.</p> <p><b>EAM1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP)</p>



Climate Change, Env & Heritage	<p>The integration of land use and transport planning, as well as promoting electric vehicles, is vital for climate change mitigation and RSES RPOs 6.27-6.34 are relevant.</p> <p>The preparation of a Renewable Energy Strategy (RES) to support renewable energy infrastructure development in the county should be included in the draft plan.</p> <p>Guidance from the CAP Guidelines and the Local Authority Climate Action Plan (LACAP) consultation can aid in incorporating climate policy objectives within the Development Plan. Providing evidence-based local roadmaps for achieving national targets through energy demand reduction, renewable energy adoption, and sustainable infrastructure and transport provision is critical. Ensuring climate action is at the core of the Development Plan will contribute to national aspirations and set clear objectives at the local level.</p> <p>The planning authority should draw insights from the Climate Action and the Local Authority Development Plan (2022) case study paper to incorporate realistic climate mitigation measures into the plan.</p>	<p>The Council recognises that reducing the county's carbon footprint and promoting energy-efficient development patterns are vital in efforts to combat climate change. The Development Plan will focus on integrating climate action objectives and policies to encourage sustainable practices across all sectors.</p> <p>Sustainable transportation and reduced dependence on fossil fuel-powered vehicles are crucial to achieving climate change mitigation goals. Prioritising compact growth and encouraging the renewal of brownfield land will assist in the delivery of objectives in this area.</p> <p>Monaghan County Council recognises the importance of a Renewable Energy Strategy (RES) to support the development of renewable energy infrastructure. The development plan should include an objective to prepare a comprehensive RES to outline clear objectives and initiatives for renewable energy adoption within the county.</p> <p>The planning authority is committed to aligning the Development Plan with the Climate Action Plan (CAP) Guidelines and the Local Authority Climate Action Plan (LACAP). This alignment will ensure that climate policy objectives are co-ordinated with national targets and best practices. The development plan will have regard to the specific and measurable targets for energy reduction, renewable energy integration, and the implementation of sustainable infrastructure and transport within the LACAP.</p> <p>The contents of the Climate Action and Local Authority Development Plan case study paper will be considered in the formulation of the draft development plan.</p>	<p>2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p> <p><b>CEH2.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to facilitate the transition to a low-carbon and climate-resilient society.</p> <p><b>CEH3.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that promote a reduction in energy demand and emissions, sustainability, and climate resilience.</p> <p><b>CEH4.</b> The draft County Development Plan 2025-2031 should include an objective to prepare a comprehensive Renewable Energy Strategy for the County during the lifetime of the plan which is consistent with the Regional Renewable Electricity Strategy (RRES), and which provides clear objectives for renewable energy development in the County.</p> <p><b>CEH5.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to progress sustainable transportation measures, electric vehicles, and public transport options while promoting compact growth and brownfield land redevelopment.</p>
	<p><b>Strategic Flood Risk Assessment</b></p> <p>The planning authority must prepare a Strategic Flood Risk Assessment (SFRA) for the upcoming draft Development Plan, following The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009). The guidelines' detailed requirements, including the staged</p>	<p><b>Strategic Flood Risk Assessment</b></p> <p>The Council shall prepare Strategic Flood Risk Assessment in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009). The assessment will consider land suitability for development based on existing and potential flood risk and follow a sequential approach. The Council will collaborate with the OPW in relation to the preparation of the SFRA and in relation to the objectives and policies to be</p>	<p><b>CEH6.</b> The draft County Development Plan 2025 – 2031 should include a Strategic Flood Risk Assessment (SFRA) carried out in accordance with the relevant guidelines and include policies and objectives to ensure compliance with the outcome of the SFRA.</p>

Climate Change, Env & Heritage	<p>approach to flood risk assessment, sequential approach, and the plan-making justification test, should be considered.</p> <p>The Office advises against using information from the Office of Public Works' (OPW) Preliminary Flood Risk Assessment (PFRA) and arterial drainage benefitting land maps to inform the SFRA, as they are unsuitable for this purpose. The flood risk zones should be overlaid on the land use zoning maps in the draft Plan, and digital mapping data must be provided to the Office and the OPW to facilitate assessment. To avoid issues during the draft plan stage, the planning authority should collaborate closely with the OPW concerning the preparation of the SFRA.</p>	<p>included within the development plan for flood risk management. A precautionary approach to land zoning and site-specific Flood Risk Assessment (FRA) will be required in areas potentially affected by flooding.</p>	
Economic Activity	<p>The Office acknowledges the expansion of County Monaghan's economic base from its previous reliance on the agricultural sector to a stronger presence in the industrial, enterprise, and services sectors. The strategic border location of County Monaghan, along the Dublin to Letterkenny/Derry City corridor and adjacent to the Dublin/Belfast eastern economic corridor, the mix of established domestic and international companies, and the prevalent agri food sector is noted. The high jobs ratio in Monaghan Town, Carrickmacross and Castleblayney places them in a strong position to support sustainable growth and reduce one off rural housing pressures.</p> <p>The RSES outlines future priorities for economic development for Monaghan Town such as the strategic importance of the development of the employment lands to the northeast of the town and integrating them with population growth. The planning authority is encouraged to proactively identify sites for economic development, especially</p>	<p>The strategic priority of addressing economic resilience and connectivity in County Monaghan aligns with the vision for the county's future. Monaghan's strategic location along with improvements in digital and physical infrastructure, will create new opportunities for strengthening the local employment base and fostering sustainable population growth centred around county towns.</p> <p>The Council acknowledges the OPR reference to the Regional Spatial and Economic Strategy (RSES) and its priorities for economic development in Monaghan Town. The lands to the north-east of the town hold significant potential for employment growth, and Monaghan County Council will endeavour to ensure their integration with population growth and to promote their strategic importance for future employment. The Council welcomes the encouragement to be proactive in identifying sites and opportunities to support economic development and employment. The Council is committed to exploring and maximising the potential of urban-led and brownfield regeneration sites in line with national, regional, and local policies, including the principles outlined in the section 28 guidelines on retail planning and national roads.</p>	<p><b>EA1.</b> The draft County Development Plan 2025 – 2031 should include economic development objectives that are informed by an employment lands capacity analysis setting out the existing quantum and capacity of employment lands both developed and undeveloped and servicing information to inform future employment land zonings, and that are based on sound evidence and spatial analysis of employment typologies, their location, concentration, and future growth areas.</p> <p><b>EA29.</b> The draft Monaghan County Development Plan 2025-2031 should include zoning objectives informed by the preparation of a spatial analysis of the quantum of employment lands both developed and undeveloped, the rate of take up of zoned employment land, servicing information including accessibility, and based on population growth, and economic and</p>

<b>Economic Activity</b>	<p>urban led and brownfield regeneration sites, in line with national, regional local policies particularly retail planning and national road guidelines.</p> <p>The need to zone employment lands in line with the Development Plan's economic strategy is emphasised, requiring a clear evidence-based and rational approach using up to date and sound datasets. The Development Plan should provide data on the quantum and capacity of existing employment lands and address any shortfalls/oversupplies in provision. The methodology for new employment land proposals, although County specific, should align with the Development Plan Guidelines. The local authority must ensure that Enterprise and Employment zoning objectives avoid conflicting uses that compete in terms of operational and environmental needs.</p> <p>The sequential approach to zoning, site servicing, access arrangements, public transport, and settlement consolidation should be considered. Accessibility is crucial for identifying employment zones, with different types of employment uses requiring specific transport access (i.e low intensity or high intensity employment uses) as well as accessibility by sustainable transport modes.</p>	<p>It is acknowledged that all future employment land use zonings need to be founded on a strong evidence base, and the Draft Development Plan should be grounded in in up-to-date data and reliable spatial analysis of employment typologies, locations, and future growth areas. The Council will conduct an assessment of the existing quantum and capacity of employment lands, both developed and undeveloped, to make informed decisions about future requirements and any potential shortfalls or oversupplies.</p> <p>The Council shall have regard to the need to ensure that Enterprise and Employment zoning objectives avoid conflicting uses that could lead to competing operational and environmental requirements.</p> <p>The Council acknowledges the significance of a sequential approach to zoning and will give due consideration to site servicing, access arrangements, proximity to public transport, and settlement consolidation. The identification of employment zonings will be done strategically, taking into account accessibility, especially concerning low-intensity and high-intensity employment uses.</p>	<p>employment growth and change over the lifetime of the plan.</p> <p><b>EA2.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that emphasise improving digital infrastructure and connectivity to support business growth, innovation, and remote working opportunities.</p> <p><b>EA26.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to facilitate the conditions necessary for skilled jobs to be developed and retained in County Monaghan.</p>
<b>Infrastructure &amp;</b>	<p><b>Transport and Infrastructure</b></p> <p>The OPR notes that the Issues Paper recognises the significance of a multi modal transport network system for Monaghan's business competitiveness and welcomes the commitment for the Development Plan aims to enhance infrastructure accessibility while promoting sustainability.</p>	<p><b>Transport and Infrastructure</b></p> <p>The Council is committed to the development of an integrated land use and transport-planning approach to the draft Development Plan. The Development Plan will align with the NPF and RSES, which emphasise active and public transport modes. Central to this is a significant modal shift away from the private car to reduce carbon emissions and to comply with the requirements of national policy and the planning authority will consult with the NTA with a view to establishing realistic and achievable modal shift targets.</p>	<p><b>IS1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that support and protect all existing and planned key infrastructural projects in the County and prioritise their delivery.</p> <p><b>IS2.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that ensures the integration of transport and land use planning is a key component of the</p>

<p><b>Infrastructure &amp; Services</b></p>	<p>Key routes connecting County Monaghan to urban areas and Northern Ireland are acknowledged, including the Dublin-Belfast corridor. The Office notes that key infrastructure projects like N2 Clontibret upgrade and N2 Ardee to Castleblayney route enhancements are progressing, and the planning authority is advised to cooperate with Transport Infrastructure Ireland (TII) for successful implementation.</p> <p>Considering transportation's greenhouse gas emissions and energy consumption, the planning authority should collaborate with the National Transport Authority (NTA) to establish modal share targets. Baseline modal share data and targets from other plans such as Laois County Development Plan can provide guidance.</p> <p>The submission highlights the need for policies to maximise the benefit of existing and planned public transport investment. In the absence of long-term public transport infrastructure, it is vital to ensure that planned improvements to the national road network are not undermined by a growth in demand for car travel, particularly for short journeys. Adherence to relevant guidelines and policies is recommended. The submission highlights RPO 6.5 of the RSES regarding the need to protect the capacity and safety of the region's land transport networks and the Spatial Planning and National Road Guidelines for Planning Authorities (DECLG, 2012).</p> <p>Implementation of the Design Manual for Urban Roads and Streets (2019), consistent with RPO 6.26, is encouraged to promote sustainable and active transport modes, and improve street environment and quality of life of urban areas.</p>	<p>The current County Development Plan 2019-2025 contains policy to protect the route of the N2 upgrade corridor and this will be reiterated and strengthened in the Development Plan for 2025-2031 to comply with RPO 6.5 of the RSES. However, this will be accompanied by objectives and policies to progress a modal shift away from the private car and reduce the need to travel to ensure infrastructure improvements in capacity and safety are not undermined by increased usage.</p> <p>It is important that policy is included in the draft Development Plan to support the development of key infrastructural providers for the County and the wider region. Appropriate policies will also be included to safeguard the development of these projects.</p> <p>The draft Development Plan will ensure proactive policy support in the implementation of the Design Manual for Urban Roads and Streets (revised 2019).</p> <p>The Council will continue to liaise with Uisce Éireann in terms of its new Infrastructure Capital Investment Programme, and particularly in relation to investment in unserved rural towns and villages, which is essential to facilitate development and any opportunity for sustainable growth.</p>	<p>Development Plan including place making, public realm, regeneration, and climate change.</p> <p><b>IS3.</b> The draft County Development Plan 2025 – 2031 should include an objective to set baseline modal share targets.</p> <p><b>IS4.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that progress a modal shift away from the private car and reduce the need to travel to ensure infrastructure improvements in capacity and safety are not undermined by increased usage.</p> <p><b>IS5.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that support the implementation of the Design Manual for Urban Roads and Streets (DMURS) as revised.</p> <p><b>IS6.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that support and facilitate the Capital Investment Programme of Uisce Éireann.</p>
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	<p>Proactive collaboration with Uisce Éireann is needed for wastewater and water infrastructure projects, aligning with NPF and RSES. Proper waste infrastructure is crucial for regional development, and the planning authority should have regard to RPOs 8.8 – 8.23).</p>		
<p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>Other Issues</b></p>	<p><b>Consultation Strategies</b>                  The Office commends the planning authority for their effective strategies to engage the public in the Development Plan review, including public events, radio adverts, and one-to-one consultations. The submission refers to the OPR publication "Increasing Public Engagement in Local Authority Development Plans – A communications toolkit," which presents successful practices employed by various local authorities and offers practical suggestions and examples. The Office welcomes the use of social media to guide people on how to contribute and looks forward to receiving feedback on the effectiveness of the planning authority's consultation approach in due course.</p>	<p><b>Consultation Strategies</b>                  The Council note the comments and the suggestions made in the submission in relation to public consultation. The Council shall have regard to the OPR publication "Increasing Public Engagement in Local Authority Development Plans – A communications toolkit" in relation to further stages of public consultation in respect of the Monaghan County Development Plan 2025-2031.</p>	<p>No specific recommendation.</p>

<b>Northern Western Regional Assembly (NWRA) Submission PDS37</b>			
	<b>Issue Raised</b>	<b>Chief Executive's Opinion on Issues Raised</b>	<b>Chief Executive's Recommendation</b>
<b>Settlement Strategy</b>	<p><b>Core Strategy</b> The submission highlights that the Development Plan Guidelines (2022) provide additional direction to Local Authorities regarding plan preparation and core strategy approach, long term Strategic Development Sites, analysis of zoned land, and extant permissions. (Sec. 4.4.2 and 4.4.3 of the guidelines refers). The submission adds that availability of Census results will assist Monaghan County Council in determining an appropriate Core Strategy approach, considering the ambition to grow Monaghan Town by at least 30% between 2020 and 2040.</p> <p>The submission highlights that there has been a housing shortage across the entire region, including Monaghan, with the RSES 2 Year monitoring report indicating low housing completions of only 20-30% of allocated targets. The submission notes the modest number of houses constructed in Monaghan Town over the period 2018-2022 and the draft Plan should address extant permissions and potential barriers to development through active land management.</p> <p>The Council should consider the necessary relevant staff within the Development Plan Team as outlined in the Development Plan Guidelines.</p> <p>Additionally, the Draft Plan should consider initiatives like RPO 3.7 (Serviced Sites), and financial incentives introduced by the Government under the Croí Cónaithe Scheme.</p> <p>The Plan should also prioritise compact growth and brownfield site development, as defined in the RSES. The settlement hierarchy should be evaluated,</p>	<p><b>Core Strategy</b> The Development Plan shall have regard to the Development Plan Guidelines, particularly emphasising the core strategy approach, Long Term Strategic Development Sites, and the analysis of zoned land and extant permissions (as detailed in Sections 4.4.2 and 4.4.3).</p> <p>The Census results will be utilised to inform the Core Strategy approach, with particular focus on the goal of achieving a 30% growth for Monaghan Town between 2020 and 2040.</p> <p>Having regard to the housing shortage prevalent in the region and low housing completions, including Monaghan, as indicated by the RSES 2 Year monitoring report, the draft Plan should prioritise addressing extant permissions and proactively managing potential barriers to development through active land management strategies. This approach will contribute to alleviating housing shortages and fostering sustainable growth within the county.</p> <p>The comments in relation to the staffing of the Forward Planning Team are noted. It is important that the Forward Planning Team have appropriate technical and administrative support to deliver an effective and efficient forward planning function in line with the provisions of the Development Plan Guidelines.</p> <p>The issue of collaboration with Cavan County Council regarding a combined approach to Carrickmacross and Virginia as places of Regional Potential shall be explored in consultation with Cavan County Council during engagement as part of the Draft Development Plan preparation.</p>	<p><b>Core Strategy</b> <b>SS10.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that prioritise growth allocation for towns and villages in accordance with the National Planning Framework Implementation Roadmap, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.</p> <p><b>SS11.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that facilitate and encourage compact growth through a proactive land management approach to the development of brownfield sites for housing.</p> <p><b>SS12.</b> The draft County Development Plan 2025-2031 should include objectives and policies that promote and facilitate the provision of serviced sites within towns and villages.</p> <p><b>SS13.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with the Development Plan Guidelines for Planning Authorities (2022), particularly with respect to the preparation of the Core Strategy</p> <p><b>SS14.</b> The draft County Development Plan 2025 – 2031 should include an objective that encourages collaboration between Monaghan and Cavan County Councils regarding a</p>

	<p>especially concerning that below Tier 1 (Monaghan Town), Potential collaboration with Cavan County Council regarding a combined approach to Carrickmacross and Virginia as places of Regional Potential should be explored.</p>		<p>combined approach to Carrickmacross and Virginia as places of Regional Potential as set out in the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.</p>
<p><b>Economic Activity</b></p>	<p>The submission highlights the RSES emphasis on strengthening Digital Networks to incorporate emerging technologies in policy, including promotion of Smart Places (RPOs 6.36 - 6.60). This is especially relevant given the EDIH Project Data2Sustain and the ongoing work of ERNACT and associated opportunities with PEACE Plus (SEUBP). The Assembly notes the absence of reference to Smart Technologies in the Issues Papers, and it is suggested that they can influence the Monaghan LECP and programmes arising from his plan.</p> <p>In respect to Tourism the submission recommends the Council consider supporting infrastructure investment including placemaking projects and co-operation with Cavan via Failte Ireland's Branding proposition of Ireland's Ancient East to deliver on the ambitions of RSES RPOs 4.6, 4.7 and 4.8.</p> <p>The observations aim to assist in shaping the new Monaghan Draft County Development Plan for the benefit of our communities.</p>	<p>The emphasis on bolstering Digital Networks to accommodate emerging technologies and the promotion of Smart Places is noted. The Council acknowledges the importance of incorporating Smart Technologies into the Draft Plan, as highlighted by the RSES. The suggestion to explore their influence on the Monaghan Local Economic and Community Plan (LECP) and associated programs is noteworthy and will be considered in the formulation of the draft development plan.</p> <p>The Council acknowledges the recommendation to collaborate with Cavan via Failte Ireland's Branding proposition for supporting infrastructure investment and placemaking projects. This approach aligns with the Council's ongoing efforts to enhance the tourist experience and promote local attractions in the County.</p> <p>The Council acknowledges the value of these observations in shaping the forthcoming draft Monaghan County Development Plan. The Council will be incorporating these considerations into draft development plan preparation process to ensure a sustainable future for communities in the County.</p>	<p><b>EA3.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to support the strengthening of digital networks and promote Smart Places in line with Regional Policy Objectives 6.36 -6.60 of the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.</p> <p><b>EA4.</b> The draft County Development Plan 2025 – 2031 should include objectives to support tourism infrastructure investment and placemaking projects and to co-operate with Cavan County Council via Failte Ireland's Branding proposition of Ireland's Ancient East to deliver on the ambitions of RPO 4.6, 4.7 and 4.8 of the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.</p>
<p><b>Infrastructure and Services</b></p>	<p><b>Transport, Modal Shift and Climate Action</b></p> <p>The NWRA submission highlights that County Monaghan remains disadvantaged in the area of transport when compared nationally and this is acknowledged by the National Planning Framework (NPF). Improvement of links to the North/Northwest is committed to in the NPF and National Development Plan (NDP), however, current barriers hinder progress on several projects in the county, like the N2 from Ardee to the Border (RPO 6.7). Funding shortages are delaying the Clontibret-Border section, with no funding for Phase 1 (Ardee-Castleblaney in 2023). The Draft Plan should prioritise</p>	<p><b>Transport, Modal Shift and Climate Action</b></p> <p>Monaghan County Council concurs with the observations made by the NWRA regarding the state of transport infrastructure in County Monaghan, are acknowledged in the National Planning Framework (NPF). The commitment to enhancing links to the North/Northwest outlined in the NPF and National Development Plan (NDP) is recognised. However, there are existing barriers impeding progress on various projects, including the N2 from Ardee to the Border (RPO 6.7). The delays caused by funding shortages for the Clontibret-Border section, with no funding allocated for Phase 1 (Ardee-Castleblaney in 2023), are concerning. Monaghan County Council acknowledges the NWRA's recommendation to prioritise the N2</p>	<p><b>IS7.</b> The draft County Development Plan 2025 – 2031 should include a policy to protect the selected N2 upgrade route between Ardee and the Border.</p> <p><b>IS8.</b> The draft County Development Plan 2025 – 2031 should include an objective to produce a Local Transport Plan for Monaghan Town along with policies that advocate sustainable mobility such as reduced car reliance, promoting walking, cycling, and public transport as alternatives.</p>

<b>Infrastructure &amp; Services</b>	<p>this scheme, and the NWRA will advocate for timely progress. The NWRA recommend that Local Transport Plans (LTPs) for Monaghan Town and other places should focus on Sustainable Mobility and climate action measures to reduce car reliance.</p> <p>The upcoming All Island Strategic Rail Review will be relevant to inform policies in the Draft Plan. The NWRA has advocated for the inclusion of Border Counties, including Monaghan, in a new All Island Rail Network to achieve modal shift and long-term sustainability. The preliminary report from the review can help frame transport objectives in the Draft Plan.</p>	<p>scheme in the Draft Plan and supports the advocacy for timely progression by the NWRA. Policy NR7 of the current Monaghan County Development Plan 2019-2025, which protects the selected route of the N2 upgrade road scheme from development that could prejudice the future delivery of the project, shall be included within the new development plan, and further strengthened to prioritise the delivery of the project.</p> <p>The Council endorses the NWRA's suggestion of focusing on Sustainable Mobility and climate action measures to reduce car dependency within Local Transport Plans (LTPs) for Monaghan Town and other areas. Monaghan County Council values the NWRA's advocacy for the inclusion of Border Counties, including Monaghan, in an All-Island Rail Network to promote modal shift and long-term sustainability. The Council will collaborate with NWRA to promote comprehensive rail connectivity, supporting sustainable choices and reduced emissions. The findings of the All-Island Strategic Rail Review will inform objectives and policies within the Draft Plan.</p>	<p><b>IS9.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that take account of the findings of the All-Island Strategic Rail Review advocating for enhanced rail networks and modal shift.</p>
<b>Climate Change, Env &amp; Heritage</b>	<p><b>Other Climate Action Measures</b></p> <p>The NWRA submission highlights that Regional Spatial and Economic Strategy (RSES) emphasises Climate Action across various sectors, including compact growth and the promotion of a low carbon region through onshore and offshore renewable energy, particularly in the Bioeconomy sector. The Draft Plan should align with the ambition of developing Bio-refining Hubs (RPOs 4.27 - 4.29).</p> <p>The submission states that the NWRA is currently collaborating with the SEAI and the Department of Environment, Climate &amp; Communications to create a Regional Renewable Electricity Strategy (RRES) outlined in the Climate Action Plan 2022. This Strategy will involve consultation with Local Authorities, requiring each County to review its Renewable Energy</p>	<p><b>Other Climate Action Measures</b></p> <p>The significance of Climate Action as emphasised by the Regional Spatial and Economic Strategy (RSES) across diverse sectors is acknowledged. The Council acknowledges the importance of aligning the Development Plan with these principles, particularly in relation to compact growth and the promotion of a low carbon region through renewable energy initiatives, including the Bioeconomy sector. The suggestion to pursue the development of Bio-refining Hubs in line with RPOs 4.27 - 4.29 is duly noted and will be considered.</p> <p>The Council appreciates the NWRA's collaboration with the SEAI and the Department of Environment, Climate &amp; Communications to formulate a Regional Renewable Electricity Strategy (RRES) in alignment with the Climate Action Plan 2022. The importance of actively participating in this consultation process to evaluate Renewable Energy contributions to the National Grid is recognised. The objectives and policies in the current County Development Plan will be incorporated within the draft Development Plan to reflect a</p>	<p><b>Other Climate Action Measures</b></p> <p><b>CEH7.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that align with the principles of the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area emphasising Climate Action, compact growth, and the promotion of a low carbon region.</p> <p><b>CEH8.</b> The draft County Development Plan 2025 – 2031 should include an objective to support the development of Bio-refining Hubs as outlined in the Regional Policy Objectives 4.27 - 4.29 of the Regional Spatial Economic Strategy for the Northern and Western Regional Assembly area.</p>



<b>Climate Change, Env &amp; Heritage</b>	<p>contributions to the National Grid and make necessary policy amendments.</p> <p>The National Sustainable Mobility Policy by the Department of Transport, dated April 2022, contains an aim that the NTA will assist to analyse and prioritise development lands within 1km of public transport networks. Land zoning in the draft Plan should have regard to and incorporate the goals of the Sustainable Mobility policy.</p>	<p>strong commitment to sustainable development, low carbon growth, and enhanced accessibility in line with national and regional strategies. Monaghan County Council shall engage in consultation with the NWRA and review Renewable Energy contributions to the National Grid, considering necessary policy amendments to align with regional and national renewable energy objectives.</p> <p>The Council acknowledges the National Sustainable Mobility Policy from the Department of Transport, dated April 2022. The Council will endeavour to incorporate the goals of the Sustainable Mobility policy into land zoning within the draft Plan.</p> <p>Overall, the Council is committed to addressing critical climate action measures and working collaboratively with the NWRA and other stakeholders to ensure that the Development Plan reflects a strong commitment to sustainable development, low carbon growth, and enhanced accessibility in line with national and regional strategies.</p>	<p><b>IS11.</b> The draft County Development Plan 2025-2031 should include objectives and policies that align with the provisions of the National Sustainable Mobility Policy and the National Investment Framework for Transport in Ireland.</p>
<b>Other Issues</b>	<p><b>Introduction/General Matters</b></p> <p>The NWRA submission acknowledges that the existing Monaghan County Development Plan (2019-2025) demonstrated strong alignment with the Regional Spatial and Economic Strategy (RSES) and National Planning Framework (NPF). Following the adoption of the RSES in 2020, the Monaghan CDP was varied, and the Assembly provided feedback during the process.</p> <p>Monaghan County Council also offered feedback to the Assembly in the RSES 2 Year Monitoring Report, which evaluated progress in RSES implementation and was published in Q4 2022. The findings of this report, along with Census 2022 data, will inform the new development plan. The report indicates steady population growth in County Monaghan, with an overall increase of 5.6% since 2016.</p>	<p><b>Introduction/General Matters</b></p> <p>The Council values the insights provided by the NWRA in their submission.</p>	<p><b>O11.</b> The draft County Development Plan 2025 – 2031 should incorporate a strategic vision and policy objectives aligned with the National Strategic Outcomes of the National Planning Framework and the Regional Strategic Outcomes of the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.</p>

## 2.1 Responses by Prescribed Bodies and Government Organisations

	Issue Raised	Chief Executive's Opinion on Issues Raised	Chief Executive's Recommendation
Environmental Assessment & Monitoring	<p><b>HSE</b>                      Recommends incorporating the following objectives within the development plan: -</p> <p>Encourage the adoption of sustainable energy sources for all activities and infrastructure linked to the local authority, including social housing, to lower greenhouse gas emissions. This will effectively reduce both air pollution and the potential for cardiovascular and respiratory diseases.</p> <p>Maintain an adequate number of waste management facilities within the county, while ensuring their impact on health and the environment is minimised. Achieve this by implementing regulations and selecting suitable locations based on economic, environmental, and social considerations.</p> <p>Develop green spaces and support biodiversity in Co. Monaghan to mitigate heat, noise, and air pollution and promote better physical and mental health for the local population.</p>	<p>The adoption of more sustainable energy sources for local authority activities and in general across the County will be an important objective of the County Development Plan in accordance with both the Government's National Adaptation Framework and Climate Action Plan, and the forthcoming Monaghan County Council Local Authority Climate Action Plan (LACAP).</p> <p>Monaghan County Council provides and maintains a network of public waste management facilities across the County, and the identification of need for additional facilities or enhancement of existing facilities will be considered as part of the preparation of the development plan.</p> <p>The Council acknowledges the provision of green infrastructure, and the protection and enhancement of biodiversity are important considerations in the formulation of the development plan. The Council also acknowledges the wider benefits these can have in terms of health and wellbeing, amenity, climate change adaptation, flood prevention and for the recreational and tourism sectors. The development plan shall contain robust and comprehensive policies to support the protection and enhancement of green infrastructure and the protection and restoration of biodiversity and habitats.</p>	<p><b>EAM1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p> <p><b>EAM2.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that promote and support the transition to Circular Economy principles having regard to the National Waste Management Plan for a Circular Economy 2023-2029 and any other relevant national policy on waste.</p> <p><b>CEH12.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that encourage and promote the restoration of ecosystems and the protection and enhancement of biodiversity.</p> <p><b>CEH13.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to promote and enhance green infrastructure in the County and acknowledge the multiple benefits of green infrastructure in terms of health/wellbeing, climate adaptation, social inclusion, and tourism.</p>

<p><b>Settlement Strategy</b></p>	<p>Land Development Agency <i>Growth Strategy</i> The Land Development Agency (LDA) highlights its commitment to compact growth and brownfield development and to use its role to progress the and regeneration of strategic sites to increase housing supply, particularly social housing. It is anticipated that a substantial portion of future urban development will involve substantial regeneration projects, it is essential for these areas to be addressed in policy framework of the Monaghan County Development Plan.</p> <p><i>Regeneration and land use planning</i> The LDA supports regeneration and plays a key role in coordinating appropriate State lands for regeneration and development, opening key sites which are not being used effectively for housing delivery in driving strategic land assembly, working with both public and private sector landowners. The LDA considers that the plan should be guided by the potential of regeneration areas in state ownership.</p> <p>Under the LDA Act it is a requirement of the Agency to maintain a register of all relevant public land. The public web map <a href="https://lda.ie/public-lands/register-of-relevant-lands">https://lda.ie/public-lands/register-of-relevant-lands</a> could be used as a tool for the Local Authority to identify public land that could potentially be used to deliver compact urban development and regeneration.</p> <p>The LDA supports an integrated approach to land use and transportation solutions throughout the County and the LDA would welcome consultation and collaboration with the Council and the NTA on the preparation of the local transport plans having regard to redevelopment, compact growth, and regeneration of public lands.</p>	<p><i>Growth Strategy</i> The Council acknowledges the role of the LDA in co-ordinating the delivery of large-scale housing projects. The Monaghan County Development Plan 2025-2031 should align with the provisions of Housing for All and consideration will be given to the development of brownfield and regeneration sites for housing in the first instance.</p> <p><i>Regeneration and land use planning</i> The Council agrees that the plan should consider the potential of regeneration areas in state ownership. A proactive land management approach to identify and assemble key sites in town centres for residential and mixed-use development should be referenced in the development plan. It is recognised that the National Planning Framework (NPF) target of developing 30% of new housing on brownfield lands will contribute to sustainable communities and urban renewal.</p> <p>Monaghan County Council has been successful in obtaining URDF Funding for a large-scale regeneration project in Monaghan Town and the County Development Plan 2019-2025 has been varied to ensure that all development proposals in the town have regard to the regeneration strategy and its objectives. These objectives will be reviewed and strengthened in the Development Plan 2025-2031.</p> <p>The Council are committed to the delivery of the regeneration projects at Dublin Street North, Dublin Street, and Roosky Lands and these projects have potential to open up significant development lands for housing in the town centre. The Council also acknowledges the need to adopt a proactive approach toward active land management to assemble key sites in town centres to deliver residential and mixed-use development which would contribute</p>	<p><b>HS2.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies for Housing that align with the provisions of Housing for All – A New Housing Plan for Ireland (DOEHLG,2021).</p> <p>SS11. The draft County Development Plan 2025 – 2031 should include objectives and policies that facilitate and encourage compact growth through a proactive land management approach to the development of brownfield sites for housing.</p> <p>SS15. The draft County Development Plan 2025 – 2031 should include objectives and policies that seek to achieve the National Planning Framework (NPF) target of developing 30% of new housing on brownfield lands.</p> <p>SS16. The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with the local transport plan for Monaghan Town.</p>
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<b>Settlement Strategy</b>		<p>toward NPF Targets to ensure that 30% of all new housing is developed within existing built-up footprint of settlements.</p> <p>Existing and planned regeneration strategies shall be integrated into the County Development Plan to ensure that all development proposals align with the objectives of these regeneration strategies.</p> <p>The Council notes the reference to the public web map showing all relevant public lands, however as there are no towns within the County classified as Census towns as their populations are below 10,000, there is no information on this register relating to County Monaghan.</p> <p>The County Development Plan 2025-2031 will have a focus on the integration of land use and transportation and the Council will consult and collaborate with the NTA on the preparation of the local transport plans to progress redevelopment, compact growth and regeneration of public lands. The Council in collaboration with the NTA, are in the process of preparing a local transport plan for Monaghan Town. Further collaboration with the LDA and other relevant stakeholders shall take place during the preparation of the development plan. Active dialogue and partnership will assist in maximising the effectiveness of housing and development initiatives within the County.</p>	
	<p><b>National Transport Authority</b> <i>Guiding Principles</i></p> <p>The NTA recommends that the preparation of the Development Plan should be guided by, and include, land use policies and objectives, which support the consolidation of urban-generated development within existing urban areas, in complement with the integration of land use and transport planning, as follows:</p> <p>In accordance with the NPF and RSES, development patterns which seek to consolidate development should be supported and prioritised as a means of preventing urban sprawl, reducing the demand for</p>	<p><i>Guiding Principles</i></p> <p>It is agreed that the preparation of the Development Plan should be guided by, and include, land use policies and objectives, which support the consolidation of urban-generated development within existing urban areas, in complement with the integration of land use and transport planning. The development plan will seek to consolidate development, prevent urban sprawl, reduce the demand for long-distance travel, and maximise the use of existing transport infrastructure and services. The sequential approach will be a determining factor in terms of spatially determining the location of new development, which will in turn support walking, cycling and public transport. The development plan will resist new “out-of-town” retail developments and trip intensive development, such as large-scale office developments at more peripheral and / or</p>	<p><b>SS17.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that ensures the integration of land use and transport planning, facilitates the development of the 10-minute town concept and ensures access by walking, cycling and public transport is a key determinant in the location of local services such as schools, retail, and leisure facilities.</p> <p><b>SS18.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that promote and facilitate the sequential approach to consolidate urban-</p>

<p><b>Settlement Strategy</b></p>	<p>long-distance travel and maximising the use of existing transport infrastructure and services.</p> <p>The location of development should be guided by the 'sequential approach' whereby development is located within the town core in the first instance and on lands where the resulting travel demand can be met by walking, cycling and public transport.</p> <p>Major new "out-of-town" retail developments should not be supported.</p> <p>Trip intensive development, such as large-scale office developments, should not be supported at more peripheral and / or less accessible locations.</p> <p>Land use policies which seek to provide for an appropriate mix of uses at the district and neighbourhood level should be supported.</p> <p>Development should be based on the "Avoid-Shift-Improve" principle; the "Decide and Provide" approach to the planning and design of transport networks; and the general objectives of the 10-minute town concept.</p> <p>The Development Plan should ensure that access by walking, cycling and public transport is a key determinant in the location of local services such as schools, retail, and leisure facilities.</p> <p><i>Core Strategy</i> The NTA recommends that the extent and location of future industry, retail, schools and other commercial type land uses (particularly trip intensive land uses), should predominantly be focused on existing areas and ones that are currently served or will be served with sustainable transport options.</p>	<p>less accessible locations. The development plan will contain land use policies which seek to provide for an appropriate mix of uses at the district and neighbourhood level as well promote the "Avoid-Shift-Improve" principle; the "Decide and Provide" approach, and the general objectives of the 10-minute town concept. The Development Plan should ensure that access by walking, cycling and public transport is a key determinant in the location of local services such as schools, retail, and leisure facilities.</p> <p><i>Core Strategy</i> The planning authority acknowledges the requirements for the Development Plan to be consistent with the NPF and the RSES and relevant Section 28 Guidelines. The draft Monaghan County Development Plan 2025 – 2031 will set out the Core Strategy and Settlement Strategy for the County over the plan period in line with the requirements Section 10(2)(A) of the Planning and development</p>	<p>generated development within existing urban areas, prevent urban sprawl, reduce the demand for long-distance travel, and maximise the use of existing transport infrastructure and services.</p> <p><b>SS19.</b> The draft County Development Plan 2025 – 2031 should include a Core Strategy and Settlement Strategy for the County over the plan period in line with the requirements of the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.</p> <p><b>SS20.</b> The draft County Development Plan 2025 – 2031 should include objective to carry out an assessment of inter-settlement travel patterns across the County and to key settlements in neighbouring counties.</p> <p><b>SS16.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with the local transport plan for Monaghan Town.</p>
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<p><b>Settlement Strategy</b></p>	<p><i>Movement at Inter-Settlement level</i>                  It is recommended that an assessment of inter-settlement travel patterns across the County and to key settlements in neighbouring counties is undertaken, in order to better understand travel patterns and associated transport infrastructure and services requirements. Commuting patterns between the County Monaghan towns, and the interdependencies of the towns throughout the County and also to towns in neighbouring Counties should be examined to better understand the relationship between current land use patterns and associated travel patterns.</p> <p><i>Movement at Settlement Level – Local Transport Plans (LTP)</i>                  The NTA recommends that Local Transport Plans are prepared for the higher order settlements in the County in order to guide the future growth of these towns. The preparation of LTPs should be guided by the methodology set out in the suite of NTA/TII documents relating to Area Based Transport Assessment including <i>Area Based Transport Assessment (ABTA): How to Guide, Pilot Methodology, and Area Based Transport Assessment (ABTA) Template Brief</i> (<a href="https://www.nationaltransport.ie/strategic-planning/guidance-documents/">https://www.nationaltransport.ie/strategic-planning/guidance-documents/</a>). The NTA welcomes consultation and collaboration with the Council and TII in the preparation of the Monaghan LTP.</p>	<p>Act 2000 (as amended) which requires the plan to be consistent with the NPF and RSES. The location of future residential development, industry, retail, schools and other commercial type land uses (particularly trip intensive land uses) should have regard to the location of existing or planned sustainable transport options to optimise investment in same.</p> <p><i>Movement at Inter-Settlement level</i>                  The Council acknowledges the recommendation to prepare an assessment of travel patterns between settlements within County Monaghan and to neighbouring counties to understand transport requirements The need to focus on commuting patterns between towns and interdependencies between towns is noted. The Council acknowledges that this approach would benefit future land use policies and planning for future transport investment. It is considered that collaboration with adjoining local authorities would be key in any such assessment.</p> <p><i>Movement at Settlement Level – Local Transport Plans (LTP)</i>                  The Council acknowledges the need to prepare Local Transport Plans for higher-order settlements, starting with Monaghan town, which is guided by NTA/TII methodology.</p>	
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<p><b>Settlement Strategy</b></p>	<p>An Chomhairle Ealaíon (The Arts Council)  <i>Use of cultural quarter designations</i>                  Town centre policy should include consideration of use of designated Cultural Quarters to identify, preserve and enhance existing clustered attractions and/or land uses which co-exist and provide artistic and cultural value within a defined area. Land uses in these areas (which may include night-time activities) are bound by a common physical, artistic, cultural, architectural, or social theme, that collectively, contribute more to the character, function and value of the area than its constituent parts or activities.</p> <p><i>Short-term 'meanwhile use' to address vacancy</i>                  The preparation of town centre plans in Monaghan should give consideration to the use of 'Meanwhile uses' (the short-term temporarily use of vacant or under-utilised buildings or properties until they can be brought back into viable and more permanent commercial use) in certain instances where the opportunities and potential benefits arise.</p> <p>Temporary meanwhile use be facilitated through use of spatial designations or existing landuse zoning provisions in central or commercial areas where, 'meanwhile' uses may be acceptable for a defined or temporary period of time without necessity for to secure planning permission for 'change of use' subject to compliance with normal planning circumstances and environmental obligations.</p> <p>The increased use of public spaces to facilitate enhanced community use and engagement is consistent with National Government's 'Town Centre First' approach which seeks to support viable, vibrant and attractive locations for people to live, work and visit, while also functioning as the service, social, cultural and recreational hub for the local community.</p>	<p><i>Use of cultural quarter designations</i>                  Consideration will be given in the preparation of the development plan to the identification and designation Cultural Quarters.</p> <p><i>Short-term 'meanwhile use' to address vacancy.</i>                  While the comments made are acknowledged and noted, the planning authority consider that this matter would need to be addressed at Central Government level through the provision of relevant legislation and policy. The Development Plan will include a spatial policy objective to support provision of artist live-work spaces and creative hubs for artists such as the Clones Artists' Studios for those formally engaged in the Arts and Culture industries. The designation of 'cultural quarters' or areas within defined town centres where land use policy supports the temporary use of vacant buildings and properties for arts and cultural purposes.</p>	<p>No specific recommendation.</p> <p><b>SS32.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to ensure that town and village development aligns with the 'Town Centre First' approach to create and deliver dynamic public spaces, to encourage community interaction, to give pedestrian priority, to provide diverse cultural activities, and to support the work of the Town Regeneration Office.</p>
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<b>Settlement Strategy</b>			
	<p>Uisce Éireann <i>Zoning</i> Uisce Éireann are available to assist in the process of identifying suitable zoned lands from a water services perspective. Sequential development in areas with existing water services infrastructure and spare capacity is encouraged. In assessing the infrastructure requirements to service a large area of land, it is preferable to have an overall development masterplan including phases of development and timelines so that an overall strategic water services plan for the lands can be developed.</p> <p>With regard to zoning and development in lands with no public water services infrastructure, as outlined in Draft Water Services Guidelines for Planning Authorities (Jan 2018), Section 5.3: 'It is the policy of Uisce Éireann to facilitate connections to existing infrastructure, where capacity exists, in order to maximise the use of existing infrastructure and reduce additional investment costs. There is a general presumption that development will be focused into areas that are serviced by public water supply and wastewater collection networks. Alternative solutions such as private wells or wastewater treatment plants should not generally be considered by planning authorities. Uisce Éireann will not retrospectively take over responsibility for developer provided treatment facilities or associated networks, unless agreed in advance.'</p>	<p><i>Zoning</i> Monaghan County Council will continue to liaise with Uisce Éireann in the preparation of the draft Development Plan in line with proper planning and sustainable development, promoting compact growth and the requirements of the Strategic Environmental Assessment Directive. The Council acknowledges the need to consider land use zoning sequentially, utilising a strong evidence base which is informed by the availability of servicing and capacity and where planned existing and planned infrastructure can be optimised. The sequential approach to development will be utilised to optimise existing and planned water services infrastructure, having regard to spare capacity. A Settlement Capacity Audit (SCA) which includes an infrastructural assessment of the lands, will be prepared to comply with the two-tier approach set out in NPD 72 of the NPF.</p> <p>The zoning of lands will be focused into areas that are serviced by public water supply and wastewater collection networks.</p>	<p><b>SS3.</b> The draft County Development Plan 2025 – 2031 should include a robust Settlement Strategy which will be informed by the preparation of a Settlement Capacity Audit (SCA) of the land and sites with potential for delivering sustainable future development at a settlement level over the plan-period based on an Infrastructure Assessment (IA) of the lands which will embody the two-tier approach set out in National Policy Objectives 72a and 72c of the National Planning Framework.</p> <p><b>SS21.</b> The draft County Development Plan 2025 – 2031 should have land zonings that are determined in a sequential manner and in accordance with the requirements of National Policy Objectives 72a and 72c of the National Planning Framework that is focussed on areas that are adequately serviced by public water supply and wastewater collection networks, or where there are proposals to adequately service the lands during the lifetime of the development plan.</p>



<p>Housing Strategy</p>	<p>Land Development Agency <i>Quality Homes &amp; Sustainable Communities</i> The LDA recently welcomed the publication of the issues paper on proposed policy approach in relation to density and development standards for housing under the section 28 Compact Sustainable Settlement Guidelines Consultation. The guidelines when finalised will help realise the objectives of the National Planning Framework and will deliver on key actions outlined in the Housing for All 2022 Plan and Climate Action Plan 2023. It is considered that the Monaghan County Development Plan should take account of the guidelines when published.</p> <p><i>Cost Rental Housing</i> The LDA is committed to delivery of quality cost rental homes at scale. Cost rental is new rental option is supported by the Department of Housing, Local Government, and Heritage and the Affordable Housing Act 2021. Cost rental housing and affordable for sale housing provides affordable rented and units for sale accommodation to people on middle incomes, who are above the threshold for social housing but have difficulty affording private rented accommodation or purchasing their first home. A households rent covers the cost of the construction, management, and maintenance of the new home. Cost rental offers a long-term, secure tenancy that is more affordable.</p> <p>Over the period up to 2026, Housing for All commits to the delivery of 10,000 cost rental homes in urban centres by local authorities, approved housing bodies (AHBs), and the Land Development Agency (LDA). The cost rental model of housing needs to be recognised and supported as a housing tenure in the policies and objectives contained within the County Development Plan.</p>	<p><i>Quality Homes &amp; Sustainable Communities</i> The Development Plan shall have regard to the provisions of Compact Sustainable Settlements Guidelines when finalised.</p> <p><i>Cost Rental Housing</i> The Council acknowledges the potential role of Cost Rental Housing as a rental option supported by the Affordable Housing Act 2021. The Council will reference the benefits of this model and support-it with relevant objectives and policies in the Development Plan as appropriate.</p>	<p><b>SS22.</b> The draft County Development Plan 2025 – 2031 should have regard to the provisions of Sustainable and Compact Settlements Guidelines for Planning Authorities.</p> <p><b>HS3.</b> The draft County Development Plan 2025 – 2031 should reference Cost Rental Housing model as per the Affordable Housing Act 2021 and include specific objectives and policies that support the implementation of Cost Rental Housing projects where appropriate and feasible in in line with the provisions of the Act.</p>
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Housing Strategy	<p><b>HSE</b></p> <p>It is crucial to develop social housing at a rate that matches the demand. This is essential to prevent housing insecurity from adversely affecting human health, particularly mental well-being.</p> <p>Social housing should be strategically located within mixed tenure communities, encouraging social integration and community cohesion. This approach helps prevent potential health issues linked to segregation, such as obesity, cancer, pregnancy complications, and higher mortality rates.</p> <p>To ensure residents' overall health and well-being, both social and private housing must meet high standards, offering comfortable living conditions that promote positive physical and mental health, particularly among children.</p>	<p>Future housing needs for County Monaghan will be planned for based on robust evidence having regard to the Housing Need and Demand Assessment and the Core Strategy which will be prepared to inform the targets and location for future housing provision.</p> <p>Housing and associated Development Management policies for new development shall have regard to all relevant government Guidelines including the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DHLGH, 2023), Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DHLGH, 2022), Design Manual for Quality Housing (DHLGH, 2022), Design Manual for Urban Roads and Streets (2019), Urban Design Manual, A Best Practice (DEHLG, 2009), Sustainable Residential Development in Urban Areas (DHLGH, 2009), Quality Housing for Sustainable Communities (DEHLG, 2007), Part V Guidelines (DHPCLG, 2017), Universal Design concept and all other relevant guidance.</p>	<p><b>HS4.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies for social housing that are based on robust evidence from the Housing Need and Demand Assessment and Core Strategy and implement Government guidelines and standards for sustainable urban housing and design.</p> <p><b>HS5.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DHLGH, 2023), Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DHLGH, 2022), Design Manual for Quality Housing (DHLGH, 2022), Design Manual for Urban Roads and Streets (2019), Urban Design Manual, A Best Practice (DEHLG, 2009), Sustainable Residential Development in Urban Areas (DHLGH, 2009), Quality Housing for Sustainable Communities (DEHLG, 2007), Part V Guidelines (DHPCLG, 2017), Universal Design concept and all other relevant guidance.</p>
	<p><b>HSE Environmental Health</b></p> <p><i>The Urban Design Manual – A Best Practice Guide</i></p> <p>In the context of efficient use of land and compact growth with increased housing densities, it is essential that houses and apartments are designed to specifically to suit the spaces they are in. The County Council should request a shift away from generic housing layouts and a move towards quality design, specific to the requirements or impediments of the site.</p>	<p>The development plan shall align with the provisions of the Urban Design Manual, A Best Practice (DEHLG, 2009) and shall contain a policy to ensure new development complies with its provisions.</p> <p>The Council is required to carry out an Infrastructure Assessment as part of the plan preparation process. An Infrastructure Assessment and a Settlement Capacity Audit will inform the settlement/core strategy. Compact growth and utilisation of existing serviced or serviceable land should be a key focus in this regard to promote sustainable settlement and transportation. This shall ensure that future land use zoning decisions are informed by a robust evidence base.</p>	<p><b>HS5.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DHLGH, 2023), Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DHLGH, 2022), Design Manual for Quality Housing (DHLGH, 2022), Design Manual for Urban Roads and Streets (2019), Urban Design Manual, A Best Practice (DEHLG,</p>

Housing Strategy	<p>It is also recommended that County Council outlines an 'implementation and sequencing strategy' for the county or other similar initiatives which would identify and outline the key infrastructural requirements for an area, and which would aim to ensure that the necessary infrastructure, facilities and amenities are provided in conjunction with residential development. This should ensure that development throughout the County takes place in a planned, proportionate, and sustainable manner.</p>		<p>2009), Sustainable Residential Development in Urban Areas (DHLGH, 2009), Quality Housing for Sustainable Communities (DEHLG, 2007), Part V Guidelines (DHPCLG, 2017), Universal Design concept and all other relevant guidance.</p> <p><b>SS3.</b> The draft County Development Plan 2025 – 2031 should include a robust Settlement Strategy which will be informed by the preparation of a Settlement Capacity Audit (SCA) of the land and sites with potential for delivering sustainable future development at a settlement level over the plan-period based on an Infrastructure Assessment (IA) of the lands which will embody the two-tier approach set out in National Policy Objectives 72a and 72c of the National Planning Framework.</p>
	<p><b>Land Development Agency</b> <i>Services to Local Authorities</i></p> <p>The LDA supports the local authority housing program and highlights its ability to assist Local Authorities according to the Land Development Agency Act 2021. The submission suggests that the Monaghan County Development Plan should acknowledge this Act and its provisions. The LDA hopes for their input to be considered during the drafting of the plan and expresses interest in collaborating with Monaghan County Council and relevant stakeholders to develop state land and sustainable residential communities.</p>	<p><i>Services to Local Authorities</i></p> <p>The Council acknowledges the LDA's commitment to supporting the local housing program and its capacity to collaborate with Local Authorities in line with the Land Development Agency Act 2021. The suggestion to incorporate that the Act and its provisions be acknowledged in the Monaghan County Development Plan is duly noted. The Council is open to collaborating with the LDA and other stakeholders.</p>	<p><b>SS33.</b> The draft County Development Plan 2025-2031 should include an objective to a collaborate with the Land Development Agency and other relevant stakeholders to develop state land and maximise the effectiveness of housing and development initiatives within the County to create sustainable residential communities.</p>

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Climate Change, Env &amp; Heritage</p>	<p><b>National Transport Authority (NTA)</b>  <i>Climate Action Plan 2023</i>                  Under the Climate Action and Low Carbon Development (Amendment) Act 2021, emissions must reduce by 51% by 2030, setting a path towards a zero net-emissions scenario by 2050. Reducing the demand for travel, increasing use of public transport, walking, and cycling and zero emissions vehicles are the three priorities for transport.</p> <p>The NTA recommends that an emphasis on integrating land-use and transport planning and providing for sustainable modes to increase the modes share of walking, cycling and public transport are central to the achievement of Climate Action objectives and should directly inform the Draft Development Plan policies, objectives, and measures.</p>	<p><i>Climate Action Plan 2023</i>                  The Council acknowledges the need to ensure the County Development Plan 2025-2031 complies with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is committed to aligning the Development Plan with the Climate Action Plan (CAP) Guidelines and the Local Authority Climate Action Plan (LACAP). This alignment will ensure that climate policy objectives are co-ordinated with national aspirations and best practices.</p> <p>Climate change mitigation and adaptation are fundamental aspects of Government policy, closely aligned with national guidance on climate action. These themes will be central and integrated throughout the development plan. The Development Plan will include policies and objectives to facilitate the "transition to a low-carbon and climate-resilient society," a key National Policy Objective of the NPF.</p> <p>The Planning Authority acknowledges and embraces the opportunity presented by the Development Plan to demonstrate climate action leadership and contribute to national emissions reduction targets. The Council recognises that reducing the County's carbon footprint and promoting energy-efficient development patterns are key to efforts to combat climate change. The Development Plan will focus on integrating climate-friendly policies to encourage sustainable practices across all sectors.</p> <p>Sustainable transportation and reduced dependence on fossil fuel-powered vehicles are crucial to achieving climate change mitigation goals. Prioritising compact growth and encouraging the renewal of brownfield land will assist in the delivery of objectives in this area.</p> <p>The Council is committed to aligning the Development Plan with the Climate Action Plan (CAP) Guidelines and the Local Authority Climate Action Plan (LACAP). This alignment will ensure that the development plan climate policy objectives are co-ordinated with national aspirations and best practices.</p>	<p><b>EAM1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p> <p><b>CEH9.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that integrate land-use and transport planning to encourage a modal shift away from the use of the private car and to promote walking, cycling and public transport.</p> <p><b>SS18.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that promote and facilitate the sequential approach to consolidate urban-generated development within existing urban areas, prevent urban sprawl, reduce the demand for long-distance travel, and maximise the use of existing transport infrastructure and services</p>

<p>Climate Change, Env &amp; Heritage</p>		<p>The Council will aim to include specific and measurable targets for energy use reduction, renewable energy integration, and the implementation of sustainable infrastructure and transport in consultation with the local Climate Office.</p> <p>The Council have designated the County Town of Monaghan as a decarbonisation zone and will seek to implement measures to achieve the aims associated with this.</p> <p>Integrating land-use and transport planning to promote walking, cycling and public transport will form a significant part of the Draft Development Plan policies, objectives, and measures.</p> <p>The implementation of an integrated land use and transport-planning approach in the draft Development Plan will support and encourage a modal shift away from the use of the private car in an effort to reduce greenhouse gas emissions and meet National Climate Action targets.</p> <p>The draft Development Plan will reflect the objectives of the RSES and aim to restrict urban generated sprawl, strengthen the urban fabric and role of settlements servicing hinterlands, consolidate existing settlements, and protect the environment through the integration of land use and transport planning.</p> <p>The delivery of this will be achieved by ensuring the Draft Plan is informed by a strong evidence base.</p>	
	<p><b>HSE</b>                  Recommends incorporating the following objectives within the development plan: -                  Shift energy production to use more solar and wind power to improve air quality.</p> <p>Enhance energy efficiency by increasing the use of smart thermostats, better insulation, retrofitting buildings and using LED lighting to improve air quality.</p>	<p>It is acknowledged that energy production from solar and wind energy will reduce the reliance on energy derived from fossil fuels and thus result in improved air quality. The development plan will seek to promote and facilitate solar and wind energy developments where appropriate.</p> <p>The development plan will seek to encourage enhanced energy efficiency by a range of means, however the specification of smart thermostats, better insulation, retrofitting buildings and using LED</p>	<p><b>CEH10.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that facilitate and promote renewable energy development where appropriate, subject to normal planning and environmental considerations.</p> <p><b>CEH3.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that promote a reduction in energy</p>

Climate Change, Env & Heritage	<p>Promote active transport to improve air quality and increase physical activity.</p> <p>Protect and restore ecosystems such as forests and grasslands to improve water quality, reduce potential for environmental extremes and promote better mental health.</p>	<p>lighting to improve air quality would fall within the remit of building control regulation and not the development plan.</p> <p>The development plan will have a focus on promoting active transport as means of reducing carbon emissions to improve air quality and as a means of increased physical activity.</p> <p>Protecting and restoring ecosystems will be an important aspect of the development plan, which apart from other benefits will improve water quality, reduce potential for environmental extremes and provide recreational opportunities.</p>	<p>demand and emissions, sustainability, and climate resilience.</p> <p><b>CEH11.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that facilitate and promote active transport as means of reducing carbon emissions and increasing physical activity.</p> <p><b>CEH12.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that encourage and promote the restoration of ecosystems and the protection and enhancement of biodiversity.</p>
	<p><b>HSE Environmental Health</b>  <i>Research 195: Health Benefits from Biodiversity and Green Infrastructure</i>                  It is recommended that all future developments in the County are examined for the opportunity to integrate green infrastructure into the design at planning stage. Any potential for health gain should be explored and incorporated into all development and the built environment.                  “For amenity purposes at least 9m<sup>2</sup> /person of accessible open green space are recommended by the World Health Organization, however it is recognised that this may vary depending on the size of the city, the number of inhabitants and where boundaries are drawn” (Dzhambov et al., 2014).                   It is recommended that the following proposals are considered when planning for parks and recreational areas:                  a) Green biodiverse spaces should be designed so that there is at least one within walkable distance from people’s homes.</p>	<p><i>Research 195: Health Benefits from Biodiversity and Green Infrastructure</i>                  The Council notes the comments made in relation to Biodiversity and Green Infrastructure and acknowledges the multiple benefits of Green Infrastructure in terms of the creation of quality environments, placemaking, climate change adaptation, tourism and recreation, health and wellbeing and the promotion and enhancement of biodiversity. The benefits of green infrastructure and biodiversity will be reference in the development plan and will be promoted and prioritised through suitable objectives and policies. Consideration will be given to policies to specify the design of open spaces; however, this may be something that is overly prescriptive and may not allow for flexibility in specific restricted circumstances.</p>	<p><b>CEH13.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to promote and enhance green infrastructure in the County and acknowledge the multiple benefits of green infrastructure in terms of health/wellbeing, climate adaptation, social inclusion, and tourism.</p> <p><b>EAM2.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that promote and support the transition to Circular Economy principles having regard to the National Waste Management Plan for a Circular Economy 2023-2029 and any other relevant national policy on waste.</p> <p><b>EAM10.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect and enhance biodiversity in the County having regard to the 4<sup>th</sup> National Biodiversity Plan (when adopted) and the Monaghan Biodiversity &amp; Heritage</p>

<p>Climate Change, Env &amp; Heritage</p>	<p>b) Green spaces should be co-designed with communities and reflect local needs.  c) Areas should be as large as possible with connections through flowery verges or linear habitats alongside paths and roads.  d) Areas should be open, but grass does not all have to be the same length.  e) A few scattered trees or clumps of trees are preferable to dense planting of trees.  f) Paths, recreational areas, and places to relax and engage with nature should be incorporated from the start, to promote use and maintain a feeling of safety.  g) Exercise areas, trails and paths need to provide maximum contact with green space, as this made exercise accessible, and nature contact motivated people to walk more.  h) Not all areas should be managed to the same intensity. Some parts near paths could be managed more to look tidy, whereas stakeholders recognised the value of incorporating wild areas, which could be further away from paths.  i) Biodiversity areas can be designed to accommodate playgrounds and other amenity areas.</p> <p><i>Biodiversity &amp; Green Areas</i>  It should be a strategic aim to bring biodiversity into the planning decision making process and a Biodiversity Action Plan should be developed.</p> <p>Nature based solutions for the better management of urban problems such as flooding, biodiversity loss etc should be explored and integrated into the design of public areas. All towns and villages in the county should commit to a pollinator plan.</p>	<p><i>Biodiversity &amp; Green Areas</i>  Although the existing Monaghan Biodiversity and Heritage Strategic Plan is for the period 2020-2025 and the development plan 2025-2031 will have regard to this plan (any updated version) and will promote its delivery in all other local authority functions.</p> <p>The development plan will promote the implementation of Nature Based Solutions in all new developments to minimise demand on storm water networks, to alleviate flood risk, and to assist climate change adaptation/mitigation, while at the same time enhancing biodiversity.</p>	<p>Strategic Plan 2020-2025 (and any subsequent versions).</p> <p><b>CEH14.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to promote the implementation of Nature Based Solutions in all new developments in urban areas in accordance with Nature based solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (DHLGH, 2022).</p>
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Climate Change, Env & Heritage	<p><i>Waste</i></p> <p>A Resource Opportunity – Waste Management Policy in Ireland. The Development Plan should implement the Waste Hierarchy set out in the Waste Framework Directive and place prevention and minimisation at the forefront of any waste policy.</p>	<p><i>Waste</i></p> <p>The development plan shall align with the provisions of the National Waste Management Plan for a Circular Economy 2023-2029.</p>	<p><b>EAM2.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that promote and support the transition to Circular Economy principles having regard to the National Waste Management Plan for a Circular Economy 2023-2029 and any other relevant national policy on waste.</p>
	<p><i>Water</i></p> <p>A strategic aim should be to ensure the provision of safe secure drinking water and promote the reduction in waste and overuse of water. Water usage audits of public buildings should be carried out and water conservation measures implemented.</p>	<p><i>Water</i></p> <p>The comments made in relation to water are noted, and the development Plan shall contain objectives and policies to provide for safe drinking water and promote a reduction in the use of water. An objective should be included within the development plan in relation to water conservation and the preparation of water quality audits of public buildings.</p>	<p><b>CEH15.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to maintain safe drinking water-</p> <p><b>CEH16.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies promoting water conservation.</p>
	<p>To protect the ground water quality in the County there should be a strategic aim of ensuring all wastewater treatment plants can operate effectively with their current demand and future demand, and that private effluent treatment and domestic septic tanks are fit for their purpose.</p>	<p>In relation to wastewater treatment plants operating effectively with their current demand and future demand, the development plan will include objectives to ensure that wastewater treatment plants have sufficient capacity for existing and future development to treat effluent to an appropriate environmental standard. In relation to private effluent treatment and domestic septic tanks the development plan will include objectives and policies to ensure that all proposed systems meet the current standards as set out in the Environmental Protection Agency publication Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent ≤10) (EPA 2021).</p>	<p><b>CEH17.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to require all proposed wastewater treatment systems and domestic septic tanks meet the current standards set out in the Environmental Protection Agency publication Code of Practice for Domestic Waste Water Treatment System (Population equivalent ≤10) (EPA,2021).</p>
<p><i>Sustainable Development</i></p> <p>Reference is made to “Our sustainable future – A Framework for Sustainable Development”.</p> <p>The key aims of Climate Adaptation Strategy for the County must be integrated into the Development Plan. The County Development Plan should play an important role in influencing a reduction in greenhouse gases (GHG) emissions by guiding the</p>	<p><i>Sustainable Development</i></p> <p>The comments made in relation to sustainable development and climate change adaptation are noted. The development plan will incorporate the Monaghan County Council Climate Change Adaptation Strategy 2019-2024 (and any superseding strategy) and the Local Authority Climate Action Plan targets and actions for a reduction of GHG emissions in the County over the plan period, with particular focus on sustainable growth of the County, more compact mixed-use development, and greater use of sustainable transport.</p>	<p><b>EAM1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p>	



<p>Climate Change, Env &amp; Heritage</p>	<p>sustainable growth of the County, encouraging more compact mixed-use development and greater use of sustainable transport options such as cycling, walking and public transport, restricting development in areas that are at risk of flooding and protecting the natural landscape and biodiversity.</p> <p>Progress reports on the Council's achievements to reduce energy consumption and greenhouse gas emissions and reduce the use of non-renewable resources should be available. It is recommended that the County Council set specific targets for greenhouse gas reduction and outline achievable actions that seek to combat, reduce or eliminate the emissions of greenhouse gases. Key indicators for monitoring of progress on climate action must be outlined to ensure progress is achieved.</p> <p>Monaghan County Council should ensure that climate considerations are fully integrated into the planning of new projects and their design. All future development within Monaghan should have a green procurement approach, which incorporates carbon pricing and climate criteria into decision making. Environmentally friendly proposals such as the integration of public transport infrastructure, building typologies that minimise the use of energy, the use of low carbon materials, increased Sustainable Drainage Systems (SuDS) management initiatives and green infrastructure, water recycling and conservation; green roofs, use of photovoltaic or rainwater harvesting, and the integration and utilisation of open space should all be incorporated into the design stage of any development in the County. It is recommended that all large-scale development should document</p>	<p>Specific targets for greenhouse gas reduction and progress reports on the Council's achievements to reduce energy consumption and greenhouse gas emissions and reduce the use of non-renewable resources will be part of the monitoring and reporting regime of the County Council Climate Change Adaptation Strategy 2019-2024 (and any superseding strategy) and the Local Authority Climate Action Plan.</p> <p>The development plan will require that climate considerations be fully integrated into the planning of new projects and their design, however the remit of the development plan does not extend to procurement. Objectives and policies for the integration of public transport infrastructure, minimisation of the use of energy in buildings, the use of low carbon materials, increased Sustainable Drainage Systems (SuDS) management initiatives and green infrastructure, water recycling and conservation, green roofs, use of photovoltaic or rainwater harvesting, and the integration and utilisation of open space will be incorporated into the development plan. The documentation of climate action and energy efficiency proposals of large-scale development at the planning stage will also be considered.</p> <p>It is agreed that the County Council should promote innovative, low carbon, renewable energy design and technology in the provision of local authority housing and that the Council should carry out a carbon audit of its existing building stock and retrofit with more insulated building fabric and sustainable technologies.</p> <p>The Development Plan will include spatial planning policies to reduce the need for commuting to and from work as well as containing objectives to promote the creation of remote working hubs in rural towns and villages. The current County development Plan contains policies requiring the installation of ducting and associated infrastructure to provide for open access fibre connections.</p>	<p><b>CEH9.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that integrate land-use and transport planning to encourage a modal shift away from the use of the private car and to promote walking, cycling and public transport.</p> <p><b>CEH18.</b> The draft County Development Plan 2025-2031 should include objectives and policies that promote carbon-neutral and sustainable building practices in the County, in line with the Climate Action Plan and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p> <p><b>CEH19.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to require new developments to incorporate Sustainable Drainage Systems (SuDS) management initiatives in their design and operation such as green infrastructure, water recycling and conservation measures, green roofs, and rainwater harvesting.</p> <p><b>CEH20.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies requiring climate action and energy efficiency proposals to be submitted with planning applications for large-scale development.</p> <p><b>CEH21.</b> The draft County Development Plan 2025 – 2031 should include objectives to promote innovative, low carbon, renewable energy design and technology in the provision of local authority housing.</p>
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<p>Climate Change, Env &amp; Heritage</p>	<p>their climate action and energy efficiency proposals at the planning stage.</p> <p>Monaghan County Council has the opportunity to be a leader in the promotion of innovative, low carbon, renewable energy design and technology in the provision of local authority housing. It is also recommended that the County Council carries out a carbon audit of its existing building stock and retrofit with more insulated building fabric and sustainable technologies.</p> <p>The Strategic Development Plan should include spatial planning policies to reduce the need for commuting to and from work. The creation of remote working hubs in rural towns and villages should be a priority and all new developments should have open access fibre connections.</p> <p>The Development Plan should:</p> <ol style="list-style-type: none"> <li>a) Promote and facilitate the incorporation of energy efficient design into projects.</li> <li>b) Develop and implement an energy management programme for all public buildings.</li> <li>c) Develop new key skill sets in areas such as green procurement, carbon accounting, carbon management and energy management.</li> <li>d) Support and promote the Better Energy Communities Scheme to enable communities around the country develop new and innovative, locally based solutions to energy poverty.</li> </ol> <p><i>Environmental Noise</i></p> <p>The World Health Organisation (WHO) has identified Environmental Noise as an increasing cause of ill health and has a detrimental effect wellbeing.</p>	<p>The Development Plan will support and promote the Sustainable Energy Communities Programme to enable communities to develop new and innovative, locally based solutions to energy poverty.</p> <p><i>Environmental Noise</i></p> <p>The comments made in relation to Environmental Noise are noted, the development plan 2025-2031 will reference Environmental Noise impacts and the noise impacts of all development with the potential to give rise to significant noise impacts should be considered in all new proposals and supported by objectives and</p>	<p><b>CEH22.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to reduce the need for commuting to and from work, and to promote the creation of remote working hubs in rural towns and villages.</p> <p><b>IS50.</b> The draft County Development Plan 2025-2031 should include a policy which requires the laying of ducting within new all developments, where appropriate to facilitate telecommunications installations and a choice of service provider.</p> <p><b>CEH23.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to support and promote the Sustainable Energy Communities Programme to enable communities to develop new and innovative, locally-based solutions to energy.</p> <p><b>CEH24.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies relating to the control of Environmental Noise to ensure that the impacts of noise are considered where new</p>
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Climate Change, Env & Heritage	<p>It is recommended that a Noise Impact Assessment is carried out for any development proposals with the potential for significant noise impacts. New developments must consider the impact of noise from existing noise sources. The EHS recommend that environmental noise should be considered in the context of:</p> <p>a) New roads, railways, airports, industry or recreational activities adjacent to residential properties or noise sensitive premises such as schools or hospitals, or recreational spaces;</p> <p>b) New residential properties or noise sensitive premises such as schools or hospitals, adjacent to existing roads, railways, airports, industry or recreational activities;</p> <p>c) The development of mixed residential/commercial use buildings, and multipart Residential buildings;</p> <p>d) Public houses, night clubs, restaurants or other recreational activities; and</p> <p>e) Industrial operations, workshops and factories.</p> <p><i>Air Quality</i></p> <p>The Strategic Development Plan should aim to reduce polluting emissions into air and increase the quality of air in the County by:</p> <p>a) Participating in, and facilitating national programmes of air quality monitoring,</p> <p>b) Working to and promote the Air Quality Index for Health,</p> <p>c) Develop Local Air Quality Management Plans that identify pollution 'hot spots' and aim to reduce pollution through local action on emissions.</p>	<p>policies to ensure environmental noise does not give rise to undesirable amenity impacts.</p> <p><i>Air Quality</i></p> <p>The development plan 2025-2031 shall align with European, National and Regional policy in relation to Air Quality and Pollution and shall have regard to the Clean Air Strategy for Ireland (DECC, 2023)</p> <p>The Planning Authority will engage with the Environment Section and all other relevant stakeholders to ensure the objectives and policies in the plan protect and enhance air quality measures and reflect higher level policy targets.</p>	<p>developments have the potential to give rise to significant noise impacts.</p> <p><b>CEH25.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that ensures adherence to European, National, and Regional policies on air quality and pollution.</p>
	<p><b>Department Environment, Climate Change and Communication</b></p> <p>The submission provides insights into various policy domains overseen by the DECC. Achieving this requires collaborative implementation of policies benefiting individuals, communities, and businesses,</p>	<p>The Council note the recommendations made in this submission and specifically the need to align the Development Plan with the Climate Action Plan 2023 and the National Adaptation Framework. Climate Change Adaptation and Mitigation will be a cross cutting theme across all sections of the development plan 2025-2031. In this regard the plan shall align with the Climate Action Plan 2023</p>	

<p>Climate Change, Env &amp; Heritage</p>	<p>for a better quality of life across generations. The Department is dedicated to leading climate action through engagement with local authorities, enhancing resilience, and promoting opportunities for climate adaptation, mitigation, and the transition to a Circular Economy.</p> <p>The Department expresses its appreciation for the chance to contribute to the draft County Development Plan and urges consideration of the points made. The recommendations in the submission align with the DECC Statement of Strategy for the 2021-2023 period, known as "Le Chéile 23." This document outlines the Department's vision, mission, and five core strategic goals in key policy areas. Recommendations are made in relation to each of these policy areas below:</p> <p><i>Climate Action</i></p> <p>The Department of Environment, Climate and Communications' submission emphasises the significance of the Climate Action and Low Carbon Development Act 2021, setting legally binding targets for net-zero emissions by 2050.</p> <p>The Climate Action Plan 2023 (CAP 2023) outlines emission reduction goals and highlights the need for alignment with these policies in the Development Plan. The submission highlights the opportunity for job creation, economic growth, and resilience building through climate action. It provides opportunities to create employment and grow new businesses in areas like wind energy, innovative agriculture and retrofitting of building stock.</p>	<p>and the National Adaptation Framework, and the Council will ensure that renewable energy policies are formulated to reflect the national Climate Objectives.</p> <p><i>Climate Action</i></p> <p>The Council acknowledges the need to ensure that Draft Development Plan has full regard to the provisions of the Climate Action Plan 2023 and the need to ensure renewable energy policies are formulated to reflect the national Climate Objectives.</p>	<p><b>EAM1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p>
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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Climate Change, Env &amp; Heritage</p>	<p><i>The National Adaptation Framework (NAF)</i>                  NAF is also emphasised as a strategy to address climate change impacts, and it advised that the local authority consult their Climate Action Regional Offices (CAROs) for guidance.</p> <p><i>Renewable Energy and Electricity Supply</i>                  Ireland aims to achieve 80% of its electricity from renewable sources by 2030, combining onshore and offshore renewables, as outlined in the National Development Plan 2021-2030 (NDP) and Climate Action Plan 2023 (CAP). The CAP 2023 has set more ambitious renewable energy goals specifically solar PV capacity aims for 5GW by 2025 and 8GW by 2030, while onshore wind capacity targets 6GW by 2025 and 9GW by 2030. It is stated that regular Renewable Electricity Support Scheme (RESS) auctions will support competitive onshore wind and solar generation aligned with national targets.</p> <p>When developing the Local Authority's plan, alignment with the ambitious Climate Action Plan 2023 is critical, particularly the objective of achieving 80% renewable electricity by 2030. Renewable energy policies should be consistent with the national Climate Objective and the Climate Action Plan.</p> <p>The 2021 Policy Statement on Electricity Supply Security emphasises securing electricity for 2.4 million homes and businesses. New conventional generation, including gas-fired, supports electricity security and facilitates the 80% renewable electricity goal by 2030.</p> <p>The submission highlights that enhancing renewable electricity generation is central to Ireland's energy security, as outlined in Response no. 25 of the National Energy Security Framework (NESF), which</p>	<p><i>The National Adaptation Framework (NAF)</i>                  The Council recognises that NAF as a strategy to address climate change impacts and will consult with the Climate Action Regional Office (CARO) for guidance when preparing the Development Plan.</p> <p><i>Renewable Energy and Electricity Supply</i>                  The renewable energy policies within the development plan will be consistent with the national Climate Objective and the Climate Action Plan, having regard to the targets set in relation to the generation of renewable energy and electricity, and the Plan <del>to</del> will also have regard to the Renewable Electricity Spatial Policy Framework, part of Action EL/23/2. The importance of the need to prepare a Renewable Energy Strategy for the County that is consistent with the Regional Renewable Electricity Strategy (RRES) to guide the promotion and integration of renewable energy sources is acknowledged.</p>	<p><b>CEH26.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that promote renewable energy in line with the Renewable Electricity Spatial Policy Framework, particularly Action EL/23/2, for strategic renewable energy infrastructure planning and facilitate renewable energy development in appropriate locations.</p> <p><b>CEH4.</b> The Draft County Development Plan 2025-2031 should include an objective to prepare a comprehensive Renewable Energy Strategy for the County during the lifetime of the plan which is consistent with the Regional Renewable Electricity Strategy (RRES) and which provides clear objectives for renewable energy development in the County.</p>
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<p>Climate Change, Env &amp; Heritage</p>	<p>proposes aligning the planning system with accelerated renewable energy development. The NESF addresses energy security in the context of the Ukraine conflict, with plans to manage energy supplies and emergencies. Renewable electricity is key to this strategy.</p> <p>The Renewable Electricity Spatial Policy Framework, part of Action EL/23/2 of the Climate Action Plan 2023, will be the national policy for onshore renewable electricity. This framework will guide onshore wind and solar PV generation, aiming to achieve Ireland's renewable electricity targets and the Development Plan shall have regard to this document once it is published.</p> <p>Work is underway on the Renewable Electricity Spatial Policy Framework and the Department is also revising the methodology for Local Authority Renewable Energy Strategies in collaboration with the SEAI to identify and assess renewable resources at a local level. Local Authorities are encouraged to prepare a Renewable Energy Strategy in line with the Development Plan to attract investment in renewable energy technologies. Regional Renewable Electricity Strategies (RRES) will improve alignment between national, regional, and local climate policies. A Roadmap, in collaboration with the Department and regional assemblies, assists in developing individual strategies. The Council should include an objective promoting wind power repowering and renewable infrastructure, including solar and grid enhancements.</p> <p>Counties must contribute to the national renewable electricity target, considering land availability, energy generation potential, and environmental factors.</p>		
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<p>Climate Change, Env &amp; Heritage</p>	<p>Local renewable energy targets should be specific, measurable, and time bound.</p> <p><i>Offshore Renewable Energy</i> The need for substantial Offshore Renewable Energy (ORE) development is essential in the next decade to achieve the ambitious 80% renewable electricity target by 2030. While the submission acknowledges that Monaghan has no coastline, the DECC highlights that any policies in the Monaghan County Development Plan should not undermine national objectives outlined in the National Marine Planning Framework, the Policy Statement on Ireland's Offshore Electricity Transmission System, and both the Offshore Renewable Energy Development Plan and Offshore Renewable Energy Development Plan II.</p> <p><i>Heat Energy</i> The submission discusses Ireland's initiatives related to heat energy, retrofitting homes, electrification of heating, and district heating. Key points include:</p> <ul style="list-style-type: none"> <li>•Ambitious goals for home retrofitting and heat pump installations by 2030.</li> <li>•Comprehensive National Retrofit Plan with financial commitments.</li> <li>•The National Heat Study for decarbonising heating options.</li> <li>•Emphasis on electrification of heating through Building Regulations and plans.</li> <li>•Encouragement for district heating in line with National Planning Framework.</li> <li>•Support for bio-economy sector development and Combined Heat and Power Units in line with the Regional Policy Objective 4.20 of the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.</li> </ul>	<p><i>Offshore Renewable Energy</i> The Council acknowledges the comments made by the DECC in this regard and will ensure that any renewable energy policies do not undermine national objectives outlined in the National Marine Framework.</p> <p><i>Heat Energy</i> The Council welcomes the highlighting of the issues regarding heat energy. The development plan will be consistent with the provisions of the National Retrofit Plan and the National Heat Study, as well including objectives for decarbonisation and the bioeconomy sector.</p>	<p><b>CEH27.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies consistent with the provisions of the National Retrofit Plan and the National Heat Study.</p>
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<p>Climate Change, Env &amp; Heritage</p>	<p>The Department encourages the Development Plan to consider these aspects, including district heating's potential and guidance from the Heat Policy Division.</p> <p><i>Circular Economy</i></p> <p>The shift to a Circular Economy aims to reduce environmental impact by promoting sustainable resource use, given that almost half of global emissions come from current production and consumption systems. The challenge facing Ireland is the re-direction of focus to the beginning of a product's life cycle, emphasising waste prevention and behavioural change. The submission highlights the government's Waste Action Plan for a Circular Economy and Circular Economy Strategy.</p> <p>The Circular Economy Bill 2022, recently introduced, ensures waste services for households, encourages commercial waste separation, and supports circular economy projects through the Circular Economy Fund. Attention is drawn to Ireland's first Whole of Government Circular Economy Strategy was approved by Government and launched last year. In tandem with the Strategy, the Environmental Protection Agency developed a new Circular Economy Programme which will be a driving force in Ireland's move to a circular economy by businesses, householders, and the public sector.</p> <p>The new "Best practice guidelines for the preparation of resource &amp; waste management plans for construction &amp; demolition projects" offer practical advice on how to prevent and manage Construction and Demolition wastes and resources from design through to construction and deconstruction. The submission encourages the translation of the advice contained in the guidelines into emerging Development Plan's policies.</p>	<p><i>Circular Economy</i></p> <p>The Council welcomes and acknowledges the advice set out in this submission regarding the transition to a Circular Economy. It should be noted that the current development plan 2019-2025 (Section 8.32 WMP4 and WMP6) contains policies to support the transition to a Circular Economy. The Council acknowledges the need for a supportive policy framework in the development Plan for projects which assist in the delivery of objectives for this policy area, having regard to the provisions of Circular Economy Programme.</p> <p>Waste Management policies within the development plan shall have regard to the Draft Waste Management Plan for a Circular Economy and any subsequent versions, this Plan replaces the three previous Regional Waste Plan with a unitary plan. Policies in relation to Waste Management will reference and align with all European, National and Regional waste policy/regulation.</p> <p>The Council acknowledges the need for a supportive policy framework in the Draft Plan for projects which assist in the delivery of objectives for the transition to a Circular Economy</p> <p>The development plan 2025-2031 will have regard to the best practice guidelines for Construction and Demolition, including policies which reflect the advice set out in this document. The Council will engage with the Regional Waste Management Planning Office when formulating future policy on this matter.</p>	<p><b>EAM2.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that promote and support the transition to Circular Economy principles having regard to the National Waste Management Plan for a Circular Economy 2023-2029 and any other relevant national policy on waste.</p> <p><b>CEH28.</b> The draft County Development Plan 2025 – 2031 should include a policy that requires new developments to adhere to the Best Practice Guidelines for the Preparation of Resource &amp; Waste Management Plans for Construction and demolition projects (EPA, 2021).</p> <p><b>CEH29.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies that are consistent with the Draft Policy Statement on Mineral Exploration–Critical Raw Minerals for the Transition to a Circular Economy (DECC, 2022) or any finalised version.</p>
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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Climate Change, Env &amp; Heritage</p>	<p>The submission recommends the Council collaborates with their Regional Waste Management Planning Office for waste policy development.</p> <p><i>Geo-Science Policy</i> The submission refers to the public consultation for the draft Policy Statement on Mineral Exploration and Mining in Ireland that took place in 2021. The aim of this policy statement is to establish a clear and sustainable policy framework that contributes to Ireland's transition to a circular economy and achieving net-zero greenhouse gas emissions. The consultation includes the draft policy statement, along with associated environmental assessments.</p> <p><i>Geothermal Energy Policy</i> The Draft Policy Statement on Geothermal Energy for a Circular Economy is crucial for addressing barriers to geothermal energy development in Ireland. Once finalised, this policy will define regulations, emphasise the importance of public engagement and prioritise further data collection on Ireland's geothermal resources.</p> <p>The absence of specific legislation in relation to geothermal energy increases risks for projects and investors, the publication of dedicated regulations is essential for attracting interest in geothermal energy.</p> <p><i>Geological Survey Ireland</i> Geological Survey Ireland (GSI), a department division of DECC submitted a comprehensive document related to geoscience policy.</p> <p>The submission refers to the various data sets managed Geological Survey Ireland. The GSI provides publicly available datasets relevant to planning and</p>	<p><i>Geo-Science Policy</i> The Council notes the comments made in relation to the draft Policy Statement on Mineral Exploration and Mining in Ireland (2021), this document (or any subsequent finalised version) will be referenced in the development plan. The current development plan makes specific reference to Extraction Industries only, namely quarrying, however the Draft Plan shall include specific reference to mineral exploration.</p> <p><i>Geothermal Energy Policy</i> The development plan will have regard to the Draft Policy Statement on Geothermal Energy for a Circular Economy and any subsequent policy statement.</p> <p>The Council welcomes the raising of awareness in relation to the availability of GSI Datasets and will explore the utilisation of this data in respect of the Planning Authority's functions in Forward Planning and Development Management.</p> <p><i>Geological Survey Ireland</i> The County Geological Sites are listed in the current County Development Plan 2019-2025, and it is intended that these will be transposed into the development plan 2025-2031. The development plan will include objectives and policies to protect them from inappropriate development while promoting them in terms of their cultural, educational/scientific and tourism values where appropriate.</p>	<p><b>CEH30.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that have regard to the Policy Statement on Geothermal Energy for a Circular Economy 2023-2028 (DECC, 2023) and any subsequent policy statement.</p> <p><b>CEH31.</b> The draft County Development Plan 2025 – 2031 should list the County Geological Sites and include objectives and policies to protect them from inappropriate development while promoting them in terms of their cultural, educational/scientific and tourism values where appropriate.</p>
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<p>Climate Change, Env &amp; Heritage</p>	<p>scoping processes for Environmental Impact Assessment (EIA), and Strategic Environmental Assessment (SEA) processes. These datasets include data on geological and geomorphological sites, bedrock and subsoils, geohazards, landscapes, geothermal potential, minerals/aggregates, groundwater, geochemistry of soils, surface waters and sediments, magnetic field, electrical conductivity, natural gamma-ray radiation, and historic mines. The data can be accessed through the GSI map viewer, with users advised to review disclaimers.</p> <p>The submission the by GSI that should be used when conducting the EIAR, SEA, planning and. These landscapes,</p> <p>To protect geological heritage GSI recommends the following policy wording: -</p> <p>"To protect from inappropriate development the scheduled list of geological heritage sites [Appendix X], while promoting them in terms of their cultural, educational/scientific and tourism values where appropriate."</p> <p>Or</p> <p>"To protect from inappropriate development the following list of County Geological Sites, while promoting them in terms of their cultural, educational/scientific and tourism values where appropriate."</p> <p>To protect geological heritage GSI recommends the following: -</p> <ul style="list-style-type: none"> <li>• Listing County Geological Sites (CGSs) in the development plan to provide protection of the sites against potentially damaging developments that normally require planning permission, such as building, quarrying, landfilling or forestry. In many cases CGSs are also sites of high amenity or educational value, already zoned or listed in the CDP.</li> </ul>	<p>The development plan will also include a policy objective to protect geological Natural Heritage Areas as they become designated and notified to Monaghan County Council, during the lifetime of the Plan.</p>	<p><b>CEH32.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to protect geological Natural Heritage Areas as they become designated during the lifetime of the Plan.</p>
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Climate Change, Env & Heritage	<ul style="list-style-type: none"> <li>•the democratic process of public consultation and approval by councillors of the CDP means that stakeholders in the CGSs and all of the local community can buy into the process.</li> <li>• CGSs have been adopted in the National Heritage Plan, however, management issues for the majority of geological heritage sites may differ from ecological sites and consultation at the earliest stages is required.</li> <li>• County Geological Sites are the optimal way of addressing the responsibility of each authority under the Planning and Development Act 2000 and its amendments, to protect sites of geological interest. It would also be necessary to include a policy objective to protect geological NHAs as they become designated and notified to the Local Authority, during the lifetime of the Plan.</li> </ul>		
	<p><b>Inland Fisheries Ireland</b>  <i>Natural Heritage, Biodiversity and Green Infrastructure</i></p> <p>It is essential that areas adjacent to waterways (riparian buffer zones) are managed to mitigate impacts on these habitats. Protection of aquatic zones can require riparian/buffer zones of up to 50m. The width of the riparian/buffer zone will depend on factors such as land use, land topography, soil type, channel width/gradient and critical habitats to be protected. IFI urges all local authorities to acknowledge and address the need for riparian habitat protection.</p> <p><i>Climate change</i></p> <p>Promote policies and awareness of water conservation. Best practice should be promoted in respect of water conservation in all developments through methods such as rainwater harvesting.</p>	<p>The Council is committed to incorporating water conservation measures into all developments and to promote policies and awareness of water conservation which may ultimately result in a reduction in water use. The draft Development Plan will incorporate policies promoting water conservation across all sectors.</p>	<p><b>CEH33.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to safeguard and enhance riparian corridors to assist in the preservation of natural habitats, vegetation, and aquatic ecosystems along water bodies, and to maintain water quality and biodiversity.</p> <p><b>CEH16.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies promoting water conservation.</p>

<p>Climate Change, Env &amp; Heritage</p>	<p><b>Department of Housing, Local Government and Heritage</b>  <i>Archaeology</i>                  Refers to the specific legislation and frameworks pertaining to the protection of archaeological monuments, sites and places, including underwater archaeological sites/wrecks/artefacts.</p> <p>The Department recommends that every Development Plan has a stand-alone dedicated 'Archaeological Heritage' Chapter within the plan which should commence with a general overview of what constitutes the archaeological heritage and addresses particular aspects of the archaeological heritage of Co. Monaghan.</p> <p>The submission recommends an Over-Arching Objective as follows: -                  It will be an objective of the planning authority to protect in an appropriate manner all elements of the archaeological heritage and other features of the following categories:</p> <ul style="list-style-type: none"> <li>a) Sites and monuments included in the Sites and Monuments Record as maintained by the Department of Housing, Local Government and Heritage.</li> <li>b) Monuments and places included in the Record of Monuments and Places (RMP) as established under the National Monuments Acts.</li> <li>c) Historic monuments and archaeological areas included in the Register of Historic Monuments as established under the National Monuments Acts.</li> <li>d) National Monuments subject to Preservation Orders under the National Monuments Acts and National Monuments which are in the ownership or guardianship of the Minister for Housing, Local Government and Heritage or a local authority.</li> <li>e) Archaeological objects within the meaning of the National Monuments Acts.</li> </ul>	<p><i>Archaeology</i>                  The importance of the protection of archaeological is recognised as an important element of the County Development Plan and a chapter within the plan will set out objectives and policies regarding this matter, including requirements of development proposals to consider, assess, protect, preserve and record archaeological features.</p> <p>The Record of Monuments and Places within the County will also be included within the development plan.</p> <p>Objectives to facilitate public access to archaeological sites where appropriate will also be included within the development plan as well as objectives to promote understanding and appreciation of archaeological heritage.</p> <p>The impact of climate change upon archaeological heritage will also be addressed through relevant objectives and policies.</p>	<p><b>CEH34.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to protect all elements of archaeological heritage including: -</p> <ul style="list-style-type: none"> <li>a) those contained within the Sites and Monuments Record maintained by the Department of Housing, Local Government and Heritage.</li> <li>b) those contained within the Record of Monuments and Places (RMP).</li> <li>c) those contained within the Register of Historic Monuments.</li> <li>d) National Monuments subject to Preservation Orders under the National Monuments Acts and those in ownership or guardianship of the Minister for Housing, Local Government and Heritage.</li> <li>e) Archaeological objects within the meaning of the National Monuments Acts.</li> <li>f) Archaeological features not as yet identified but which may be impacted on by development.</li> </ul> <p><b>CEH35.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to:</p> <ul style="list-style-type: none"> <li>a) safeguard and enhance archaeological monuments, town defences, medieval structures, historic graveyards, industrial heritage, battlefields, national monuments owned by authorities, and heritage sites that offer tangible historical evidence.</li> <li>b) encourage and facilitate suitable forms of access, including disabled access, to archaeological sites and/or the provision of appropriate signage, interpretive material, and virtual access options.</li> </ul>
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<p>Climate Change, Env &amp; Heritage</p>	<p>f) Wrecks protected under the National Monuments Acts or otherwise included in the Shipwreck Inventory maintained by the National Monuments Service of the Department of Housing, Local Government and Heritage.</p> <p>g) Archaeological features not yet identified but which may be impacted on by development.</p> <p>The submission also recommends an extensive list of additional policies and objectives for consideration in the Archaeological Protection Chapter of the Draft development plan 2025 - 2031, a summary of the main policy themes include:</p> <p>1. Protection and Enhancement of Heritage:</p> <ul style="list-style-type: none"> <li>• Policies must safeguard and enhance archaeological monuments, historic wrecks, and their settings.</li> <li>• Particular attention should be given to town defences, historic graveyards, national monuments owned by authorities, and heritage sites that offer tangible historical evidence.</li> </ul> <p>2. Promotion of Access and Awareness:</p> <ul style="list-style-type: none"> <li>• Policies should encourage and facilitate suitable forms of access, including disabled access, to archaeological sites and historic wrecks.</li> <li>• Efforts should be made to maintain, develop, and secure access routes, including private lands.</li> <li>• Appropriate signage, interpretive material, and virtual access options should be provided where physical access is difficult.</li> </ul> <p>3. Development Considerations:</p> <ul style="list-style-type: none"> <li>• All development projects should consider archaeological and underwater heritage in all environments, even potential unknown elements.</li> <li>• Impacts on such heritage must be thoroughly evaluated during the development process.</li> </ul>		<p>c) promote understanding and appreciation of archaeological and underwater cultural heritage.</p> <p><b>CEH36.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that require all development proposals to: -</p> <ol style="list-style-type: none"> <li>a) consider archaeological heritage in all environments, even potential unknown elements.</li> <li>b) evaluate the impact of development on archaeological heritage.</li> <li>c) undergo archaeological assessment were considered appropriate in accordance with established policies and standards.</li> <li>d) adhere to recommendations from the Department's Development Applications Unit.</li> <li>e) protect archaeological heritage either in-situ or through preservation by record.</li> </ol> <p><b>CEH37.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that have regard to the Department of Housing, Local Government and Heritage Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage.</p> <p><b>CEH38.</b> The draft County Development Plan 2025 – 2031 should include objectives that: -</p> <ol style="list-style-type: none"> <li>a) promote awareness and the appropriate adaptation of Ireland's built and archaeological heritage to deal with the effects of climate change.</li> <li>b) identify the built and archaeological heritage in local authority ownership and areas at risk from climate change.</li> </ol>
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<p>Climate Change, Env &amp; Heritage</p>	<p>4.Promotion of Knowledge and Appreciation:</p> <ul style="list-style-type: none"> <li>• Policies should promote understanding and appreciation of archaeological and underwater cultural heritage.</li> <li>• Access to guidance on protection and conservation should be facilitated at all development stages, including pre-planning consultations.</li> </ul> <p>5.Public Access to Information</p> <ul style="list-style-type: none"> <li>•Early and extensive public access to excavation findings resulting from development or conservation projects should be promoted.</li> <li>•On-site interpretive materials and publications should be provided, even if no visible remains exist.</li> </ul> <p>6.Support for Community Initiatives:</p> <ul style="list-style-type: none"> <li>•Community-led projects related to heritage preservation, presentation, and access are encouraged. These initiatives should align with conservation standards and guidelines from relevant authorities.</li> </ul> <p>7.Specific Objectives for Monaghan CDP 2025-2031</p> <ul style="list-style-type: none"> <li>•Monaghan CDP 2025-2031 should consider including specific objectives based on the nature, type, and location of heritage sites.</li> <li>• Examples include preserving above-ground monuments, medieval structures, industrial heritage, and battlefields.</li> </ul> <p>8.Archaeological Assessment</p> <ul style="list-style-type: none"> <li>• Developments with potential impacts on heritage should undergo archaeological assessment before planning decisions.</li> <li>• This applies to locations near heritage sites, large-scale developments, or those affecting sensitive environments.</li> </ul>		<ul style="list-style-type: none"> <li>c) undertake climate change vulnerability assessments for the historic structures and sites in the County.</li> <li>d) develop disaster risk reduction policies addressing direct and indirect risks to the built and archaeological heritage.</li> <li>e) develop resilience and adaptation strategies for the built and archaeological heritage.</li> <li>f) develop the skills capacity within the local authority to address adaptation / mitigation/ emergency management issues affecting historic structures and sites in order to avoid loss or damage in the course of climate change adaptation or mitigation works.</li> </ul>
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<p><b>Climate Change, Env &amp; Heritage</b></p>	<p>9. Adherence to Relevant Policies and Standards:</p> <ul style="list-style-type: none"> <li>• All archaeological assessments must adhere to established policies and standards.</li> <li>• Procedures such as research, geophysical surveys, and test excavations should be carried out to ensure accurate assessments.</li> </ul> <p>10. Referral to Department for Recommendations</p> <ul style="list-style-type: none"> <li>• Relevant planning applications should be referred to the Department's Development Applications Unit.</li> <li>• Recommendations from the Department should be fully considered and integrated into planning decisions.</li> </ul> <p>11. Protection and Preservation Conditions:</p> <ul style="list-style-type: none"> <li>• Developments must ensure protection of archaeological heritage either in-situ or through preservation by record.</li> <li>• Conditions should encompass archaeological assessments, surveys, monitoring, and excavation as needed.</li> </ul> <p>12. Developer Responsibility:</p> <ul style="list-style-type: none"> <li>• Developers should bear costs for implementing preservation or protection conditions.</li> <li>• Clear expectations for archaeological mitigation should be outlined, considering timeframes and budgets.</li> </ul> <p>13. County Archaeologist Expertise:</p> <ul style="list-style-type: none"> <li>• Department recommends the appointment of in-house archaeological expertise.</li> <li>• This expertise should provide guidance on planning submissions and contribute to future revisions of the Monaghan County Development Plan .</li> </ul>		
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<p>Climate Change, Env &amp; Heritage</p>	<p>14.Climate Change Adaptation for Built and Archaeological Heritage</p> <ul style="list-style-type: none"> <li>•The County Development Plan 2025-2031 should have regard to the Department's Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage</li> <li>•promote awareness and the appropriate adaptation of Ireland's built and archaeological heritage to deal with the effects of climate change.</li> <li>•identify the built and archaeological heritage in local authority ownership and areas at risk from climate change</li> <li>•undertake climate change vulnerability assessments for the historic structures and sites in the County</li> <li>•To develop disaster risk reduction policies addressing direct and indirect risks to the built and archaeological heritage in its area.</li> <li>•To develop resilience and adaptation strategies for the built and archaeological heritage in its area.</li> <li>•Develop the skills capacity within the local authority to address adaptation / mitigation/ emergency management issues affecting historic structures and sites in order to avoid loss or damage in the course of climate change adaptation or mitigation works.</li> </ul> <p>15.Recommended Polices for Underwater Archaeological Heritage and Historic Wrecks</p> <p>Ancient wrecks are legally safeguarded by the National Monuments Acts, they generally do not appear in statutory listing the (Record of Monuments and Places and the Register of Historic Monuments).</p> <p>The Dept highlights the need to formulate policies for safeguarding Monaghan's underwater heritage, including wrecks. Unlisted sites need attention due to potential undiscovered features.</p>		
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<p>Climate Change, Env &amp; Heritage</p>	<p><b>Uisce Éireann</b></p> <p>Uisce Éireann is preparing a strategy which will respond to global and national climate change legislative and policy frameworks for climate change action and fulfils the requirements of Uisce Éireann's Water Services Strategic Plan 2015, The Water Services Policy Statement 2018 – 2025 and the Climate Change Sectoral Adaptation Plan for Water Quality and Water Services Infrastructure 2019. Uisce Éireann is happy to work with the local authority to ensure the overarching goals of mitigating and adapting to, climate change in relation to water and wastewater are achieved.</p> <p><i>Wastewater Services</i></p> <p>i) To ensure that the Local Authority provides adequate storm water infrastructure to accommodate the planned levels of growth within the plan area and to ensure that appropriate flood management measures are implemented to protect property and infrastructure.</p> <p>j) To require all new development to provide a separate foul and surface water drainage system and to incorporate sustainable urban drainage systems where appropriate in new development and the public realm.</p> <p>k) To prohibit the discharge of additional surface water to combined (foul and surface water) sewers in order to maximise the capacity of existing collection systems for foul water.</p> <p>l) To support Irish Water in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on sewage treatment works.</p>	<p>Monaghan County Council will collaborate with Uisce Éireann to ensure the overarching goals of mitigating and adapting to climate change in relation to water and wastewater are achieved.</p> <p>The Council will review Uisce Éireann's strategy to respond to global and national climate change legislative and policy frameworks for climate change action once published and include relevant provisions within the development plan where appropriate.</p>	<p><b>CEH39.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that support the overarching goals of mitigating and adapting to climate change in relation to water and wastewater.</p> <p><b>CEH17.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to require all proposed waste water treatment systems and domestic septic tanks meet the current standards set out in the Environmental Protection Agency publication Code of Practice for Domestic Waste Water Treatment System (Population equivalent ≤10) (EPA,2021).</p> <p><b>CEH40.</b> The draft County Development Plan 2025-2031 should include a policy to ensure that private wastewater treatment facilities, where permitted, are operated in compliance with their wastewater discharge licence, in order to protect water quality.</p>
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Climate Change, Env & Heritage	<p>m) To ensure that all new developments connect to the public wastewater infrastructure, where available, and to encourage existing developments that are in close proximity to a public sewer to connect to that sewer. These will be subject to a connection agreement with Irish Water.</p> <p>n) To refuse residential development that requires the provision of private wastewater treatment facilities (i.e. Developer Provided Infrastructure), other than single house systems.</p> <p>o) The provision of single house septic tanks and treatment plants in the Plan area will be strongly discouraged to minimise the risk of groundwater pollution. Where such facilities are permitted, full compliance with the prevailing regulations and standards, including the EPA's Code of Practice for Domestic Waste Water Treatment Systems, as may be amended, will be required.</p> <p>p) To ensure that private wastewater treatment facilities, where permitted, are operated in compliance with their wastewater discharge licence, in order to protect water quality.</p>		
	<p><b>Meath County Council (Planning Department)</b></p> <p>The submission highlights that there is a cross-county dimension to many environmental issues such as energy, climate change, water quality, habitat and species loss and cross-county cooperation is therefore vital to protect the environment across the two counties and the wider region. It is important that both Local Authorities have the same high standards with regard to the protection of the environment. A divergence of standards would be detrimental to the conservation of our shared natural heritage for future generations. It is therefore considered necessary that there be a high level of consistency between County Plans in adjoining authorities. In this regard it is important that cognisance should be taken of the</p>	<p>It is agreed that there is a cross-county dimension to many environmental issues such as energy, climate change, water quality, habitat and species loss and that cross-county co-operation is therefore vital to protect the environment across the two counties and the wider region. The development plan will seek to promote high standards with regard to the protection of the environment and in this regard will align and be consistent with the objectives and policies of adjoining county development plans particularly where there is common interest and mutual benefit.</p>	<p><b>CEH41.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies relating to matters that have a cross county dimension such as water quality biodiversity and flood risk, aligning with similar objectives and policies in the adjoining county development plans.</p>

Climate Change, Env & Heritage	<p>policies and objectives of the Meath County Development Plan 2021-2027.</p> <p><i>Landscape Character</i> The Meath County Development Plan 2021-2027 contains a Landscape Character Assessment. The area adjacent to the Monaghan County boundary is identified as the 'North Meath Lakelands Landscape Character Area' which is rated as being of a 'moderate value'. This designation should be considered in the context of development proposals in Monaghan with a cross boundary visual impact.</p> <p><i>Nature Designations</i> Ballyhoe Lough Proposed Natural Heritage Area (Site Code 001594) is located on the Meath – Monaghan border. Chapter 8 'Cultural and Natural Heritage Strategy' of the Meath County Development Plan 2021-2027 lists all-Natural Heritage Areas and Proposed Natural Heritage Areas, including Ballyhoe Lough and contains a number of policies and objectives to protect such Natural Heritage Areas from inappropriate forms of development. Meath County Council would welcome the inclusion of similar policies in the Monaghan Development Plan. Cross county co-operation regarding these sites will continue to be essential.</p>	<p><i>Landscape Character</i> The Landscape Character Assessment for County Monaghan will be incorporated into the development plan 2025-2031. The landscape designations within this assessment and also those within the adjoining counties will be considered in the formulation of any objectives or policies within the development plan relating to the protection of landscape and visual amenity.</p> <p><i>Nature Designations</i> All-Natural Heritage Areas and Proposed Natural Heritage Areas within County Monaghan are listed within the current Development Plan and these, including Ballyhoe Lough Proposed Natural Heritage Area (Site Code 001594), will be transposed into the Development Plan 2025-2031. The objectives and policies contained within the Meath County Development Plan relating to the protection of designated nature sites will be considered in the formulation of similar objectives and policies within the Monaghan County Development Plan 2025-2031.</p>	<p><b>CEH42.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies relating to the protection of landscapes and visual amenity that align with similar objectives and policies in adjoining county development plans.</p> <p><b>CEH43.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies relating to the protection of designated nature sites, and in particular cross border sites, that align with similar objectives and policies in adjoining county development plans.</p>
	<p><b>Inland Fisheries Ireland</b> Rivers and watercourses are natural assets which provide a basis for the development of visual and amenity features of the areas through which they flow. They can provide a focus for the involvement of the communities in the protection of water quality and biological/wildlife diversity of aquatic habitats within these areas. The many rivers and lakes in County Monaghan contain valuable fisheries habitats. These habitats support a wide variety of fish species from salmonids (Atlantic salmon and trout), pike,</p>	<p>The Council agrees that rivers and watercourses are natural assets which provide a basis for the development of visual and amenity features of the areas through which they flow and provide a focus for the involvement of the communities in the protection of water quality and biological/wildlife diversity of aquatic habitats within these areas.</p> <p>The Council also agrees that the rivers and lakes in County Monaghan contain valuable fisheries habitats that support a wide variety of fish species which are listed in Annex II of the directive and are also valuable and popular angling amenities.</p>	<p><b>CEH44.</b> The draft County Development Plan 2025-2031 should include objectives and policies to protect and enhance aquatic habitats, native species and ecosystems, and prohibit activities that may disrupt or degrade these environments.</p>

Climate Change, Env & Heritage	<p>coarse fish, lamprey species and European eel among other species. It should be noted that while these rivers are not designated under the Habitats Directive, they hold species that are listed in Annex II of the directive, i.e. Atlantic salmon, and Lamprey species. These watercourses not only contribute significantly to the natural heritage value of the county they are also valuable and popular angling amenities. IFI requests that the Plan provides for the maintenance and preservation of all watercourses and associated riparian habitats in the county.</p>	<p>The development plan will provide for the maintenance and preservation of all watercourses and associated riparian habitats in the County.</p>	
	<p><b>The Office of Public Works</b>  <i>Flood Risk Management (FRM) – General Guidance</i>                  The Monaghan County Development Plan 2025-2031 should make reference to the Guidelines on the Planning System and Flood Risk Management (DHPLG/OPW, Nov 2009) and associated Circulars and Technical Appendices to ensure the key principles of flood risk management and sustainable planning are adopted in the plan.</p> <p>The submissions advocate the use of the sequential approach to Flood Risk Management at the outset of the plan process, where uncertainty exists, a precautionary approach should be taken, or more detailed assessments carried out. This approach is advised rather than delegating decisions to the development management stage.</p> <p>The three stage Flood Risk Assessment process should be used i.e:</p> <ul style="list-style-type: none"> <li>•Stage 1: Flood Risk Identification of any flooding or surface water management issues related to a plan area or proposed development site that may warrant further investigation.</li> </ul> <p>Stage 2: Initial Flood Risk Assessment to confirm sources of flooding that may affect a plan area or proposed development site, to appraise the</p>	<p>The Council acknowledges the comments and recommendations made in relation to Flood Risk Management. A Strategic Flood Risk Assessment (SFRA) will be carried out to inform zonings and flood risk management policies in the development plan and these comments will inform the preparation of the Strategic Flood Risk Assessment well as the policies relating to the flood risk management and drainage in the development plan.</p> <p>The principles outlined in the Planning System and Flood Risk Management Guidelines for Planning Authorities and associated Circulars and Technical Appendices will remain the foundation of the development strategy for County Monaghan. The primary focus will be on the sequential approach, transitioning to the Justification Test only after all possibilities for avoidance and substitution have been explored. The development plan will clearly set out a precautionary sequential approach based on the three stage Flood Risk Assessment process set out in the submission.</p> <p>Particular regard will be had to Chapters 3 and 4 of the Flood Risk Management Guidelines and an appropriately detailed analysis shall be carried out prior to any proposed zoning of land that might be at moderate or high risk of flooding. The development plan will contain clear commitments and strategic objectives regarding flood risk and be consistent with the principles of the Guidelines.</p>	<p><b>CEH45.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and the associated Circulars and Technical Appendices.</p> <p><b>CEH46.</b> The draft County Development Plan 2025-2031 should include an objective to support the delivery/implementation of the Flood Relief Measures for the towns of Monaghan, Ballybay, Carrickmacross and Inniskeen as set out in the CFRAM programme Flood Risk Management Plans.</p> <p><b>CEH47.</b> The draft County Development Plan 2025-2031 should include objectives and policies that require the identification and protection of flood risk infrastructure in the County.</p> <p><b>CEH48.</b> The draft County Development Plan 2025-2031 should include an objective to update areas identified as being at risk of flooding if revised information is received from the Office of Public Works or provided to the</p>

Climate Change, Env & Heritage	<p>adequacy of existing information and to scope the extent of the risk of flooding.</p> <ul style="list-style-type: none"> <li>•Stage 3: Detailed Flood Risk Assessment to assess flood risk issues in sufficient detail to prepare Flood Zone maps based on a quantitative appraisal of potential flood risks to a proposed or existing development or to land that is being considered for zoning, and to identify potential impacts on flood risk elsewhere and of the effectiveness of any proposed mitigation measures.</li> </ul> <p>In preparing the Draft Development Plan, the OPW recommends that particular attention is paid to specific sections of the guidelines such as; Chapter 3, Planning Principles, Chapter 3 Sequential Approach and definitions of Appropriate Development, and Chapters 3 &amp; 4, the Plan-making Justification Test, where if it is proposed to zone land which is at moderate or high risk of flooding the application of the test should be supported by an appropriately detailed analysis.</p> <p>It is recommended that clear commitments and strategic objectives regarding flood risk and the principles of the Guidelines are included in the plan and that individuals with the relevant expertise review any flood risk assessment submitted to Monaghan County Council.</p>		<p>Council such as flood risk assessments and the provision of flood risk infrastructure.</p> <p><b>CEH49.</b>The draft County Development Plan 2025-2031 should include objectives and policies to require the consideration of the Office of Public Works Flood Mapping where development is proposed in areas where there is the potential for flooding.</p> <p><b>CEH50.</b> The draft County Development Plan 2025-2031 should include objectives and policies to require the consideration of the effects of climate change where development is proposed in areas where there is the potential for flooding.</p>
	<p><i>Sequential Approach</i></p> <p>Only if there are no reasonable sites available in zones of low flood probability should consideration be given to development in higher flood probability zones. Flood Zone Maps should show the proposed land use zonings overlaid with Flood Zone A and B and the plans should be at a legible scale.</p>	<p><i>Sequential Approach</i></p> <p>Consideration will only be given to development in higher flood probability zones where there are no reasonable sites available in zones of low flood probability. Where this is the case the proposed land use zonings at risk of flooding will be cleared indicated.</p>	<p><b>CEH6.</b> The draft County Development Plan 2025 – 2031 should include a Strategic Flood Risk Assessment (SFRA) carried out in accordance with the relevant guidelines and include policies and objectives to ensure compliance with the outcome of the SFRA.</p>
	<p><i>Justification Test</i></p> <p>In exceptional circumstances, development that is generally considered inappropriate because of its</p>	<p><i>Justification Test</i></p> <p>The development plan will require the submission of a justification for development or redevelopment proposals in areas at risk of</p>	<p><b>CEH6.</b> The draft Monaghan County Development Plan 2025-2031 should include a Strategic Flood Risk Assessment carried out in</p>

Climate Change, Env & Heritage	<p>vulnerability to flooding may be justified as appropriate, on the grounds of proper planning and sustainable development provided that the risks are reduced and/or managed to an acceptable level. The justification test and associated criteria shall apply to the urban centre (the core area of the town or village where a broad range of land uses apply). The flood risk assessment must demonstrate that the risk can be adequately managed, and the use of the lands will not result in an unacceptable risk elsewhere. The plan should specify any structural or non-structural measures required for development and provide information on any residual risk and how they can be mitigated.</p>	<p>flooding, such as in urban cores, where it is deemed that the development may be in the proper planning and sustainable development of the area. In addition to the justification for the development, a site-specific flood risk assessment will be required to demonstrate that the risks are reduced and/or can be managed to an acceptable level. The development plan may specify any structural or non-structural measures required for development and provide information on any residual risk and how they can be mitigated in these instances.</p>	<p>accordance with the relevant guidelines and include objectives and policies to ensure compliance with the outcome of the SFRA.</p>
	<p><i>The Flood Risk Management Plans and Flood Maps</i> The implementation of the adopted Flood Risk Management Plans under the Flood Directive as transposed which form part of the Ireland 2040 National Development Plan, is an objective of the Regional Spatial and Economic Strategies.</p> <p>Monaghan County Council has adopted Flood Risk Management Plans related to Flood Risk Areas in Ballybay, Carrickmacross, Inniskeen and Monaghan. The OPW requests that Monaghan has full regard to the proposed development of Flood Relief Schemes for these towns to ensure that zoning of development proposals do not impact on the delivery of these measures. The plan should contain a specific objective to provide for the delivery of these measures.</p> <p>Monaghan County Council should maintain any flood relief schemes implemented under their powers. Consideration should be given to the creation of a register of flood risk infrastructure in the County Development Plan where it would not otherwise be identified or protected from interference or removal.</p>	<p><i>The Flood Risk Management Plans and Flood Maps</i> The development plan will include a Strategic Objective to support the delivery/implementation of the Flood Relief Measures for the towns of Monaghan, Ballybay, Carrickmacross and Inniskeen as set out in the CFRAM programme Flood Risk Management Plans.</p> <p>The Strategic Flood Risk Assessment (SFRA) will identify and incorporate existing and planned flood relief schemes into the draft Development Plan, both during pre-construction and post-construction stages. As a key participant in flood management, the County Council and their consultants will collaborate with the Office of Public Works (OPW) to ensure the latest flood relief scheme plans are integrated into the plan and a list of flood management infrastructure is compiled.</p> <p>Monaghan County Council will have regard to the flood maps prepared under the National Catchment-based Flood Risk Assessment and Management (CFRAM) Programme, and any site-specific flood risk assessments or more recent surveys.</p>	<p><b>CEH49.</b> The draft County Development Plan 2025-2031 should include objectives and policies to require the consideration of the Office of Public Works Flood Mapping where development is proposed in areas where there is the potential for flooding.</p>

	<p>Monaghan County Council should have regard to the flood maps prepared under the National Catchment-based Flood Risk Assessment and Management (CFRAM) Programme, and where physical changes have occurred or where site specific flood risk assessment or more recent surveys have been completed, these should inform the making of spatial planning decisions.</p> <p>The flood maps, including those for potential future scenarios taking account of the possible impacts of climate change, are available to view on the OPW portal <a href="http://www.floodinfo.ie">www.floodinfo.ie</a></p>		
<p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>Climate Change, Env &amp; Heritage</b></p>	<p><i>Map Review Programme</i> The submission highlights that in certain areas physical changes may have occurred since the preparation of the flood maps under the National CRFAM Programme that could affect Flood Zones. More recent flood events or the completion of more detailed local assessments may have been undertaken which provide for robust data than the flood maps developed through national CFRAM programme, and the OPW will review and update maps on an ongoing basis.</p>	<p><i>Map Review Programme</i> It is noted that more recent flood events or the completion of more detailed local assessments may have been undertaken which provide for more robust data than the flood maps developed through national CFRAM programme, and that the OPW will review and update maps on an ongoing basis.</p>	<p><b>CEH49.</b> The draft County Development Plan 2025-2031 should include objectives and policies to require the consideration of the Office of Public Works Flood Mapping where development is proposed in areas where there is the potential for flooding.</p>
	<p><i>National Indicative Flood Mapping</i> Updated indicative flood mapping was prepared for the purpose of initial assessment at national level to assist in the review of areas of potentially significant flood risk as required by the EU Floods Directive, and as such they provide only an indication of areas that may be prone to flooding and are not necessarily locally accurate. As such these maps may be used for Strategic Level Assessments only and should not be used as the sole basis for defining Flood Zones or making policy.</p> <p>The submission highlights that for areas not covered by the CFRAM Programme, the OPW have prepared</p>	<p><i>National Indicative Flood Mapping</i> It is acknowledged and accepted that indicative flood mapping was prepared for the purpose of initial assessment at national level to assist in the review of areas of potentially significant flood risk as required by the EU Floods Directive, and that they provide only an indication of areas that may be prone to flooding and are not necessarily locally accurate. Therefore, these maps will only be used for Strategic Level Assessments and not as the sole basis for defining Flood Zones or making policy.</p>	<p>No specific recommendation</p>

Climate Change, Env & Heritage	<p>Indicative Fluvial Flood Maps for all watercourses with a catchment greater than 5km<sup>2</sup>. For catchment areas less than 5km<sup>2</sup> no predictive fluvial maps have been prepared, as such planning authorities may need to carry out of their own Flood Risk Assessment to inform the definition of Flood Zones.</p>		
	<p><i>National Coastal Flood Hazard Mapping</i> Submission references coastal flooding.</p>	<p><i>National Coastal Flood Hazard Mapping</i> This is not relevant in the case of Monaghan.</p>	<p>No specific recommendation.</p>
	<p><i>National Groundwater Flood Mapping</i> Probabilistic and historic groundwater flood maps have been prepared by Geological Survey Ireland through the 2016-2019 Flood Project and show the probabilistic flood extent of groundwater flooding in limestone regions, focussed primarily (but not entirely) on flooding at seasonally flooded wetlands known as turloughs. The Historic Groundwater Flood Map shows the observed peak flood extents caused by groundwater in Ireland and are largely based on the winter 2015 / 2016 flood event. The submission provides information on where to find guidance on this.</p>	<p><i>National Groundwater Flood Mapping</i> The National Groundwater Flood Mapping will be taken into account in the preparation of the development plan.</p>	
	<p><i>Consideration of Climate Change Impacts</i> Planning Authorities need to consider potential climate change impacts in the preparation of development plans by avoiding development in areas prone to flooding, retaining space for future flood defences, specifying minimum floor levels, and inserting specific development management objectives.</p>	<p><i>Consideration of Climate Change Impacts</i> The impacts of future climate change will be thoroughly assessed across the county. Where new scientific studies are available, this information will be used to update the existing climate change discussions, policies, and objectives in the current SFRA and the Development Plan.</p>	<p><b>CEH50.</b> The draft County Development Plan 2025-2031 should include objectives and policies to require the consideration of the effects of climate change where development is proposed in areas where there is the potential for flooding.</p>
	<p><i>Arterial Drainage Schemes and Drainage Districts</i> OPW requests that Monaghan County Council ensures that access requirements are preserved for the maintenance of Arterial Drainage Schemes and Drainage Districts when zoning land. Applications for development on land identified as benefiting land may be prone to flooding, and as such site-specific</p>	<p><i>Arterial Drainage Schemes and Drainage Districts</i> The development plan will contain policies and objectives to ensure that access requirements are preserved for the maintenance of Arterial Drainage Schemes and Drainage Districts. Development proposals on land identified as benefiting land will be required to be accompanied by a site-specific flood risk assessment.</p>	<p><b>CEH51.</b> The draft County Development Plan 2025-2031 should include objectives and policies to require that access for the maintenance of Arterial Drainage Schemes and Drainage Districts are not obstructed by development.</p>



Climate Change, Env & Heritage	<p>flood risk assessments may be required in these areas.</p>		
	<p><i>Land Protected by Agricultural Embankments</i> Flood Zones are defined without consideration of the presence of flood defences. Where defences have been constructed to protect agricultural land as part of an Arterial Drainage Scheme or Drainage District the OPW strongly recommends that land should only be zoned in accordance with the definition of appropriate development as set out in the Guidelines.</p>	<p><i>Land Protected by Agricultural Embankments</i> It is accepted that land which benefits from defences have been constructed to protect agricultural land as part of an Arterial Drainage Scheme or Drainage District should only be zoned in accordance with the definition of appropriate development as set out in the Guidelines.</p>	<p>No specific recommendation.</p>
	<p><i>Impacts on other areas.</i> While a development may not be prone to flood risk itself, developments can increase flood risk up or down stream due to increased run off from additional drainage or an increase in hard surfaces and new development should avoid increasing flood risk elsewhere.</p>	<p><i>Impacts on other areas.</i> The development plan will contain objectives and policies to ensure the incorporation of Sustainable Drainage Systems (SuDS) within development proposals.</p>	<p>No specific recommendation.</p>
	<p><i>Nature Based Solutions</i> The OPW recommends that the preparation of development plan should have regard to the potential for nature-based solutions to reduce runoff and provide environmental benefits such as enhancement of water quality and biodiversity. The development plan should refer to the Best Practice Interim Guidance Document "Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas".</p> <p>In addition, the Strategic Flood Risk Assessment carried out as part of the development plan should provide guidance on the likely relevance of Sustainable Drainage Systems (SuDS) techniques for managing surface water run off at development sites and should also identify where area-based provision of SuDs and green infrastructure are appropriate to reduce reliance on site specific solutions.</p>	<p><i>Nature Based Solutions</i> The development plan will contain objectives and policies to actively seek opportunities to incorporate natural water retention measures within both public and private development proposals and acknowledge the broader advantages of adopting such approaches. The development plan will reference the Best Practice Interim Guidance Document "Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas".</p>	<p><b>CEH19.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to require new developments to incorporate Sustainable Drainage Systems (SuDS) management initiatives in their design and operation such as green infrastructure, water recycling and conservation measures, green roofs, and rainwater harvesting.</p>
	<p><b>Failte Ireland</b></p>	<p>The Council confirms a commitment to strong collaboration with Failte Ireland and all other relevant tourism stakeholders.</p>	<p><b>EA5.</b> The draft County Development Plan 2025 – 2031 should include an objective that</p>

<p>Climate Change, Env &amp; Heritage</p>	<p>Fáilte Ireland are seeking to enhance the partnership approach between the Council and the National Authority and ensure that the expertise of both organisations is shared.</p> <p>Fáilte Ireland has invested in the County such as the Destination and Experience Development Plan and through the Destination Town Funding Scheme and wishes to see these investments acknowledged and further progresses in the new Development Plan. Fáilte Ireland requests an objective supporting continued cooperation between the Council, Fáilte Ireland and other tourism stakeholders in the county.</p> <p>Fáilte Ireland's vision is to lead the development of a tourism industry that is well on its way to making a more significant and more sustainable contribution to the Monaghan economy, its environment, society, and culture than it has to date. Therefore, it is vital that tourism is at the centre of the Monaghan County Development Plan 2025-2031 and fully supported to develop the tourism amenities in the county and appeal to locals and international visitors alike thus creating a more sustainable industry.</p> <p>A successful tourism sector also creates significant benefits for many other sectors such as agriculture, food and drinks, accommodation providers, transport and retail. For this reason, tourism is a particularly important activity and spatial land use in its own right to be accommodated within the emerging County Development Plan notwithstanding its contribution to enhancement of Quality of Life and the enhancement of places of residence, work and play and can positively affect both physical and mental wellbeing which is a key principle of the Northern and Western Regional Spatial &amp; Economic Strategy (RSES).</p>	<p>The Council welcomes the role of Fáilte Ireland in funding the Destination and Experience Development Plan (DEDP) and through the Destination Town Funding Scheme. The Council acknowledges the request to have this recognised in the development plan and it shall be formulated having regard to the DEDP and potential future funding schemes.</p> <p>Tourism is recognised as a sector that has significant potential for growth in County Monaghan and that it can create significant benefits for many other sectors. Monaghan County Council has developed a new Tourism Strategy for the County for the next five years which will set out a clearly articulated, refreshed vision for driving sustainable, innovative, resilient and inclusive tourism sector growth in Monaghan. Development plan objectives and policies shall be framed in the context of this Tourism Strategy to ensure that the development plan is closely aligned with it and will facilitate the growth of a sustainable, innovative, and inclusive tourism sector in Monaghan. The completion of flagship projects in the County in recent years such as Rossmore Giants, Rossmore playground facility and cycling trails, and the Kavanagh Centre in Inniskeen demonstrate the Council's commitment to developing and promoting tourism in the County.</p> <p>The Council fully appreciates the synergy that exists between the development of a sustainable tourism product for the County and wider National and Regional objectives in relation to Climate Change, Biodiversity, health and wellbeing, and place-making.</p> <p>The section on Tourism in the Economic Development Chapter in the current development plan will be expanded upon to include a more comprehensive policies and objectives to address the issues raised.</p>	<p>commits to ongoing collaboration with Fáilte Ireland and other relevant tourism stakeholders during the lifetime of the plan to further develop tourism in the County.</p> <p><b>EA6.</b> The draft County Development Plan 2025 – 2031 should include a section on Tourism in the Economic Development Chapter.</p> <p><b>EA7.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that recognise the interplay between the County's tourism product and broader national and regional objectives, such as climate change mitigation/adaptation, biodiversity conservation, health and wellbeing, and place-making, and that synergise the goals of tourism development with these overarching objectives.</p>
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<p>Climate Change, Env &amp; Heritage</p>	<p>Section 4.7 of the current Monaghan Development Plan is the key point of reference for tourism within the Development Plan. This Section does reference key areas such as Fáilte Ireland Strategies, accommodation, key visitor attractions, greenways/blueways, heritage tourism, events and festivals, walking/cycling etc. but in a brief reference only. FE requests an Economic Activity chapter similar to the one in the current development plan with a dedicated section on Tourism again, but more robust with policies and objectives on issues such as those included in this submission addressed. This enables decision makers and stakeholders to easily follow guidance in relation to tourism amenities and assets.</p> <p>Fáilte Ireland would maintain that the appropriate consideration, planning and protection of tourism through forward planning and development management are key to the development of the tourism industry.</p> <p><i>Key Tourism Assets &amp; Initiatives in the County</i>                  The submission lists a range of tourism amenities detailed in the current Development Plan as follows:</p> <ul style="list-style-type: none"> <li>• Patrick Kavanagh Visitor Centre</li> <li>• Glaslough Heritage &amp; Audio Trail</li> <li>• Castle Leslie Estate</li> <li>• St Peter's Tin Church</li> <li>• Lough Muckno Leisure Park</li> <li>• Monaghan County Museum</li> <li>• Monaghan Town Greenway</li> <li>• Rossmore Forest Park</li> <li>• Carrickmacross Lace</li> </ul> <p>It is considered that there are some over-arching objective and challenges for Monaghan that should be carefully considered in the formulation of the</p>	<p><i>Key Tourism Assets &amp; Initiatives in the County</i></p> <p>The Council acknowledges the need to reference the key tourism assets and initiatives referred to in the submission, and these will be comprehensively referenced in the development plan.</p>	
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<p>Climate Change, Env &amp; Heritage</p>	<p>tourism chapter of the Plan. These are discussed below:</p> <p>The submission refers to the following: -</p> <ul style="list-style-type: none"> <li>• Ireland's Ancient East</li> <li>• Ireland's Ancient East Regional Tourism Development Strategy 2023-2027</li> <li>• Destination and Experience Development Plans (DEDPs)</li> <li>• Monaghan Destination and Experience Development Plan (MDEDP)</li> <li>• Destination Towns</li> </ul> <p>Fáilte Ireland requests the inclusion of an objective supporting the implementation of the Ireland's Ancient East Regional Tourism Strategy 2023-2027 in the County Development Plan, to support the continued collaboration with Fáilte Ireland and tourism stakeholders to ensure successful implementation and delivery of the plan.</p> <p>Fáilte Ireland requests the inclusion of an objective supporting the Monaghan Destination and Experience Development Plan (MDEDP) and the inclusion of policies and objectives to support its key projects. There should be strong alignment and consistency between the new Monaghan Destination and Experience Development Plan and the Tourism Chapter of the Development Plan.</p> <p>Monaghan Town was granted investment under Fáilte Ireland's Destination Towns funding programme in 2019 to prepare the Monaghan Destination Town Plan. Fáilte Ireland has published '<i>Development Guidelines for Tourism Destination Towns</i>' to provide a framework to support communities and Local Authorities and set out the key drivers of what makes a town appealing to the international tourist. The</p>	<p>The development plan will include an objective to support the implementation of the Ireland's Ancient East Regional Tourism Strategy in the County Development Plan, and to support the continued collaboration with Fáilte Ireland and tourism stakeholders to ensure successful implementation and delivery of the plan.</p> <p>The development plan will include an objective to support the Monaghan Destination and Experience Development Plan (MDEDP) and the inclusion of policies and objectives to support its key projects. The Tourism Chapter of the development plan will be strongly alignment and consistent with the new Monaghan Destination and Experience Development Plan.</p> <p>The relevant contents of the '<i>Development Guidelines for Tourism Destination Towns</i>' will be considered when formulating the draft development plan. It is agreed that County Monaghan has many attractive towns and villages which are in need of rejuvenation and that tourism initiatives can assist in creating vibrancy and vitality through improved public realms and the reuse of vacant buildings for accommodation and facilities for tourists.</p>	<p><b>EA8.</b> The draft County Development Plan 2025 – 2031 should include an objective that supports the implementation of the Ireland's Ancient East Regional Tourism Strategy.</p> <p><b>EA9.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that align with the provisions of the Monaghan Destination and Experience Development Plan.</p> <p><b>EA10.</b> The draft County Development Plan 2025-2031 should comprehensively reference the key tourism assets and initiatives highlighted in Failte Ireland's submission and should include objectives and policies that ensure that these significant aspects of tourism development are acknowledged and supported.</p> <p><b>EA11.</b> The draft County Development Plan 2025 – 2031 should include objectives and</p>
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<p><b>Climate Change, Env &amp; Heritage</b></p>	<p>vitality and vibrancy of a town is a crucial aspect in making it attractive. Monaghan has many handsome towns and villages which are in need of rejuvenation. Tourism initiatives can act as a stimulus attracting further investment to an area creating a vibrancy and vitality. Improved public realms and encouraging the reuse of vacant buildings or unused upper floors in town centres may assist in this regard with providing accommodation and facilities for tourists. The adaptive reuse of existing historic buildings is one of the best ways a community can improve the economic, social and environmental sustainability of its village or a town.</p> <p><i>Further Suggestions for the New Development Plan</i>                  The following elements should be considered to support tourism: -</p> <ul style="list-style-type: none"> <li>• Natural Heritage – improved physical and digital access</li> <li>• Greenways - key tourism infrastructure</li> <li>• Public Transport, Cycling and Walking – better alignment with tourist attractions</li> <li>• Accommodation – increased provision and variety / offerings</li> <li>• Tourism Amenities and Assets Maps – indicating tourism nodes, transport links, strategic tourism centres, sensitive environments, tourism potential, and branding</li> <li>• Sustainable Tourism – support for the internationally recognised Visitor, Industry, Community and Environment (VICE) model</li> <li>• Renewable Energy &amp; Landscape Character Assessment – requirement for reference to the National Landscape Strategy 2015-2025 and the updating of the Landscape Character Assessment to protect key tourist amenities.</li> </ul>	<p><i>Further Suggestions for the New Development Plan</i>                  The Council acknowledges and affirms a commitment to strongly reference and formulate a broad ranging policy framework in respect of Natural Heritage, Greenways, Public Transport, Cycling and Walking, Tourist Accommodation, Tourism Amenities and Assets, Sustainable Tourism, Renewable Energy and Landscape Character Assessment.</p>	<p>policies that have regard to the relevant contents of the Development Guidelines for Tourism Destination Towns (Failte Ireland, 2019), particularly in respect of public realm, accommodation, and signage.</p> <p>EA12.The draft County Development Plan 2025 – 2031 should include objectives and policies that address various facets of tourism, including Natural Heritage, Greenways, Public Transport, Cycling and Walking, Tourist Accommodation, Tourism Amenities and Assets, Sustainable Tourism, Renewable Energy, and Landscape Character Assessment to support a holistic approach to sustainable tourism development.</p>
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Economic Activity	<p><b>HSE Environmental Health</b> <i>Employment</i></p> <p>It is essential that planning of large-scale employment sites/industrial estates also takes into consideration the health and wellbeing of workers. A travel plan, which promotes and facilitates sustainable and active modes of travel, should be implemented for all these sites. There should be strong cycle and pedestrian links to town centres and to parks and/or recreational facilities to improve connectivity. There should be secure bike parking facilities provided and shower facilities for staff on site should also be considered. The quality of design and landscaping of these sites is also of the utmost importance.</p>	<p>The Council acknowledges the comments made by the HSE Environmental Health Services in this regard. The Council strongly agrees that new large scale employment sites should be identified and zoned in locations proximate to the town centre, in areas served by public transport and which can be accessed by active modes of travel such as cycling and walking and with access to recreational facilities. The need for new employment sites/uses to be designed to high environmental standards and with facilities such as bicycle parking and shower facilities to encourage walking and cycling to work should be reflected in development management standards set out in the development plan.</p>	<p><b>EA13.</b> The draft County Development Plan 2025 – 2031 should include an objective to zone new large-scale employment sites in appropriate locations accessible to town centres, accessible by public transport and active travel modes like cycling and walking.</p> <p><b>EA14.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies requiring the provision of amenities, such as bicycle parking and shower facilities, to support a modal shift to walking and cycling to work.</p>
	<p><b>Inland Fisheries Ireland</b> <i>Tourism</i></p> <p>Freshwater and marine recreational angling supports over 11,000 existing Irish jobs. Inland Fisheries Ireland supports the protection and development of angling tourism in the Plan through adoption of policies regarding the provision of facilities which encourage angling, promotion of angling tourism within the County and signposting of rivers, lakes and streams. Signposting of rivers and angling locations and the provision of information boards giving details of species present, and biodiversity should be supported.</p>	<p>The Council acknowledges the comments raised in relation to the support and protection of angling tourism and the provision of appropriate ancillary facilities and infrastructure to encourage angling.</p> <p>The current county development plan 2019-2025 contains a policy (TMF4) to support the provision of angling tourism and supporting facilities in the County in conjunction with relevant stakeholder including Inland Fisheries. This policy shall be translated and strengthened in the county development plan for the period 2025-2031.</p>	<p><b>EA15.</b> The draft County Development Plan 2025-2031 should include objectives and policies that support and promote angling as a recreational activity, seeks to facilitate public access to water bodies for angling purposes and facilitates the provision of supporting infrastructure where appropriate and sustainable.</p>
	<p><b>Land Development Agency</b> <i>Retailing and Town Centre First</i></p> <p>The LDA is committing to engaging and working with the Town Centre First Team at a national level and local level. The LDA has a commitment to develop brownfield sites in towns and will actively engage with the Council and other state authorities to identify potential for reuse of vacant and underutilised town sites. In this regard the LDA would draw the Council's attention to Action 9 Town Centre First Policy Document which sets out the commitment of the LDA</p>	<p><i>Retailing and Town Centre First</i></p> <p>The Council acknowledges and welcomes the comments in relation to Action 9 of the "Town Centre First Policy" which sets out the LDA's commitment to support the town centre first developments that relate to towns over 10,000. The Council welcomes the LDA commitment to engage with the Town Centre first team in Monaghan if and when the populations of towns in Monaghan reach this threshold.</p>	<p><b>EA16.</b> The draft County Development Plan 2025-2031 should include objectives and policies that promote the regeneration of town centres.</p> <p><b>SS24.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with, support and promote the implementation of compact urban development and the Town Centre First Policy approach.</p>

Economic Activity	<p>“to support the Town Centre First Objectives in the developments they are involved with in towns with a population of over 10,000”. While the population of the towns in Monaghan do not currently reach the population of 10,000 it is considered over the lifetime of the plan the population target may be reached at which stage the LDA is committed to engaging and working with as appropriate the town centre first team in Monaghan. Policies and objectives which support the Town Centre First Plans should be incorporated in the Development Plan.</p>	<p>The Council have recently appointed a Town Regeneration Officer and will commence the preparation of Town Centre First (TCF) plans in due course. The County Development Plan 2025-2031 will include objectives to prepare such TCF plans during the lifetime of the plan and will contain policies and objectives to support the progression of the TCF plans.</p> <p>It is acknowledged that the potential for population growth in towns over the plan's duration and provisions will be included in the plan that allow for adjustments and engagement between the LDA and the Town Centre First Teams if towns cross the 10,000 population threshold.</p>	<p><b>EA17.</b> The draft County Development Plan 2025-2031 should include an objective to initiate engagement between the Land Development Agency and the Town Regeneration Office if towns within the County reach a population of 10,000.</p> <p><b>EA18.</b> The draft County Development Plan 2025-2031 should include objectives to develop Town Centre First Plans for each of the five towns over the lifetime of the development plan.</p>
	<p><b>An Chomhairle Ealaíon (The Arts Council)</b>  <i>Planning for the Night-time Economy</i>                  The policy framework for key centres in Monaghan should include consideration of objectives to support provision and growth of the night-time economy to facilitate enhanced provision of diverse social, cultural and economic activities in the evening time, of appropriate character, scale and location, reflective of the recommendations set out in the Night-time economy task force report.</p>	<p>The Council acknowledges the challenges facing towns in terms of the erosion of the night-time economy and the need to sustain and grow it to create thriving towns and villages. The long-term impact of Covid 19, recent levels of inflation and rising costs have resulted in the closure of pubs, clubs, and restaurants. Monaghan County Council is committed to the creation of vibrant and thriving towns and villages at all times. Objectives relating to public realm within the development plan should facilitate the expansion of diverse social, cultural, and economic activities during the evening hours and should be consistent with the recommendations within the Report of the Night-time Economy Task Force.</p>	<p><b>EA19.</b> The draft County Development Plan 2025-2031 should include objectives to promote the night-time economy which are consistent with the recommendations within the Report of the Night-time Economy Task Force (Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media, 2021)</p>
	<p><b>Department Environment, Climate Change and Communication</b>  <i>Geotourism</i>                  Geoparks, along with other tourism initiatives such as the Wild Atlantic Way, Irelands Ancient East, and Irelands Hidden Heartlands have bolstered tourism in various parts of Ireland and helped to increase its levels in areas that were previously not as popular with tourists. Monaghan County Council should continue this trend of geo-tourism, and to use the geological audit information making it easily available to the general public.</p>	<p>The Council acknowledges that Geoparks have bolstered tourism in various parts of Ireland. The Geological Sites within the County are listed in the current development plan and this list will be incorporated within the forthcoming development plan. The current development plan also includes policies for the protection of geology and these policies will be incorporated within the forthcoming development plan. The development plan should also facilitate the development of geo-tourism.</p>	<p><b>EA20.</b> The draft County Development Plan 2025-2031 should reference the potential for geo-tourism and should list the County Geological Sites and include objections and policies for their protection.</p>

<b>Infrastructure and Services</b>	<p><b>Dublin Airport Authority</b>                  Recommends consultation with the IAA and the IAA-ANSP (now AirNav Ireland).</p>	<p>The Council will consult with the Irish Aviation Authority (IAA) and the IAA-Air Navigation Services Provider (ANSP), now AirNav Ireland during the formulation of the development plan where appropriate. The development plan should include a policy to consult with the Irish Aviation Authority (IAA) and AirNav Ireland in relation to proposals that have the potential to have an adverse impact upon aviation such as solar and wind energy development.</p>	<p><b>IS10.</b> The draft County Development Plan 2025-2031 should include a policy to consult with the Irish Aviation Authority (IAA) and AirNav Ireland in relation to proposals that have the potential to have an adverse impact upon aviation such as solar and wind energy development.</p>
	<p><b>National Transport Authority</b>  <i>Road User Hierarchy</i>                  The Development Plan should align with the National Sustainable Mobility Policy and the National Investment Framework for Transport in Ireland (NIFTI), and it should seek the reallocation of road space in appropriate locations in accordance with the road user hierarchy, in order to prioritise walking, cycling and public transport use and prioritise the place-making functions of the urban street network.</p>	<p><i>Road User Hierarchy</i>                  The Draft Development should align with the provisions of the National Sustainable Mobility Policy and the National Investment Framework for Transport in Ireland (NIFTI). The Council supports the reallocation of road space in appropriate locations in accordance with the road user hierarchy, in order to prioritise walking, cycling and public transport use and prioritise the place-making functions of the urban street network.</p>	<p><b>IS11.</b> The draft County Development Plan 2025-2031 should include objectives and policies that align with the provisions of the National Sustainable Mobility Policy and the National Investment Framework for Transport in Ireland.</p> <p><b>IS12.</b> The draft County Development Plan 2025-2031 should include objectives and policies that seek to reallocate road space in appropriate locations, in accordance with the road user hierarchy, to prioritise walking, cycling and public transport use and to reinforce the place-making functions of the urban street network.</p>
	<p><i>Walking and Cycling</i>                  The development plan needs to illustrate the importance of sustainable modes of transport within the County. The integration of land use and transport planning is key to ensuring that these modes are provided for. The Plan should seek to ensure that people are living within walking and cycling distance of their neighbourhood or district centres, public transport services and other services at the local level such as schools.</p> <p>New development areas should be fully permeable for walking and cycling and it should be an objective that the retrospective implementation of walking and cycling facilities should be undertaken where</p>	<p><i>Walking and Cycling</i>                  The draft Development Plan will give strong policy support to walking and cycling. This will include prioritising the location of housing and employment development in locations within and adjacent to existing town footprints where it can be served by public transport, walking and cycling. Development proposals and public realm projects will have a strong focus on pedestrian permeability.</p> <p>The development Plan will include supportive policies to facilitate the planning and delivery of active travel projects in the County and to maximise the use of this investment through supportive land use zoning policies and development management standards.</p> <p>The Development Plan will acknowledge 'Cycle Connects: Ireland's Cycle Network' and will contain policies and objectives to promote</p>	<p><b>IS13.</b> Include objectives that support for the delivery of a modern transport system that enables and encourages modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all, through quality of service and frequency.</p> <p><b>IS14.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that support the delivery of an integrated transport and spatial planning approach in line with the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.</p>



<b>Infrastructure and Services</b>	<p>practicable in existing neighbourhoods, in order to give competitive advantage to these modes for local trip making.</p> <p>The NTA are currently working with Monaghan County Council through the Active Travel Team in the planning and delivery of active travel projects in the County. The Plan should ensure that supportive policies are in place to facilitate this work and to maximise the use of this investment through supportive land use zoning policies and development management standards.</p> <p>The NTA is also developing 'Cycle Connects: Ireland's Cycle Network' which aims to improve sustainable travel by providing the potential for more trips on a safe, accessible and convenient cycling network, connecting more people to more places. Proposals for cycling links in key cities, towns and villages in each county are included in the plan, in addition to connections between the larger towns, villages and settlements. The plan also incorporates existing and planned cycle routes such as greenways and blueways. These plans and investments should be acknowledged and provided for in the Development Plan.</p>	<p>and facilitate investment in the provision of a safe, accessible and convenient cycling network.</p>	<p><b>IS15.</b> The draft County Development Plan 2025-2031 should include objectives and policies that requires new development and public realm projects to provide an emphasis on pedestrian permeability.</p> <p><b>IS16.</b> The draft County Development Plan 2025-2031 should include objectives and policies that support the provision of walking and cycling infrastructure, including the retrospective implementation of walking and cycling facilities in existing neighbourhoods where practicable.</p> <p><b>IS17.</b> The draft County Development Plan 2025-2031 should include objectives and policies that facilitate and support the delivery of active travel projects.</p> <p><b>IS18.</b>The draft County Development Plan 2025-2031 should include objectives and policies that supports the development of 'Cycle Connects: Ireland's Cycle Network' and details the existing and planned cycle routes in the County set out within it.</p> <p><b>IS19.</b>The draft County Development Plan 2025-2031 should include objectives and policies that facilitate the provision of a safe, accessible and convenient cycling network.</p>
	<p><i>Provision of Public Transport Services in Rural Areas</i></p> <p>It is recommended that the Development Plan acknowledges the role rural transport services can perform in providing for social and economic connectivity between small villages/rural areas and larger towns. Policies and objectives to support the role of rural transport, in particular, the Connecting</p>	<p><i>Provision of Public Transport Services in Rural Areas</i></p> <p>County Monaghan is a predominately rural county and the availability of co-ordinated Rural Transport Programme which sustains and expands existing rural transport services is vital. The Council will work with the NTA and Local Link to help provide service solutions in those areas where there is a demand for services. The draft Development Plan will acknowledge the importance of an</p>	<p><b>IS20.</b> The draft County Development Plan 2025-2031 should include objectives and policies to support the role of rural transport, in particular, the Connecting Ireland Rural Mobility Plan (2022-2025) and any subsequent updates.</p>

<b>Infrastructure and Services</b>	<p>Ireland plan should be included in the Development Plan.</p>	<p>appropriate rural transport service and support its role through appropriate policy.</p>	<p><b>IS21.</b> The draft County Development Plan 2025-2031 should include objectives and policies which support the Local Link Rural Transport Strategy.</p>
	<p><i>Strategic Road Network</i> In order to protect the strategic transport function of the national roads, including motorways, the NTA recommends that development objectives should be in accordance with the DECLG Spatial Planning and National Roads Guidelines (2012), and that this should be referenced in the Development Plan</p>	<p><i>Strategic Road Network</i> The DECLG Spatial Planning and National Roads Guidelines (2012) will be referenced in the Development Plan and the relevant objectives and policies contained within the development plan will be consistent with these guidelines.</p>	<p><b>IS22.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the Spatial Planning and National Roads Guidelines (DECLG, 2012).</p> <p><b>IS23.</b>The draft County Development Plan 2025-2031 should identify and list strategic road projects.</p>
	<p><i>Car Parking Standards</i> The NTA recommends that car parking provision for both residential and non-residential land uses should be stated as maximum standards rather than minimum requirements. In addition, in locations where the highest intensity of development occurs, an approach that caps car parking on an area-wide basis should be applied.</p>	<p><i>Car Parking Standards</i> Consideration will be given to stating parking requirements for both residential and non-residential land uses as maximum standards rather than minimum requirements. However, it must be borne in mind that County Monaghan is a rural county with limited public transport alternatives and thus there must be reasonable provision of parking spaces in recognition of car usage. Therefore, it may not always be appropriate in locations where the highest intensity of development occurs to limit parking spaces on an area wide basis.</p>	<p><b>IS24.</b>The draft County Development Plan should include within its Development Management Standards parking spaces requirements (vehicle and cycle), appropriate to the type and the location of development.</p>
	<p><i>Cycle Parking Standards</i> Cycle parking at trip origins and destinations is a key factor in determining mode choice and should be appropriately designed into the urban realm and new developments to ensure that adequate facilities are provided. The Development Plan should therefore include specific policies on cycle parking in the urban realm and in private developments. In this regard, the NTA recommends the Standards for Cycle Parking and Associated Cycling Facilities for New Developments document issued by Dun Laoghaire-Rathdown County Council in 2018.</p>	<p><i>Cycle Parking Standards</i> It is considered important that cycle parking at trip origins and destinations be appropriately designed into the urban realm and new developments to ensure that adequate facilities are provided. The current development plan specifies a minimum number of cycle parking spaces for new developments and the Development Plan for the period 2025-2031 will include similar minimum standards as well as specific policies on cycle parking in the urban realm and in private developments. The Standards for Cycle Parking and Associated Cycling Facilities for New Developments document issued by Dun Laoghaire-Rathdown County Council in 2018 will be considered in this regard.</p>	<p><b>IS24.</b>The draft County Development Plan should include within its Development Management Standards parking spaces requirements (vehicle and cycle), appropriate to the type and the location of development.</p>
	<p><i>Accessibility</i> Objectives included within the development plan which promote universal design in the external built</p>	<p><i>Accessibility</i> The principles of universal design in the external built environment such as providing separate pedestrian entrances, the provision of</p>	<p><b>IS25.</b> The draft County Development Plan 2025-2031 should include objectives and policies that require the incorporation of</p>

<b>Infrastructure and Services</b>	<p>environment such as providing separate pedestrian entrances, the provision of dropped curbs and tactile paving will provide a safer and more attractive environment for all.</p>	<p>dropped curbs and tactile paving will be incorporated within the development plan.</p>	<p>universal design within new developments and public realm works.</p>
	<p><b>National Transport Authority</b> <i>Guidance Documents</i> The preparation of the Development Plan should be informed by the following NTA guidance: -</p> <ul style="list-style-type: none"> <li>• The National Cycle Manual;</li> <li>• Permeability Best Practice Guide;</li> <li>• Achieving Effective Workplace Travel Plans: Guidance for Local Authorities;</li> <li>• Workplace Travel Plans: A Guide for Implementers;</li> <li>• Toolkit for School Travel; and</li> </ul> <p>Guidance Note on Area Based Transport Assessment (NTA and TII).</p>	<p><i>Guidance Documents</i> The preparation of the Development Plan will be informed by the National Cycle Manual, the Permeability Best Practice Guide, Achieving Effective Workplace Travel Plans: Guidance for Local Authorities, Workplace Travel Plans: A Guide for Implementers, the Toolkit for School Travel, and the Guidance Note on Area Based Transport Assessment</p>	<p><b>IS26.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the National Cycle Manual, the Permeability Best Practice Guide, Achieving Effective Workplace Travel Plans: Guidance for Local Authorities, Workplace Travel Plans: A Guide for Implementers, the Toolkit for School Travel, and the Guidance Note on Area Based Transport Assessment.</p>
	<p><b>HSE</b> Cycling and walking should be encouraged to promote physical activity and health, cardiovascular and respiratory health, and mental health. Cycling has been associated with additional benefits such as reduced air and noise pollution, increased social cohesion and interaction, decreased road danger for cyclists and motorists, and enhanced accessibility to businesses. To enable safe and equitable participation in active transport the following measures are recommended: -</p> <p>Develop a safe, high-quality network for walking, cycling and other forms of mobility on wheels (including wheelchairs), incorporating the principles of universal and equitable access for people of all ages and abilities.</p> <p>Increase the connectedness of walking and cycling networks to promote safe access to services including</p>	<p>The Council recognises that in addition to contributing to improved physical and mental health, cycling has additional benefits such as reduced air and noise pollution, increased social cohesion and interaction, decreased road danger, and enhanced accessibility. The Development Plan 2025-2031 will give strong policy support to walking and cycling including the provision of appropriate infrastructure, and the creation of accessible and safe network of routes to community and educational facilities, transport hubs and commercial establishments. The development plan will prioritise the location of housing and employment development in locations within and adjacent to existing town footprints where it can be served by sustainable transport to encourage a modal shift. Development proposals and public realm projects will have a strong focus on pedestrian permeability. The Council will promote active travel and will promote the town of Monaghan as a decarbonising zone.</p> <p>As mentioned above in the context of the provision of quality the Draft Plan will include text and policies to align with the Design Manual for Urban Roads and Streets (DMURS) Interim Advice Notice Covid -19 Pandemic Response and the principles of the National</p>	<p><b>IS27.</b> The draft County Development Plan 2025-2031 should include objectives and policies that support walking, cycling, and the enhancement of public transport to encourage a modal shift away from private cars.</p> <p><b>IS28.</b> The draft County Development Plan 2025-2031 should include an objective to designate specific areas for housing and employment development within existing town footprints.</p> <p><b>IS25.</b> The draft County Development Plan 2025-2031 should include objectives and policies that require the incorporation of universal design within new developments and public realm works.</p>

<p><b>Infrastructure and Services</b></p>	<p>educational facilities, sports and leisure facilities, green areas, local shops and public transport hubs. Prioritise actions that reduce risk for the most vulnerable road users, such as the development of pedestrian and cycle infrastructure which is segregated from motor vehicle and appropriate speed restrictions (i.e. 30km/hr in residential areas) and traffic calming interventions. There should be a particular focus on zones close to schools and other educational facilities.</p> <p>Where possible, future development should aim to locate educational settings, workplaces and other services together, to enable efficient access by walking and cycling.</p> <p>Uptake of active transport should be promoted through social marketing campaigns and the implementation of policies and programmes which encourage walking and cycling, such as travel to school or work initiatives, or the implementation of cycle hire schemes.</p> <p>Public transport is associated with increased physical activity, with improved access to public transport suggested as a means to reduce healthcare costs. To encourage the use of public transport, the following measures are advised: -</p> <p>Provide public transport that is accessible to all and integrated with facilities for pedestrians and cyclists in urban, peri-urban and rural communities.</p> <p>Public transport should be as cost-effective, efficient, and accessible as private motor vehicles. Services should have sufficient capacity, coverage and frequency to support this, and should be accessible to people of all ages and abilities.</p>	<p>Disability Inclusion Strategy (NDIS) 2017-2022 and to ensure the Draft Plan promotes a universal design approach in the built environment.</p> <p>Although the Council supports the uptake of active transport being promoted through social marketing campaigns and the implementation of programmes which encourage walking and cycling, such as travel to school or work initiatives, or the implementation of cycle hire schemes, these measures lie outside the remit of the development plan.</p> <p>The County Development Plan 2025-2031 will include policies which support the provision and enhancement of public transport in urban and rural areas and the Council will consult and collaborate with all relevant stakeholders during the plan process to ensure that future planned investment in this area is reflected in transport objectives.</p>	<p><b>IS29.</b> The draft County Development Plan 2025-2031 should include objectives and policies that support and facilitate the provision and enhancement of public transport in both urban and rural areas.</p>
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<b>Infrastructure and Services</b>	<p><b>HSE Environmental Health</b> <i>Get Ireland Active – National Physical Activity Plan for Ireland</i></p> <p>The strategic development of Monaghan County should include:</p> <ul style="list-style-type: none"> <li>a) Opportunities for physical activity in the development of the built environment</li> <li>b) All development should promote cycling and walking.</li> <li>c) Develop local and regional parks and recreational spaces that encourage physical activity.</li> <li>d) Prioritise the planning and development of walking and cycling and general recreational/physical activity infrastructure.</li> <li>e) Explore opportunities to maximise physical activity and recreation amenities in the natural environment.</li> <li>f) A framework for workplace health and wellbeing, including physical activity should be developed.</li> <li>g) The smarter travel workplaces initiative should be promoted.</li> <li>h) Ensure planning makes provision for recreational facilities for staff in industrial estates and ensures connectivity of work to park and recreational activities.</li> <li>i) Support and develop 20 new walking groups in the County through funding of signage, upgrade of paths and lighting and resolving safety issues.</li> <li>j) Developing a standardised framework for publicly funded programmes designed to increase physical activity levels.</li> </ul>	<p><i>Get Ireland Active – National Physical Activity Plan for Ireland</i></p> <p>The comments made in relation to the strategic development of Monaghan County are noted. Although the promotion of workplace health and wellbeing and publicly funded programmes to increase physical activity lie outside the remit of the development plan, the enhancement of the built environment through the planning process, the promotion of cycling and walking, smarter travel/active travel, integrated land use and sustainable transport, will be central themes in the development plan. It is recognised that the promotion of these aims has multiple benefits not just in terms of health and wellbeing but also in achieving climate change targets, enhancing and improving biodiversity, creating quality places and a sense of community and have benefits from a tourism perspective also.</p> <p>Relevant departments in the Council such as the Municipal Districts, Road Design/Active Travel, Sports Partnership, Heritage and all other relevant stakeholders will be engaged with to ensure the objectives of the plan prioritise the delivery of projects to achieve the recommendations made in the submission. The plan should align with national policy in relation to integrated land use and transport, active travel, climate change adaptation and mitigation and the creation of quality environments for all land use types.</p> <p>The development plan 2025-2031 shall align with-and the National Sustainable Mobility Policy.</p>	<p><b>IS30.</b> The draft County Development Plan 2025-2031 should include objectives and policies that that prioritise the enhancement of the built environment, and promotes cycling, walking, smarter travel/active travel, integrated land use and sustainable transport.</p> <p><b>IS11.</b> The draft County Development Plan 2025-2031 should include objectives and policies that align with the provisions of the National Sustainable Mobility Policy and the National Investment Framework for Transport in Ireland.</p> <p><b>IS31.</b> The draft County Development Plan 2025-2031 should include objectives and policies that support the Council's Active Travel Unit and provide for key projects to enhance walking and cycling infrastructure and investment.</p> <p><b>EAM1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p>
	<p><i>Transport</i></p> <p>It is recommended that the Council identify small scale projects that can achieve significant gains i.e. segregated pedestrian &amp; cycle paths to connect industrial estates to town centres etc. A portion of the council's transport budget should be allocated to providing a comprehensive network of safe, well-lit footpaths and cycle lanes.</p>	<p><i>Transport</i></p> <p>The comments made by the HSE in relation to Transport are noted. A range of projects have been identified and delivered by the Council in 2022 and 2023 to improve pedestrian and cycling connections and improve the safety and permeability of the environment to support active travel measures. The Council will engage with the National Transport Authority to expand and deliver on sustainable transport options within County Monaghan. The</p>	

<b>Infrastructure and Services</b>	<p>It is recommended that an audit be carried out of existing pedestrian and cycle facilities in the county. It is also recommended that a programme of works is drawn up on a priority basis, to ensure that specific infrastructural works that improve connectivity will obtain funding.</p> <p>It is recommended that an audit be carried out of bus infrastructure in the County and a priority list of necessary improvement works prepared based.</p>	<p>development plan will acknowledge and support the role of the Active Travel Unit in identifying and delivering projects to enhance walking and cycling infrastructure.</p> <p>In relation to carrying out an audit of bus infrastructure and developing a priority list of necessary improvement works based on identified defects, the Council will consult with all public transport operators and incorporate within the development plan any measures that lie within its remit.</p>	
	<p><i>Smarter Travel Policy</i> The Strategic Development Plan should:</p> <p>a) Set targets requiring a minimum percentage of new residential and mixed-use development to take place on brownfield/existing sites to consolidate urban growth and enable organic development of urban areas from the centre out. The National Planning Framework (NPF) strategy specifies that 30% of new housing must be delivered on infill/brownfield lands.</p> <p>b) Specify a maximum permitted level of car parking for commercial sites, which have suitable public transport facilities and are within walking/cycling distance to amenities.</p> <p>c) Set a general restriction of the future development of out-of-town retail centres except in exceptional circumstances and consideration of a similar requirement that parking charges be introduced for most existing centres.</p> <p>d) Require developments above a certain scale to implement viable travel plans which promote public transport and modes of active travel and which reduce reliance on the car.</p> <p>e) Establish e-working centres to provide opportunities for people in rural areas and satellite towns to work from a location closer to home. This is of critical importance based on the current settlement patterns of the county.</p>	<p><i>Smarter Travel Policy</i> The targets set out in the NPF for the provision of 30% of all new development on brownfield land will be translated into the development plan 2025-2031 and reflected in the settlement/core strategy. The settlement/core strategy will encourage the sequential development of lands in towns/villages to facilitate a modal shift and to optimise the availability of existing and planned transport investment.</p> <p>Consideration will be given to specifying parking requirements for commercial developments as maximum standards; however, it must be borne in mind that County Monaghan is a rural county with limited public transport alternatives and thus there must be reasonable provision of parking spaces in recognition of car usage. Therefore, it may not always be appropriate to specifying maximum parking spaces requirements for commercial developments.</p> <p>The Retail Development Strategy for County Monaghan which is incorporated with the current development plan and also a number of objectives and policies within the current development plan heavily restrict the potential for the development of out-of-town retail centres. These restrictions will also be included within the development plan 2025-2031.</p> <p>Policies and objectives in the development plan shall prioritise and provide for the enhancement of walking and cycling infrastructure</p>	<p><b>IS32.</b> The draft County Development Plan 2025-2031 should include objectives and policies that prioritise compact growth and brownfield land renewal /regeneration in accordance with the National Planning Framework and the Regional Spatial &amp; Economic Strategy for the Northern &amp; Western Regional Assembly area.</p> <p><b>IS33.</b> The draft County Development Plan 2025-2031 should include objectives and policies that restrict the potential for the development of out-of-town retail centres.</p> <p><b>IS34.</b> The draft County Development Plan 2025-2031 should include objectives and policies that prioritise and provide for the enhancement of walking and cycling infrastructure and safe routes serving workplaces, educational establishments and commercial premises that are accessible to all users.</p>

<p><b>Infrastructure and Services</b></p>	<p>f) Set a target that every school in Monaghan has a school travel plan to encourage students to take alternatives to the car. This should be supported with a strategic aim to develop safe walking and cycling routes to and from schools and other educational institutions as well as providing disability access.</p> <p>g) Provide facilities such as secure bike parking and changing/showering facilities at places of employment in public authorities to encourage staff to cycle.</p> <p>To support smarter travel there should be a strategic aim to:</p> <p>h) Reprioritise traffic signals to favour pedestrians instead of vehicles, reducing waiting times and crossing distances at junctions.</p> <p>i) Create level grade crossings for pedestrians across junctions. Create larger traffic-free areas in urban centre. Ensure that 30 km/h zones are designated in central urban areas which accommodate motorised traffic.</p> <p>j) Widen footpaths where there are high pedestrian flows, particularly close to public transport nodes. Improve the surface quality of footpaths Provide appropriately designed safe, well-lit, direct, continuous facilities for pedestrians.</p> <p>k) Ensure State-owned lands such as canal towpaths, former rail lines, Coillte estates, etc. are made available for the development of walking and cycling trails.</p> <p>l) Support private and public sector initiatives to establish car club schemes in Ireland. Provide on-road parking spaces to be designated for car clubs through appropriate signage.</p> <p>m) Establish Park and ride facilities along major public transport nodes, at the periphery of urban areas and at key public transport locations and nodes</p>	<p>and safe routes serving workplaces, educational establishments and commercial premises that is accessible to all users.</p> <p>The Council supports the provision of e-working centres to provide opportunities for people in rural areas and satellite towns to work from a location closer to home particularly having regard to the current settlement patterns of the County. The policies in respect of home working within the current development plan will be incorporated into the development plan 2025-2031.</p> <p>The suggestions and recommendations contained in the submission in relation to smarter travel and prioritising pedestrian movement over vehicles that fall within the remit of the County Development Plan will be reflected in the objectives and policies of the plan. Improvements to public footpaths and the provision of walking and cycling trails along Council and State-owned lands such as canal towpaths and former rail lines are ongoing and will continue to be supported and facilitated within the development plan 2025-2031. The development plan will also support and facilitate the provision of park and ride facilities at appropriate locations throughout the County.</p>	<p><b>IS35.</b> The draft County Development Plan 2025-2031 should include objectives and policies that support and facilitate the provision of e-working centres.</p> <p><b>IS36.</b> The draft County Development Plan 2025-2031 should include objectives and policies that support and facilitate the provision of walking and cycling trails along Council and State-owned lands such as canal towpaths and former rail lines, where appropriate.</p> <p><b>IS37.</b> The draft County Development Plan 2025-2031 should include objectives and policies that support and facilitate the provision of park and ride facilities at appropriate locations throughout the County.</p>
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<b>Infrastructure and Services</b>	<p><i>National Cycle Policy Framework</i></p> <p>There is a need to improve the safety of cycling in County Monaghan and make it more attractive for users.</p> <p>The Strategic Development Plan should include the needs of cyclists, and in particular:</p> <p>a) Implement measures to reduce the volumes of through-traffic, especially HGVs, in town centres and especially in the vicinity of schools and colleges.</p> <p>b) Introduce traffic calming measures / enforce low traffic speeds in urban areas, make junctions safe for cyclists.</p> <p>c) Support the provision of dedicated signed rural cycling networks building on Fáilte Ireland's Strategy to Develop Irish Cycling Tourism.</p> <p>d) Segregate cycle paths if possible. Ensure that all surfaces used by cyclists are maintained to a high standard and are well lit and signposted.</p> <p>e) Provide secure cycling parking at all destinations of importance to the cyclist and aim to integrate cycling and public transport and the provision of cycling parking at all appropriate public transport interchanges.</p> <p>Ensure that the urban road infrastructure (with the exception of motorways) is designed / retrofitted so as to be cyclist friendly. Link up all existing cycle lanes.</p> <p>It is recommended that a 'quality audit' is carried out of pedestrian routes in towns and villages in the county, to ensure they are safe, well-lit, and enticing for users.</p>	<p><i>National Cycle Policy Framework</i></p> <p>The Council would agree that measures should be taken to make cycling more attractive as a transport option as well as recreational activity. The development plan 2025-2031 shall align with the provisions of the National Cycling Policy Framework. Cycling and the enhancement of cycling facilities and infrastructure should be prioritised in the development plan through targeted objectives and policies.</p> <p>Quality audits should be conducted on all works carried out on public roads which involve new infrastructure or reconfiguration of existing infrastructure. These quality audits should be carried out having regard to the standards set out in the Design Manual on Urban Roads and Streets (DMURS) and the Principles of Universal Design to ensure that all new road proposals and active travel proposals comply with this standard.</p>	<p><b>IS38.</b> The draft County Development Plan 2025-2031 should include objectives and policies that align with the provisions of the National Cycling Policy Framework.</p> <p><b>IS39.</b> The draft County Development plan should include an objective for quality audits to be prepared for all new significant infrastructural projects or expansion/reconfiguration of existing facilities to ensure pedestrian routes are safe, well-lit and enticing for users.</p>
	<p><b>ESB</b></p> <p><i>Electricity Generation, Transmission &amp; Distribution</i></p> <p>The submission provides an overview of ESB strategy, generation, transmission and distribution, ESB roll-out of electric vehicle (EV) infrastructure, and ESB telecoms and telecommunications infrastructure.</p>	<p><i>Electricity Generation, Transmission &amp; Distribution</i></p> <p>The Council acknowledges the need to protect—existing utility infrastructure due to its strategic importance. The Council also acknowledges the need for new energy systems and transmission grids to improve distribution and to facilitate a renewable focused energy generation system.</p>	<p><b>IS40.</b> The draft County Development Plan 2025-2031 should include objectives and policies that seek to protect existing utility infrastructure and promote the incorporation of new technologies and practices to provide for future electricity demands subject to the</p>



<p><b>Infrastructure and Services</b></p>	<p><i>Planning Policy &amp; Proposed Draft CDP</i></p> <p>The submission refers to NPF National Strategic Outcome No. 8 which states new energy systems and transmission grids will be necessary for a more distributed, more renewables focused energy generation system.</p> <p>The submission also refers to Regional Policy Objective RPO 8.4 in the RSES for the Northern and Western Region which outlines an overall strategy for economic development that is underpinned by the reliability of infrastructure and services including electricity generation, supply and distribution.</p> <p>The submission requests that that the Draft County Development Plan includes clear policies to:</p> <ul style="list-style-type: none"> <li>• ensure that the long-term operational requirements of existing utilities are protected.</li> <li>• support improvement, development, protection and enhancement of energy infrastructure.</li> <li>• reinforce the existing grid including grid connections, transboundary networks into the County and the expansion into areas not adequately serviced.</li> <li>• protect the County's future capacity for the development of energy generation, processing and transmission.</li> <li>• promote wind and solar energy generation.</li> <li>• recognise the importance of existing infrastructure and the associated Electricity Generation, Storage, Transmission and Distribution operations are strategic and national in nature.</li> </ul> <p>The Draft Plan should maintain the planning policies which protect the County's future capacity for the development of energy infrastructure whilst</p>	<p>The Council agrees with the need to maintain electricity infrastructure and for the development plan to contain policies to protect the County's future capacity for the development of energy generation, processing and transmission, while also promoting the development of renewable energy sources.</p>	<p>protection of landscape, archaeology, heritage and biodiversity, and the provisions of the Habitats Directive.</p> <p><b>IS41.</b> The draft County Development Plan 2025-2031 should include objectives and policies that support the development of renewable energy sources and energy storage systems within the County.</p>
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Infrastructure and Services	<p>encouraging the sustainable development of renewable energy resources, including energy storage systems. This will enable ESB to develop and maintain a safe, secure, reliable, economical and efficient electricity generation, transmission and distribution system with a view to ensuring that all reasonable demands for electricity are met having due regard for the environment.</p>		
	<p><i>Generation &amp; Renewables</i>                  ESB recommends that the County Council utilise the Draft Revised Wind Energy Development Guidelines 2019 (DHPLG) and the SEAI Methodology for Local Authority Renewable Energy Strategies (LARES) to inform wind energy policy in the Draft Plan and supports a Plan led approach through the identification of areas for wind energy development.</p> <p>Notwithstanding the provisions of Section 42 of the Planning &amp; Development Act 2000 (as amended), the Planning Authority should consider granting permission for a longer period for solar energy development if requested by the developer in appropriate circumstances. ESB requests that permissions for solar developments are granted with a lifetime up to a maximum of 40 years. Concerns regarding the deterioration of the infrastructure can be addressed by the lodgement of a financial security in the form of a bond and the requirement to provide a Decommissioning Plan.</p> <p>Ensuring energy security during the transition to an all-green and renewables electricity sector by providing for adequate supporting energy structure which will include using the cleanest natural gas technologies aiding the integration of renewables in the shift to a sustainable energy system.</p>	<p><i>Generation &amp; Renewables</i>                  Climate Change mitigation and adaptation will be a core cross cutting theme in the development plan for the period 2025-2031 and the need to maintain and strengthen objectives and policies within the development plan relating to renewable energy and to provide for energy storage systems is acknowledged.</p> <p>The Draft Revised Wind Energy Development Guidelines 2019 (DHPLG) and the SEAI Methodology for Local Authority Renewable Energy Strategies (LARES) will be used to inform wind energy policy in the Development Plan. The development plan will include an objective to prepare a renewable energy strategy to identify suitable areas for wind and other renewable energy development.</p> <p>The Planning Authority will consider granting permission for a longer period for solar energy development if requested by the developer in appropriate circumstances subject to the lodgement of a financial security in the form of a bond and the requirement to provide a decommissioning plan.</p> <p>The Council recognises the need for a stable, efficient, and secure electricity distribution network and the development plan will include a specific policy to support and facilitate proposals for secure, appropriately scaled energy storage systems and infrastructure, including green hydrogen gas storage, subject to the proper planning and sustainable development of the area.</p> <p>The development plan will also include an objective to support and facilitate proposals for hybrid energy systems and/or co-location of renewable energy proposals where such development has</p>	<p><b>CEH52.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the provisions of the Wind Energy Guidelines (DEHLG, 2006) and any revised Wind Energy Guidelines when finalised.</p> <p><b>CEH53.</b> The draft County Development Plan 2025-2031 should include objectives and policies that promote the delivery of innovative renewable energy projects having regard to national legislation, best practice, emerging technologies, and the actions identified in the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p> <p><b>IS41.</b> The draft County Development Plan 2025-2031 should include objectives and policies that support the development of renewable energy sources and energy storage systems within the County.</p> <p><b>IS42.</b> The draft County Development Plan 2025-2031 should include an objective that promotes the co-location of renewable energy sources where such development has satisfactorily demonstrated that it will not have adverse impacts on the surrounding environment.</p>

<b>Infrastructure and Services</b>	<p>Monaghan Co. Co. should support the enhancement of Ireland's energy security with the inclusion of a specific policy in the development plan as follows: -</p> <p><i>“Support and facilitate proposals for secure, appropriately scaled energy storage systems and infrastructure, including green hydrogen gas storage which support energy efficiency and reusable energy systems, provided such proposals accord with the principles of proper planning and sustainable development of the area.”</i></p> <p>Support for hybrid connections (co-location of two or more renewable energy sources) as ESB has determined that enabling hybrid connections can expedite the connection of offshore wind. Therefore, the development plan should include an objective as follows: -</p> <p><i>“Support and facilitate proposals for hybrid energy systems and/or co-location of renewable energy where applicable where such development has satisfactorily demonstrated that it will not have adverse impacts on the surrounding environment.”</i></p> <p>An objective for the development of Renewable Enabling Plant should be included in the development plan as follows: -</p> <p><i>“It must also be recognised that natural gas, particularly renewable and indigenous gas, will continue to have a role to play in the transition to a low carbon economy. As such, renewable energy developments may require support from such sources in times of high energy demand.”</i></p>	<p>satisfactorily demonstrated that it will not have adverse impacts on the surrounding environment.</p> <p>Although the ultimate target is to completely transition from fossil fuel generated electricity to renewable sources of electricity generation, it is recognised that there will be a period where there will still be a reliance on renewable enabling plant to augment renewable energy sources in the short term. Therefore, the development should reference that natural gas, including renewable and indigenous gas, will continue to have a role to play in the transition to a low carbon economy, and therefore renewable energy developments may require support from such sources in times of high energy demand.</p>	<p><b>IS43.</b> The draft County Development Plan 2025-2031 should reference that to ensure security of electricity supply in the transition to a low carbon economy natural gas, including renewable and indigenous gas, will have a diminishing role to play to support renewable energy developments in times of high energy demand.</p>
	<p><i>Telecommunications</i></p> <p>The Draft Plan should recognise that applications for telecommunications development shall be consistent with the updated guidelines (PL 07/2012) that facilitate the improved development of</p>	<p><i>Telecommunications</i></p> <p>The current development plan requires that applications for telecommunications development are consistent with the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities which were updated by Circular PL 07/2012.</p>	<p><b>IS44.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities</p>

Infrastructure and Services	<p>telecommunications infrastructure and promotion of a policy of co-location.</p>	<p>This requirement will also be included within the development plan for the period 2025-2031 and any superseding guidelines issued by the Government.</p>	<p>(DELG, 1996) as revised by Circular Letter PL 07/12.</p>
	<p><i>Sustainable Transport &amp; Electric Vehicles</i>                  ESB welcome all initiatives promoting charging infrastructure, and the EU Energy Performance of Buildings Directive calls for an increase to 20% of the number of parking spaces which should have provision for electric vehicle charging infrastructure. Promoting, encouraging and facilitating the use of sustainable modes and patterns of transport, including electric vehicles, to ensure the implementation of the latest standards consistent with S.I. No. 393/2021. This will support the extension of charge point infrastructure to ensure it becomes a comprehensive network of public and domestic charge points with open systems and platforms accessible to all supply companies and all types of electric cars.</p> <p>The submission also highlights that green renewable hydrogen enables the further electrification of transport, allowing the full decarbonisation of the transport sector, as well as improved air quality as the technology replaces diesel buses and diesel HGV across Ireland. ESB has been actively engaging with Hydrogen Mobility Ireland (a partnership of businesses, public sector and academic stakeholders) to deliver a coordinated approach to this cutting-edge technology.</p>	<p><i>Sustainable Transport &amp; Electric Vehicles</i>                  The Council acknowledges the merits of promoting sustainable modes of transport including electric vehicles to ensure compliance with SI No 393/2021 (European Union (Energy Performance of Buildings) Regulations 2021)</p> <p>The development plan will ensure the use of electric vehicles is facilitated and promoted by requiring that a minimum of one in five parking spaces provided with new developments have provision for electric vehicle charging infrastructure. The development plan will also support and facilitate the extension of charge point infrastructure to assist in the development of a comprehensive network of public and domestic charge points.</p> <p>The Council recognises that green renewable hydrogen will enable the further electrification of transport, allowing the full decarbonisation of the transport sector, as well as improved air quality.</p> <p>Reducing the County's carbon footprint and promoting energy-efficient development patterns are key in efforts to combat climate change. Sustainable transportation and reduced dependence on fossil fuel-powered vehicles are also crucial to achieving climate change mitigation goals.</p> <p>The Council is committed to aligning the Development Plan with the Climate Action Plan (CAP) Guidelines and the Local Authority Climate Action Plan (LACAP) to ensure that climate policy objectives in the development plan are coordinated with national aspirations and best practices.</p> <p>The Council will aim to include specific and measurable targets for energy reduction, renewable energy integration, and the implementation of sustainable infrastructure and transport in consultation with the local Climate Office.</p>	<p><b>CEH5.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to progress sustainable transportation measures, electric vehicles, and public transport options while promoting compact growth and brownfield land redevelopment.</p> <p><b>IS45.</b> The draft County Development Plan 2025-2031 should include within its development management standards a requirement that a minimum of one in five parking spaces provided with new developments have provision for electric vehicle charging infrastructure.</p> <p><b>IS46.</b> The draft County Development Plan 2025-2031 should include objectives and policies that support and facilitate the extension of charge point infrastructure for both public and domestic use.</p> <p><b>EAM1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p>

<b>Infrastructure and Services</b>	<p><b>An Chomhairle Ealaíon (The Arts Council)</b>  <i>Use of development contributions to deliver Arts and Culture</i></p> <p>Monaghan County Council should consider, as part of the preparation of its 'Development Contribution scheme', the application of Section 48(1) 'Development Contributions' and/or the use of Section 48(2)(c) 'Special Development Contributions' in certain specific instances which may facilitate or enable the provision of public art, formal or informal Arts and Culture activity, or improve the quality of the physical environment that can enable such activities to occur successfully such as roads, streets and civic-spaces, streets pursuant to the outcome of the needs assessment prepared to inform arts and cultural policy objectives.</p>	<p>The comments noted, however, the preparation of the Development Contribution Scheme and the level and type of contributions applied is a process outside the preparation of the development plan. Consideration will be given to facilitating or enabling the provision of public art and the improvement of the quality of the physical environment to enable formal or informal Arts and Culture activities to occur successfully on roads, streets and civic spaces.</p>	<p><b>IS47.</b> The draft County Development Plan 2025-2031 should include an objective to identify-areas where it may be appropriate to facilitate or enable the provision of public art and the improvement of the quality of the physical environment to enable formal or informal Arts and Culture activities to occur.</p>
	<p><b>Department Environment, Climate Change and Communication</b>  <i>Transport</i></p> <p>The Climate Action Plan (CAP) 2023 commits the Government to reducing transport emissions by 50% from 2018 emissions rates. To facilitate the reduction in greenhouse gas emissions, CAP 2023 supports the transition towards a sustainable transport system, through enhanced land-use planning, public transport, active travel, reducing the demand for transport, vehicle efficiency and clean fuels. As such, the Local Authority is requested to consider the measures within the CAP 2023 relating to transport and reducing the demand for transport when preparing the Development Plan.</p>	<p><i>Transport</i></p> <p>The Council supports the transition towards a sustainable transport system, through enhanced land-use planning, public transport, active travel, reducing the demand for transport, vehicle efficiency and clean fuels. As such, the measures within the CAP 2023 relating to transport and reducing the demand for transport will be incorporated into the development plan.</p>	<p><b>EAM1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p>
	<p><i>Telecommunications</i></p> <p>The DECC submission outlines the vital role of telecommunications in maintaining Ireland's global competitiveness and digital advancement. The Department's role is in leading digital policy, fostering investment in communication infrastructure and promoting digital innovation. A flexible digital</p>	<p><i>Telecommunications</i></p> <p>Monaghan County Council recognises the vital role of telecommunications in maintaining Ireland's global competitiveness and digital advancement, and in particular for rural counties such as Monaghan.</p>	<p><b>IS48.</b> The draft County Development Plan 2025-2031 should include objectives and policies that align with the provisions of Harnessing Digital – The Digital Ireland Framework (Department of the Taoiseach, 2022).</p>

<b>Infrastructure and Services</b>	<p>framework supports the growing digital economy, with cybersecurity enhancements enhancing online trust and enabling digital transformation.</p> <p>In 2022, the government introduced "Harnessing Digital – The Digital Ireland Framework," a strategy to facilitate the digital shift in the economy and society. Dimension 2 of the framework emphasises the importance of 5G expansion throughout populated areas of Ireland by 2030.</p> <p>National Strategic Objective 6 of the NDP focuses on the strategic significance of reliable global connectivity, necessitating robust links with mainland Europe. Local Authorities can reinforce national policies by referencing digitalisation, 5G deployment, and connectivity enhancement in their County Development Plans - Specifically the draft plan should contain policies supporting 5G rollout to ensure the delivery of DECC's objectives.</p> <p>Monaghan County Council is encouraged to establish a centralised unit overseeing telecom matters, local asset access, and Smart Initiatives. For the National Broadband Plan and telecoms development, streamlined permit processing and collaboration with operators for smoother operations are suggested. For state-owned assets like ducting, publishing inventories and facilitating access should be streamlined.</p>	<p>The Council acknowledges the need to reference digitisation, 5G deployment and connectivity enhancement in the development plan and to include objectives and policies to support the rollout of 5G.</p> <p>Having regard to the recommendation made for the Council to establish a centralised unit to oversee telecom matters, this lies outside the remit of the development plan. However, it is highlighted that Monaghan County Council does employ a Broadband Officer whose role involves the co-ordination and development of a Digital Strategy for County Monaghan, developing maps of digital infrastructure, liaising with stakeholders in relation to broadband options in the County and the promotion of Smart Towns and Villages. Furthermore, within the Planning Section a planning officer is dedicated to the role of permit processing in respect of the National Broadband Plan.</p> <p>The current development plan includes a policy which requires the laying of ducting within new housing developments to facilitate telecommunications installations. This policy will also be included within the development plan for the period 2025-2031 and augmented to include all new developments, where appropriate.</p>	<p><b>IS49.</b> The draft County Development Plan 2025-2031 should include a policy which supports digitisation, 5G deployment and connectivity enhancement, subject to the proper planning and sustainable development of the area.</p> <p><b>IS50.</b> The draft County Development Plan 2025-2031 should include a policy which requires the laying of ducting within new all developments, where appropriate to facilitate telecommunications installations and a choice of service provider.</p>
	<p><b>Inland Fisheries Ireland</b> <i>Transport/Infrastructure</i></p> <p>Provision of transport and other infrastructure should be planned and constructed in such a way as to protect and conserve the existing environment. Potential negative impacts of developments of this nature include impeding the passage of fish and other fauna and poor water quality. The impact of poorly</p>	<p>The Council acknowledges the need to ensure that transport and other infrastructural development is planned and constructed to protect and conserve the environment and minimise potential impacts upon aquatic habitats. The existing county development plan 2019-2025 contains a comprehensive suite of policies to protect water quality and biodiversity. In particular policies WPP5 and WPP15 of the current development plan refers specifically to the creation and protection of riparian corridors, the need to</p>	<p><b>IS51.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that protect water quality and prioritise water quality improvement measures, including the implementation of best practices for land use management to minimise runoff, pollution, and sedimentation.</p>

<b>Infrastructure and Services</b>	<p>designed river/stream crossing structures can be serious in terms of habitat loss and stream fragmentation.</p>	<p>prevent the degradation of habitats within riparian corridors, and to prevent any instream works unless in accordance with the Inland Fisheries (IFI) Guidance Document and in consultation with the IFI. Similar policies shall be incorporated into the development plan for the period 2025-2031.</p>	<p><b>CEH70.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that protect aquatic habitats, promote the creation and protection of riparian corridors, prevent the degradation of habitats within riparian corridors, and prevent any instream works unless in accordance with the Inland Fisheries (IFI) Guidance Document and in consultation with the IFI.</p>
	<p><b>Uisce Éireann</b> <i>Wastewater Treatment Plants</i> The 2022 Wastewater Treatment Capacity Register was recently issued to Monaghan County Council and provides an indication of available capacity at Uisce Éireann WWTPs in Monaghan.</p> <p>Construction has recently commenced on a project to upgrade Carrickmacross WWTP which will improve compliance and available capacity. In Oram, a project to connect into the Castleblayney agglomeration is progressing under the Small Towns and Villages Growth Programme and is at the design stage. A feasibility study on Newbliss WWTP has also recently commenced.</p> <p>In a number of WWTPs in Monaghan, potential spare capacity is available.</p> <p>In settlements where the Wastewater Treatment Plant (WWTP) is close to lands with potential for the development of sensitive receptors e.g. residential dwellings, any future development of these lands should take account of the established use of the existing wastewater treatment plant and the potential for extensions / intensification of use of the WWTP in the future.</p>	<p><i>Wastewater Treatment Plants</i> The Council shall engage with Uisce Éireann throughout the development plan process and shall have regard to the 2022 Waste Water Treatment Capacity and any subsequent registers in preparing the draft plan and associated settlement strategy and land use zonings. The Council welcomes the works in Carrickmacross and Oram, as well as the feasibility study in Newbliss.</p> <p>Future zoning decisions will be based on the Settlement Capacity Audit which will be prepared in consultation with Uisce Éireann. Any future land zonings shall take cognisance of the location of WWTP and the careful consideration of sensitive receptors.</p>	<p><b>IS53.</b> The draft County Development Plan 2025 – 2031 should include an objective to support the upgrading of wastewater treatment works throughout the County where deficiencies or limited capacity has been identified.</p>
	<p><i>Wastewater Networks</i></p>	<p><i>Wastewater Networks</i></p>	<p><b>IS54.</b> The draft County Development Plan 2025 – 2031 should include an objective to support</p>

Infrastructure and Services	<p>Uisce Éireann and Monaghan County Council will continue to monitor the performance of the networks to ensure that the most urgent works are prioritised as required.</p> <p>A Drainage Area Plan (DAP) was recently completed for Monaghan town which comprised a detailed assessment of the network and identification of issues. The DAP identified constraints in the Dawson Street/Clones Road area of the town. Water quality modelling is underway to inform the scope of works required to address the issues and a feasibility study is then due to commence later this year. The scope of works will include an upgrade of the Old Cross Square pumping station and the pipe upstream. Development in the catchment upstream of this bottleneck is limited until the necessary upgrade works are completed.</p> <p>Localised flooding issues in Clones are being investigated as part of the Local Flood Mitigation Programme.</p>	<p>Monaghan County welcomes plans to address constraints in the network capacity issue in Dawson Street/Clones Road area of Monaghan Town and proposals to upgrade the Old Cross Square Pumping station, particularly in light of restrictions on development due to limited network capacity.</p>	<p>and facilitate the proposals to upgrade the Old Cross Square wastewater pumping station.</p> <p><b>IS55.</b> The draft County Development Plan 2025 – 2031 should include an objective to support and facilitate works being carried out under the Local Flood Mitigation Programme.</p>
	<p><i>Water supply for Monaghan</i></p> <p>Uisce Éireann recently issued a water supply capacity register which provides an indication of available capacity to cater for the projected growth to 2032 in settlements in Monaghan that are served by Uisce Éireann. County Monaghan is supplied by nine water resource zones (WRZs): the largest of which are Monaghan and Ballybay (Lough Egish) WRZs. Two of Monaghan's WRZs, Glaslough and Emyvale, are supplied by Group Water Schemes.</p> <p>Works are planned at a number of Water Treatment Plants (WTPs) including Kilkitt, Newbliss, Clones and Monaghan town, to improve water quality and performance. We will also be engaging with the</p>	<p><i>Water supply for Monaghan</i></p> <p>The recent release of the water supply capacity register by Uisce Éireann is a crucial step toward ensuring the sustainable water supply for settlements in Monaghan, especially in anticipation of projected growth until 2032. This register offers valuable insight into the available capacity within the nine water resource zones (WRZs) that serve County Monaghan. The Treatment Capacity Register for County Monaghan will be used to inform the preparation of the draft Development Plan.</p> <p>The Council welcomes the planned works to enhance water quality and performance at various Water Treatment Plants (WTPs), including Kilkitt, Newbliss, Clones, and Monaghan town.</p> <p>The collaboration with Group Water Schemes to assess the potential for sustainable supply is a positive step. Engaging with</p>	<p><b>IS56.</b> The draft County Development Plan 2025 – 2031 should include an objective to support and facilitate the proposals to upgrade water treatment plants throughout the County.</p> <p><b>IS57.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with the Regional Water Resources Plan - Northwest.</p>



Infrastructure and Services	<p>Group Water Schemes in the coming year to assess the potential for future sustainable supply.</p> <p>The regional water resources plan for the North West is currently being finalised and will identify plan-level approaches to address the identified needs in Monaghan in a sustainable manner.</p>	<p>local schemes is essential to ensure the region's water needs are met effectively.</p>	
	<p><i>Water Networks</i></p> <p>Uisce Éireann and Monaghan County Council will continue to monitor the performance of the networks to ensure that the most urgent works are prioritised as required.</p>	<p><i>Water Networks</i></p> <p>The ongoing efforts by Uisce Éireann and Monaghan County Council to reduce leakage, rehabilitate mains, and perform capital maintenance activities are welcome. With over 9km of mains rehabilitation already completed and more planned, including the replacement of lead services, these actions reflect a proactive approach to maintaining the water network's integrity. The Council note that there are no known major constraints in the water supply networks within Monaghan.</p>	
	<p><i>Sustainable Drainage and Green-Blue Infrastructure</i></p> <p>Uisce Éireann encourages the inclusion of policies and objectives on the use of Sustainable Urban Drainage Systems and Green-Blue Infrastructure in new developments including the public realm and retrofitted in existing developed areas, in line with NPO 57 of the National Planning Framework.</p> <p>Uisce Éireann would be happy to engage with Monaghan County Council to discuss stormwater removal opportunities, in particular to progress nature-based rainwater management initiatives.</p>	<p><i>Sustainable Drainage and Green-Blue Infrastructure</i></p> <p>The Monaghan Climate Adaptation Plan 2019-2024 and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029 provide a strong basis for developing specific objectives relating to drainage and flood risk management the enhancement of the natural environment to contribute positively to climate adaptation.</p> <p>It is acknowledged that flood plains and wetlands are vital in terms of not only providing nature-based flood storage solutions but also in acting as carbon sequestration areas or carbon sinks. The Development Plan will incorporate objectives which will have regard to NPO57 of the National Planning Framework which supports the integration of sustainable water management solutions, such as Sustainable Drainage Systems (SuDS), non-porous surfacing and green roofs, to create safe places.</p> <p>The existing development plan 2019-2025 contains policies in relation to Sustainable Urban Drainage Systems (Chapter 8, Section 8.35, Policies SDP1-SDP5). The existing policies will be reviewed and updated having regard to the Interim Guidance set out by the DHLGH in the <b>Nature-based Solutions to the Management of</b></p>	<p><b>EAM1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p> <p><b>IS58.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with the objectives of the Monaghan Climate Action Adaptation Plan 2019-2024 or any superseding plan.</p> <p><b>IS59.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that require appropriate catchment-based measures with respect to natural flood management techniques.</p>

<b>Infrastructure and Services</b>		<p>Rainwater and Surface Water Runoff in Urban Areas Water Sensitive Urban Design Best Practice Document and through the provision of Green Blue Infrastructure in new developments including public realm/regeneration as referred to in relevant EPA Research documents.</p> <p>Green Blue Infrastructure encompasses a range of interconnected natural and man-made features, such as green spaces, parks, wetlands, and sustainable drainage systems. The development plan shall reference the benefits of incorporating such infrastructure into new development in terms of public realm, water quality, flood mitigation and the enhancement of biodiversity.</p>	<p><b>IS60.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies which require the provision of Sustainable Drainage Systems (SuDS) within new developments, including public realm/regeneration projects.</p> <p><b>IS61.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies which align with the Interim Guidance by the Department of Housing, Local Government and Heritage (DHLGH) in the Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Water Sensitive Urban Design Best Practice.</p>
	<p><i>Planned road and public realm projects.</i> Planned public realm and road projects have the potential to impact on Uisce Éireann assets and projects e.g. tree planting, building over of assets, new connections, stormwater separation, requirement to programme upgrade works in advance of road project.</p> <p>Development in the vicinity of Uisce Éireann assets should be in accordance with our Standard Details and Codes of Practice, and Diversion Agreements will be required where an Uisce Éireann asset is diverted or altered.</p> <p>Early engagement in relation to planned road and public realm projects is requested to ensure public water services are protected, enable Uisce Éireann to plan works accordingly and ultimately minimise disruption to the public.</p>	<p><i>Planned road and public realm projects.</i> The comments made in relation to the need to protect Uisce Éireann assets when planning for road and public realm projects is noted and will be duly considered by Monaghan County Council. The Council will continue to consult with Uisce Éireann in relation to any planned road or public realm improvement to ensure UE assets are protected or diverted appropriately and to ensure works result in minimal disruption. Such projects should have regard to the Standard Details and Codes of Practice, and Diversion Agreements should be put in place where applicable. A specific policy to reflect the comments made by UE in this regard.</p>	<p><b>IS62.</b> The draft County Development plan 2025 – 2031 should include objectives and policies to encourage and promote the inclusion of Green and Blue Infrastructure into all new developments, including public realm/regeneration projects.</p> <p><b>IS63.</b> The draft County Development Plan 2025 – 2031 should include a policy to engage with Uisce Éireann in relation to development that has the potential to impact upon public Water and Wastewater Infrastructure.</p>
	<p><i>Suggested policies/objectives.</i> Uisce Éireann has a suite of policies/objectives which it would like to suggest to the Council for inclusion in the Development Plan in relation to protecting Uisce</p>	<p>The suggested suite of policies and objectives recommended for inclusion in the development plan 2025-2031 are noted and will be included within the Plan.</p>	<p><b>IS64.</b> The draft County Development Plan 2025-2031 should include a policy that requires the developer to demonstrate that adequate water services are available to</p>

<p><b>Infrastructure and Services</b></p>	<p>Éireann assets and the environment for the benefit of current and future population served by public water services networks. The suggested policies/objectives are as follows: -</p> <p><i>General</i></p> <p>a) To work closely with Irish Water to identify and facilitate the timely delivery of the water services required to realise the development objectives.</p> <p>b) To consult with Irish Water in the development of Plans, SDZs, etc. in order to ensure the proposed spatial strategy takes account of:</p> <ul style="list-style-type: none"> <li>- the available capacity of the public water services infrastructure.</li> <li>- the need to protect and optimise existing and planned public water services infrastructure.</li> <li>- the need for sequential and phased development.</li> <li>- the financial and environmental implications of development in sensitive areas.</li> </ul> <p>c) Prior to granting planning permission the Council will ensure that adequate water services will be available to service development and that existing water services are not negatively impacted. The Council should require developers to provide evidence of consultation with Irish Water prior to applying for planning permission.</p> <p>d) To protect existing wayleaves and buffer zones around public water services infrastructure through appropriate zoning and to facilitate the provision of appropriate sites for required water services infrastructure as necessary.</p> <p><i>Water Supply</i></p> <p>e) To protect both ground and surface water sources, to avoid water quality deterioration and reduce the level of treatment required in the production of</p>	<p>Monaghan County Council will have regard to the Network Development Plans, National and Regional Water Resource Plans, Small Towns and Villages Growth Programme, Rehabilitation and Capital Maintenance Activities and any other Capital Investment Plans as prepared by Uisce Eireann during the preparation of the Development Plan.</p> <p>The Water Services Policy Statement, the Water Services Strategic Plan, the Uisce Éireann Strategic Funding Plan, the Capital Investment Plan 2020-2024, the National Water Resources Plan, and the River Basin Management Plan will be taken into account when formulating the development plan.</p>	<p>service the development and that existing water services will not be negatively impacted.</p> <p><b>IS65.</b> The draft County Development Plan 2025-2031 should include a policy to protect existing wayleaves and buffer zones around public water services infrastructure through appropriate zoning and to facilitate the provision of appropriate sites for required water services infrastructure as necessary.</p> <p><b>IS66.</b> The draft County Development Plan 2025-2031 should include a policy to protect both ground and surface water sources, to avoid water quality deterioration and reduce the level of treatment required in the production of drinking water, in accordance with Article 7(2) of the Water Framework Directive.</p> <p><b>IS67.</b> The draft County Development Plan 2025-2031 should include an objective to support Irish Water in the development and implementation of Drinking Water Safety Plans which seek to protect human health by identifying, assessing, and managing risks to water quality and quantity; taking a holistic approach from source to tap.</p> <p><b>IS68.</b> The draft County Development Plan 2025-2031 should include an objective to support Irish Water in the development and implementation of the National Water Resources Plan for Ireland's public water supplies which seeks to address issues around the availability of water.</p>
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<p><b>Infrastructure and Services</b></p>	<p>drinking water, in accordance with Article 7(2) of the WFD. Protection and restoration of drinking water at the source can have co-benefits for biodiversity and climate change.</p> <p>f) To support Irish Water in the development and implementation of Drinking Water Safety Plans which seek to protect human health by identifying, assessing and managing risks to water quality and quantity; taking a holistic approach from source to tap.</p> <p>g) To support Irish Water in the development and implementation of the National Water Resources Plan for Ireland's public water supplies which seeks to address issues around the availability of water.</p> <p>h) To promote water conservation and demand management measures among all water users, and to support Irish Water in implementing water conservation measures such as leakage reduction and network improvements, including innovative solutions in specific situations.</p>		<p><b>IS69.</b> The draft County Development Plan 2025-2031 should include an objective to promote water conservation and demand management measures among all water users, and to support Irish Water in implementing water conservation measures such as leakage reduction and network improvements, including innovative solutions in specific situations.</p> <p><b>IS70.</b> The draft County Development Plan 2025-2031 should include an objective to provide adequate storm water infrastructure in order to accommodate the planned levels of growth within the plan area and to ensure that appropriate flood management measures are implemented to protect property and infrastructure.</p> <p><b>IS71.</b> The draft County Development Plan 2025-2031 should include a policy that prohibits the discharge of additional surface water to combined (foul and surface water) sewers.</p> <p><b>IS72.</b> The draft County Development Plan 2025-2031 should include an objective to support Irish Water in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on sewage treatment works.</p> <p><b>IS73.</b> The draft County Development Plan 2025-2031 should include a policy to ensure that, subject to a connection agreement with Irish Water, all new developments connect to</p>
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Infrastructure and Services			<p>the public wastewater infrastructure, where available, and to encourage existing developments that are in close proximity to a public sewer to connect to that sewer.</p> <p><b>IS74.</b> The draft County Development Plan 2025-2031 should include a policy to resist residential development that requires the provision of private wastewater treatment facilities (i.e. Developer Provided Infrastructure) other than for single house systems.</p>
	<p><i>National and Regional Policy</i></p> <p>Uisce Éireann acknowledges the planning policy and direction provided in the National Planning Framework and the Northern and Western Regional Spatial and Economic Strategy (RSES) and is committed to supporting the policies therein, subject to budgetary and environmental constraints. Attention is drawn to Section 8.5 of the RSES which provides general policy direction in relation to the sustainable management of water supply and wastewater needs.</p> <p>Uisce Éireann and Monaghan County Council will continue to work together to identify the water services required to support planned development in line with national and regional planning policies for inclusion in Uisce Éireann Capital Investment Plans.</p> <p>Reference is made to the following documents: -</p> <ul style="list-style-type: none"> <li>• Water Services Policy Statement</li> <li>• Water Services Strategic Plan</li> <li>• Uisce Éireann Strategic Funding Plan</li> <li>• Capital Investment Plan 2020-2024</li> <li>• The National Water Resources Plan</li> <li>• River Basin Management Plan (RBMP)</li> </ul>	<p><i>National and Regional Policy</i></p> <p>The reference to Section 8.5 of the RSES which provides general policy direction in relation to the sustainable management of water supply and wastewater needs is noted. This general policy direction will be taken into account when formulating objectives and policies in relation to the sustainable management of water supply and wastewater needs.</p> <p>Monaghan County Council will continue to work with Uisce Éireann to identify the water services required to support planned development in line with national and regional planning policies for inclusion in Uisce Éireann Capital Investment Plans.</p>	<p><b>IS75.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the Water Services Policy Statement, the Water Services Strategic Plan, the Uisce Éireann Strategic Funding Plan, the Capital Investment Plan 2020-2024, the National Water Resources Plan, and the River Basin Management Plan</p>

<b>Infrastructure and Services</b>	<p><i>Drinking Water Source Protection</i></p> <p>The 'source' component of Drinking Water Safety Plans (DWSPs) is a key component and a priority within Uisce Éireann, as protecting and restoring the quality of raw water is an effective and sustainable means of reducing the cost of water treatment in line with Article 7(3) of the Water Framework Directive (WFD).</p> <p>Uisce Éireann is committed to working with public bodies and other stakeholders towards a common goal of the protection of drinking water sources. Uisce Éireann is currently involved in pilot drinking water source protection projects, which aim to trial catchment scale interventions to reduce the risk of pollution in water supplies.</p>	<p><i>Drinking Water Source Protection</i></p> <p>The Council acknowledges the importance of the 'source' component of Drinking Water Safety Plans (DWSPs) and that the protection and restoration of the quality of raw water is an effective and sustainable means of reducing the cost of water treatment in line with Article 7(3) of the WFD.</p> <p>Monaghan County Council is also committed to working with Uisce Éireann, other public bodies and other stakeholders to protect drinking water sources. The outcomes of the pilot drinking water source protection projects, particularly the pilot project in the Erne-Larah catchment area in Cavan which has similar catchment characteristics to those in County Monaghan, will be considered during the preparation of the development plan.</p>	<p><b>IS76.</b> The draft County Development Plan 2025-2031 should include objectives and policies that protect drinking water sources and are consistent with the Drinking Water Safety Plans for all Water Supply Zones within County Monaghan.</p>
	<p><b>Meath County Council (Planning Department)</b></p> <p><i>The N2 Strategic Corridor</i></p> <p>The N2 is a particularly important strategic route, which passes through County Meath linking the north of the island via Monaghan and Meath to Dublin. Section 5.8.3 of the Meath County Development Plan 2021-2027 relates to the 'N2 Corridor' and states that the N2 corridor functions as a vital cross border economic artery which is essential to facilitate strategic traffic movement and to maintain and improve accessibility to employment areas. The importance of this North-South route and its role in maintaining an "open all island" economy post Brexit is recognised within both the National Development Plan 2021-2030 and the NPF. To reflect the importance of this route it is suggested that a specific policy and supporting body text be included in the Monaghan Development Plan in this regard.</p>	<p>It is evident that the N2 holds substantial importance as a vital strategic route, connecting key regions and facilitating cross-border economic activity. Policy NR7 of the County Development Plan 2019-2025 protects the selected route of the N2 upgrade road scheme from development that could prejudice the future delivery of the project. Given its significance the current policy will be included in the development plan for the period 2025-2031 and will be strengthened further with relevant supporting text to align with the goals set forth in the National Planning Framework (NPF) and the National Development Plan (NDP), the Northern &amp; Western Regional Spatial &amp; Economic Strategy (RSES) and the plans of adjoining planning authorities.</p>	<p><b>IS7.</b> The draft County Development Plan 2025 – 2031 should include a policy to protect the selected N2 upgrade route between Ardee and the Border.</p>
	<p><i>The Lakelands Greenway</i></p> <p>Meath County Council has had initial consultations with Monaghan County Council regarding the possibility of extending the greenway as far as</p>	<p><i>The Lakelands Greenway</i></p> <p>Significant progress has been made on the delivery of this project with a number of sections of the greenway operational and further sections under construction at tender stage. Meath County Council</p>	<p><b>IS77.</b> The draft County Development Plan 2025 – 2031 should include an objective to support and collaborate with the adjoining local</p>

Infrastructure and Services	<p>Carrickmacross following the old Great Northern Railway's Irish North West line. This proposal is included in and supported by the Transport Infrastructure Ireland (TII) National Cycle Network (NCN). The development plan should include a similar objective as objective ED OBJ 78 in the Meath County Development Plan 2021-2027 which states:- <i>'To deliver the Lakelands Greenway (Navan-Kingscourt–Monaghan) in co-operation with Irish Rail and neighbouring Local Authorities and subject to obtaining all relevant assessments and consents.'</i></p>	<p>has had initial consultations with Monaghan County Council regarding the possibility of extending the greenway as far as Carrickmacross following the old Great Northern Railway's Irish North West line. This proposal is included in and supported by the Transport Infrastructure Ireland (TII) National Cycle Network (NCN). Policy CFP14 in the current development plan refers to this network stating, <i>"To work with in conjunction with adjoining local authorities including Meath, Louth and Cavan to develop the border kingdoms route across Dundalk, Inniskeen, Carrickmacross, Kingscourt, Nobber, Navan and Drogheda."</i> The development plan will include an updated objective in this regard.</p>	<p>authorities of Meath, Louth and Cavan in the delivery of the Lakelands Greenway.</p>
	<p><b>Transport Infrastructure Ireland (TII)</b> <i>Managing Exchequer investment &amp; Statutory Guidance</i> The N2, national primary road, through Monaghan is identified as part of the EU TEN-T Comprehensive Network. Such designations have repercussions and action requirements for policies and objectives for consideration in the preparation of the new County Development Plan. In addition, the N12, national primary road, and the N53 and N54, national secondary roads, provide important regional and inter-regional connectivity within the County. Combined, the national routes, provide onward connectivity to international port and airport locations as well as connection with other strategic national roads. Project Ireland 2040 - National Development Plan, 2021 – 2030, outlines the key sectoral priority of maintaining Ireland's existing national road network to a robust and safe standard for users. National Strategic Outcome 2 of the National Planning Framework is an objective to maintain the strategic capacity and safety of the national roads network, including planning for future capacity enhancements. This requirement is further reflected in the National Investment Framework for Transport in Ireland and also the existing Statutory Section 28 Spatial Planning and National Roads</p>	<p><i>Managing Exchequer investment &amp; Statutory Guidance</i> The national road network provides County Monaghan with strategic links to the surrounding region and nationally, connecting the County to major urban areas, ports and airports. Therefore, the protection of the capacity and safety of the national roads network, including planning for future capacity enhancements is of significant importance for the Council. The current development plan includes a number of objectives and policies that seek to maintain the strategic function, capacity, and safety of the national roads network, including planning for future capacity enhancements, and to ensure that the existing extensive transport networks are maintained to high level to ensure quality levels of service, safety, accessibility, and connectivity to transport users. These objectives and policies will also be included within the development plan for the period 2025-2031. In this regard, the development plan will be consistent with the National Planning Framework, The Northern &amp; Western Regional Spatial and Economic Strategy, and the Spatial Planning and National Roads Guidelines for Planning Authorities.</p>	<p><b>IS78.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012).</p>

<b>Infrastructure and Services</b>	<p>Guidelines for Planning Authorities. Regional Policy Objective RPO 6.5 of the NWRA RSES also refers to National Strategic Outcome 2 of the NPF.</p> <p>TII would welcome inclusion as a Core Strategy Objective by the Council of the following:</p> <ul style="list-style-type: none"> <li>• to maintain the strategic function, capacity, and safety of the national roads network, including planning for future capacity enhancements, and,</li> <li>• to ensure that the existing extensive transport networks are maintained to high level to ensure quality levels of service, safety, accessibility, and connectivity to transport users.</li> </ul>		
	<p><i>Development and Core Strategy</i></p> <p>The Authority seeks to ensure that the carrying capacity, operational efficiency, safety and national investment made in national roads in County Monaghan continue to be safeguarded and that the relevant policies/objectives included in the County Development Plan are developed to reflect this. In particular, the Authority requests that the Council consider the implications of land use policies on the strategic national road network in the area as a criterion in determining the future land use zoning strategy to be outlined in the Draft Development Plan and the respective Core Strategy. Development of a particular location should not be to the detriment of the investment in national road infrastructure, by eroding or undermining that investment, which is required to service the Country's major inter-urban and inter-regional transport requirements and underpins economic competitiveness.</p>	<p><i>Development and Core Strategy</i></p> <p>The Council acknowledges that land use zoning can have implications for the strategic national road network in the area and this will be a consideration in determining the future land use zoning strategy outlined in the Development Plan and the Core Strategy. This will ensure that development in a particular location will not be to the detriment of the investment in national road infrastructure and will protect the strategic nature of the national road network. In this regard, the development plan will be consistent with the Spatial Planning and National Roads Guidelines for Planning Authorities.</p>	<p><b>IS79.</b> The draft County Development Plan 2025 – 2031 should include land use zonings that will not be detrimental to the strategic nature and capacity of the national road network and are determined having regard to the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012).</p>
	<p><i>Local Transport Plans / Sustainable Mobility</i></p> <p>The North and West Regional Assembly Regional Spatial and Economic Strategy includes Objective RPO 6.27 outlining support for the collaborative preparation of Local Transport Plans by local authorities for a number of key regional towns,</p>	<p><i>Local Transport Plans / Sustainable Mobility</i></p> <p>The development plan will have a focus on the integration of land use and transportation and the Council will consult and collaborate with the NTA on the preparation of the local transport plans to progress redevelopment, compact growth and regeneration of public lands. The Council in collaboration with the NTA, are in the</p>	<p><b>IS8.</b> The draft County Development Plan 2025 – 2031 should include an objective to produce a Local Transport Plan for Monaghan Town along with policies that advocate sustainable mobility such as reduced car reliance,</p>



<p>including Monaghan Town. TII would welcome consultation and collaboration with the Council and the National Transport Authority (NTA) in the preparation of the LTP prepared in accordance with the TII/NTA Area Based Transport Assessment Guidance (TII Publications PE-PDV-02046).</p> <p>The Authority recommends that residential, retail, and employment objectives especially zoning objectives should guide developers to design for sustainable transportation requirements at the earliest stages of development design. An integrated approach to the design of development areas should include a set of principles and criteria designed to ensure a high standard of access by public transport, foot and private car so that the variety of residential, enterprise and employment zones/areas can be easily accessible by all modes of transport and all sections of society.</p> <p>As indicated in the Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012) where planning authorities propose large scale development in urban areas and or areas adjoining national roads, including major junctions and interchanges, development plans should ensure that the capacity on national roads is utilised appropriately and that such roads can continue to perform their intended function into the future.</p> <p>In the review of the extent and location of residential lands in accordance with core strategy requirements, the Council may consider it appropriate to review the extent and location of industry, employment and other commercial type land uses that give rise to significant trip generation to prepare a co-ordinated and integrated land use pattern. The Guidance Note</p>	<p>process of preparing a local transport plan for Monaghan Town. Further collaboration with the NTA and also consultation with the TII and other relevant stakeholders shall take place during the preparation of this local transport plan and also the development plan.</p> <p>In order to reduce the need to travel and also to encourage more sustainable modes of transport such as walking and cycling, the zoning objectives of the development plan will require that new developments will be accessible by all modes of transport available at their locations.</p> <p>In relation to large scale development in urban areas and or areas adjoining national roads, including major junctions and interchanges, the development plan will have regard for any implications on the capacity of national roads so that such roads can continue to perform their intended function into the future.</p> <p>The contents of the Guidance Note on Core Strategies published by the DECLG (2010) will be considered when reviewing the extent and location of residential, industrial, employment and other commercial type land uses that give rise to significant trip generation.</p> <p>It is accepted that any costs such as land acquisition, additional road infrastructure and environmental mitigation measures arising to the national roads network to accommodate local development proposals may have to be borne by the local authority and will not be funded by TII.</p>	<p>promoting walking, cycling, and public transport as alternatives.</p>
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<b>Infrastructure and Services</b>	<p>on Core Strategies published by the DoECLG (2010) contains advice on this requirement.</p> <p>TII would welcome consultation and collaboration with the Council and the NTA in the preparation of the Monaghan Town Local Transport Plan having regard to the extent of the existing and planned national road network in the area.</p> <p>The Council is also advised that any costs such as land acquisition, additional road infrastructure and environmental mitigation measures arising to the national roads network to accommodate local development proposals will be borne by the local authority and will not be funded by TII, thus should be integrated into future local development contributions schemes.</p>		
	<p><i>Development at national road junctions</i></p> <p>In addition to the requirement to undertake a Local Transport Plan for Monaghan Town, it is the Authority's opinion that the Council should give consideration to undertaking appropriate Area Based Transport Assessment and/or Strategic Transport Assessment (STA) to support the preparation of the Draft County Development Plan, particularly, in relation to areas of planned development which have an interface with the national road network. TII remains available to assist the Council in preparing Strategic Transport Assessments to address development proposals in the proximity of national roads where such proposals are demonstrated as being in accordance with the provisions of official policy in the first instance.</p> <p>Section 1.4 of the NRA/TII Traffic and Transport Assessment Guidelines (2014) refers and TII notes the incidence of employment lands located in the vicinity of national road junctions included in current</p>	<p><i>Development at national road junctions</i></p> <p>Consideration will be given to undertaking an Area Based Transport Assessment and/or Strategic Transport Assessment (STA) to support the preparation of the Draft County Development Plan, particularly, in relation to areas of planned development which have an interface with the national road network. The Council would welcome the assistance of TII in this regard.</p> <p>The location of new employment lands located in the vicinity of national road junctions included in current Settlement/Town Plans for Monaghan Town, Carrickmacross and Castleblayney will be reviewed when formulating the development plan.</p> <p>The Council acknowledges the importance of protecting the capacity and strategic function of the national road network and associated junctions, having regard to all relevant Government Guidance, including the Spatial Planning and National Roads Guidelines (DECLG, 2012) in the carrying out of local authority functions, and the development plan will include policy in this regard.</p>	<p><b>IS80.</b> The draft County Development Plan 2025 – 2031 should include a policy which seeks to avoid the creation of any additional access point from new development or the generation of increased traffic from existing access to national roads to which speed limits greater than 60kmph apply.</p>

Infrastructure and Services	<p>Settlement/Town Plans for Carrickmacross, Castleblayney as well as Monaghan Town, etc. which should be supported by an appropriate evidence-base in accordance with the requirements with the provisions of official policy.</p> <p>In accordance with Section 2.7 of the DECLG Spatial Planning and National Roads Guidelines for Planning Authorities, particular care must be exercised in the assessment and management of development proposals in the Development Plan relating to development objectives or the zoning of locations at or close to junctions on the national road network which should be subject to an appropriate evidence-base in accordance with the provisions of official policy.</p> <p>TII would welcome the inclusion of a specific policy/objective in the Draft Plan to include specific reference to safeguarding the national road network, including associated junctions, as follows;                  'It is a policy of the Council to protect the capacity and strategic function of the national road network and associated junctions, having regard to all relevant Government Guidance, including DECLG Spatial Planning and National Roads Guidelines (DECLG, 2012) in the carrying out of local authority functions.'</p>		
	<p><i>Access to national roads</i>                  TII would welcome the inclusion of a specific policy/objective in the Draft Plan consistent with Section 2.5 of the DECLG Spatial Planning and National Roads Guidelines as follows;                  'To avoid the creation of any additional access point from new development or the generation of increased traffic from existing access to national roads to which speed limits greater than 60kmph apply, in accordance with the requirements of the Section 28</p>	<p><i>Access to national roads</i>                  The current development plan includes policy which seeks to avoid the creation of any additional access point from new development or the generation of increased traffic from existing access to national roads to which speed limits greater than 60kmph apply, in accordance with the requirements of the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities. This policy will also be included in the development plan for the period 2025-2031.</p>	<p><b>IS80.</b> The draft County Development Plan 2025 – 2031 should include a policy which seeks to avoid the creation of any additional access point from new development or the generation of increased traffic from existing access to national roads to which speed limits greater than 60kmph apply.</p>

<b>Infrastructure and Services</b>	Ministerial Guidelines Spatial Planning and National Roads Guidelines for Planning Authorities.		
	<p><i>'Exceptional Circumstances'</i></p> <p>Where the planning authority proposes to exercise a less restrictive approach to the control of development accessing national roads, this should be plan led, done in consultation with and subject to the agreement of TII in accordance with the provisions of Section 2.6 of the DECLG Spatial Planning and National Roads Guidelines. TII remains available to continue to assist the Council in the development of proposals for consideration as plan-led 'exceptional circumstances' cases in accordance with the provisions of the DECLG Guidelines.</p>	<p><i>'Exceptional Circumstances'</i></p> <p>Where a less restrictive approach to the control of development accessing national roads is proposed, this will be plan led in consultation with and subject to the agreement of TII in accordance with the provisions of Section 2.6 of the DECLG Spatial Planning and National Roads Guidelines.</p>	<p><b>IS79.</b> The draft County Development Plan 2025 – 2031 should include land use zonings that will not be detrimental to the strategic nature and capacity of the national road network and are determined having regard to the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012).</p>
	<p><i>Retailing</i></p> <p>TII would welcome the inclusion of a policy which details the explicit presumption against large out of town retail centres located adjacent or close to existing, new, or planned national roads/motorways reflecting policy outlined in the Retail Planning Guidelines, 2012.</p>	<p><i>Retailing</i></p> <p>The current development plan and the Retail Development Strategy for County Monaghan both have a presumption against large out of town retail centres reflecting policy outlined in the Retail Planning Guidelines, 2012. The development plan for the period 2025-2031 will also include this presumption against this type of development.</p>	<p><b>IS33.</b> The draft County Development Plan 2025-2031 should include objectives and policies that restrict the potential for the development of out-of-town retail centres.</p>
	<p><i>Transport Planning and National Road Schemes</i></p> <p>The following schemes are identified, subject to further approvals, under the National Development Plan, 2021 - 2030;</p> <ul style="list-style-type: none"> <li>• N2 Ardee to South of Castleblayney</li> <li>• N2 Clontibret to the Border</li> </ul> <p>There are other national road improvement schemes in development that the Council may consider relevant for inclusion in the Draft Development Plan.</p> <p>Planning authority policies and objectives, including rezoning of lands, should not compromise the road planning and route option evaluation process in circumstances where road scheme planning is underway and potential routes have been identified</p>	<p><i>Transport Planning and National Road Schemes</i></p> <p>The current development plan includes a policy that protects the selected route of the N2 upgrades and other national road improvement schemes from development that would compromise their delivery. These policies will also be included in the development plan for the period 2025-2031 and will take account of the National Development Plan investment objectives giving effect to National Planning Framework National Strategic Outcome no. 2 'Enhanced Regional Accessibility'.</p>	<p><b>IS7.</b> The draft County Development Plan 2025 – 2031 should include a policy to protect the selected N2 upgrade route between Ardee and the Border.</p>

<b>Infrastructure and Services</b>	<p>and brought to the attention of the planning authority, including schemes that may currently be suspended. Similarly, development strategies or rezoning proposals should not have the effect of altering the function of these routes or importantly, increase the cost of land to be acquired or under active consideration as a route option for a national road scheme. National Road schemes should be considered for inclusion in the Development Plan in accordance with National Development Plan investment objectives giving effect to National Planning Framework National Strategic Outcome no. 2 'Enhanced Regional Accessibility'.</p> <p>Consideration should be given to incorporating a specific policy/objective, in accordance with the proposed wording outlined below or similar.</p> <p>'To protect the study area, route corridor options and thereafter the preferred route corridor selected for the national road schemes being progressed in the Development Plan in accordance with National Development Plan Objectives and to prohibit development that could prejudice their future delivery'.</p> <p>TII recommends that text should be included in the Draft Plan to ensure that Appropriate Assessment of national road scheme planning is undertaken in accordance with the requirements of Article 6(3) and Article 6(4) of the Habitats Directive.</p>		
	<p><i>Road Safety</i></p> <p>Reference is made to the Road Safety Authority's Road Safety Strategy, 2021 – 2030, which has an aim of ensuring collision energy levels are below what would cause fatal or serious injury and requires acceptance of shared overall responsibilities and accountability between system designers and road</p>	<p><i>Road Safety</i></p> <p>The Council notes the reference made to the Road Safety Authority's Road Safety Strategy, 2021 – 2030. The current development plan includes a policy to require a Road Safety Audit (RSA) to accompany an application for a new development were deemed necessary, which examines the safety aspects of it. The current development plan includes a policy to require a Road Safety Impact Assessment</p>	<p><b>IS81.</b> The draft County Development Plan 2025 – 2031 should include a policy to require a Road Safety Audit (RSA) to accompany an application for a new development, where deemed necessary.</p>

<b>Infrastructure and Services</b>	<p>users, stimulating the development of innovative interventions and new partnerships necessary to achieve ambitious long term road safety targets.</p> <p>TII requests that reference is made in the development plan to Road Safety Audit (RSA), which examines the safety aspects within a scheme, and Road Safety Impact Assessment (RSIA), which considers the safety impact of a scheme on the surrounding road network and have requirements relating to development proposals with implications for the national road network.</p>	<p>(RSIA) to accompany an application for a new development were deemed necessary, which considers the safety impact of a scheme on the surrounding road network. The development plan for the period 2025-2031 will also require the submission of an RSA and a RSIA to accompany applications for new developments where deemed necessary.</p>	<p><b>IS82.</b> The draft County Development Plan 2025 – 2031 should include a policy to require a Road Safety Impact Assessment (RSIA) to accompany an application for a new development, where deemed necessary.</p>
	<p><i>Traffic and Transport Assessment</i></p> <p>The Authority recommends that planning applications for significant development proposals should be accompanied by a Traffic and Transport Assessment (TTA) carried out by suitably competent consultants. TII requests that reference is made in the development plan to the TII Traffic and Transport Assessment Guidelines (2014) relating to development proposals with implications for the national road network.</p>	<p><i>Traffic and Transport Assessment</i></p> <p>The current development plan requires that planning applications for significant development proposals should be accompanied by a Traffic and Transport Assessment (TTA) carried out by suitably competent consultants. The development plan for the period 2025-2031 will also require the submission of a TTA.</p> <p>The development plan will also make reference to the TII Traffic and Transport Assessment Guidelines (2014) relating to development proposals with implications for the national road network.</p>	<p><b>IS83.</b> The draft County Development Plan 2025 – 2031 should include a policy to require a Traffic and Transport Assessment (TTA) to accompany an application for a new development, where deemed necessary.</p> <p><b>IS84.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with the Traffic and Transport Assessment Guidelines (TII, 2014) relating to development proposals with implications for the national road network.</p>
	<p><i>Service areas.</i></p> <p>TII requests that reference is made in the development plan to the requirements of Section 2.8 of the DECLG Spatial Planning and National Roads Guidelines in relation to the provision of roadside service facilities on non-motorway national roads and their junctions.</p>	<p><i>Service areas.</i></p> <p>The development plan will make reference to the requirements of Section 2.8 of the DECLG Spatial Planning and National Roads Guidelines in relation to the provision of roadside service facilities on non-motorway national roads and their junctions.</p>	<p><b>IS85.</b> The draft County Development Plan 2025 – 2031 should refer to the requirements of Section 2.8 of the Spatial Planning and National Roads Guidelines (DECLG, 2012) in relation to the provision of roadside service facilities on non-motorway national roads and their junctions.</p>
	<p><i>Signage</i></p> <p>Section 3.8 of the DECLG's Spatial Planning and National Roads Guidelines indicates a requirement to control the proliferation of nonroad traffic signage on and adjacent to national roads. In relation to signage impacting national roads, TII would welcome the</p>	<p><i>Signage</i></p> <p>The current development plan includes policies to prohibit non-traffic road signage on or adjacent to National Roads in accordance with the DECLG Spatial Planning and National Roads Guidelines. The development plan for the period 2025-2031 will also include these policies.</p>	<p><b>IS86.</b> The draft County Development Plan 2025 – 2031 should include a policy to prohibit non-traffic road signage on or adjacent to National Roads in accordance with the Spatial Planning and National Roads Guidelines (DECLG, 2012).</p>

<b>Infrastructure and Services</b>	<p>provisions of the TII Policy, and the DECLG Guidelines being incorporated into the new Development Plan.</p>		
	<p><i>Noise</i> The requirements of S.I. No. 140 of 2006 Environmental Noise Regulations in the Draft Plan are requested to be addressed and referred to in the development plan.</p>	<p><i>Noise</i> The current development plan includes a policy to promote the implementation of the Noise Directive 2002/49/EC and associated Environmental Noise Regulations 2006. The development plan for the period 2025-2031 will also include this policy.</p>	<p><b>IS87.</b> The draft County Development Plan 2025 – 2031 should include a policy to promote the implementation of the Noise Directive 2002/49/EC and associated Environmental Noise Regulations 2006.</p>
	<p><i>Safeguarding national road drainage regimes</i> National road surface water drainage regimes are constructed with the objective of disposing of national road surface water, it is important that capacity in the drainage regime is retained to address this function. Having regard to the extensive national road network in Monaghan, TII requests the consideration of new objective be included in the Development Plan outlining that; 'The capacity and efficiency of the national road network drainage regimes in County Monaghan will be safeguarded for national road drainage purposes'.</p>	<p><i>Safeguarding national road drainage regimes</i> The Council acknowledges the importance of surface water drainage in respect of the national road network and the development plan will include a policy that safeguards the capacity and efficiency of the national road network drainage regime.</p>	<p><b>IS88.</b> The draft County Development Plan 2025 – 2031 should include a policy that safeguards the capacity and efficiency of the national road network drainage regime.</p> <p><b>IS89.</b> The draft County Development Plan 2025 – 2031 should include a policy to safeguard the strategic function of the national road network in accordance with Government policy by utilising available alternative routes for the transport of renewable energy development components.</p>
	<p><i>Renewable Energy</i> The dispersed and rural nature of the location of renewable energy resources requires the development of associated grid connection development. Grid connections accommodated on national roads have the potential, inter alia, to result in technical road safety issues such as differential settlement and can impact on ability and cost of general maintenance and safety works to existing roads. TII would welcome an objective included in the Draft Development Plan in relation to renewable energy and in relation to safeguarding the national road network, indicating that grid connection routing options should be developed to safeguard the strategic function of the national road network in accordance with Government policy by utilising available alternative routes.</p>	<p><i>Renewable Energy</i> The Council acknowledges that the installation and construction of renewable energy development can have adverse impacts upon the national road network and the development plan shall include a policy to safeguard the strategic function of the national road network in accordance with Government policy by utilising available alternative routes.</p> <p>In the interests of road safety, the development plan should also require planning applications for photovoltaic (PV) farm developments to be accompanied by glint and glare assessments where deemed necessary.</p>	<p><b>IS90.</b> The draft County Development Plan 2025 – 2031 should include a policy to require planning applications for photovoltaic (PV) farm developments to be accompanied by glint and glare assessments, where deemed necessary.</p>

<b>Infrastructure and Services</b>	<p>Applications for photovoltaic (PV) farm developments should be accompanied by glint and glare assessments and such a requirement should be included as a provision of the Draft Development Plan.</p>		
	<p><i>TII Publications (Standards)</i>                  TII requests acknowledgement in the development plan of complementary TII publication 'The Treatment of Transition Zones to Towns and Villages on National Roads' and that works to national roads in urban areas are required to adhere to TII Publication (Standards) as well as the Design Manual for Roads and Streets (DMURS).</p> <p>It remains a requirement that a Design Report is completed and submitted for works to national roads in accordance with TII Publication DN-GEO-03030.</p>	<p><i>TII Publications (Standards)</i>                  The development plan will reference the TII publication 'The Treatment of Transition Zones to Towns and Villages on National Roads' and will require that works to national roads in urban areas adhere to TII Publication Standards such as DN-GEO-03030, as well as the Design Manual for Roads and Streets (DMURS).</p>	<p><b>IS91.</b> The draft County Development Plan 2025 – 2031 should reference the Transport Infrastructure Ireland (TII) publication The Treatment of Transition Zones to Towns and Villages on National Roads and should include a policy that requires works to national roads in urban areas adhere to TII Publication Standards such as DN-GEO-03030, as well as the Design Manual for Roads and Streets (DMURS).</p>
	<p><i>Greenways and Active Travel</i>                  Consultations with the Councils own internal project and/or design staff is recommended in relation to greenway proposals.</p>	<p><i>Greenways and Active Travel</i>                  Consultation with the Roads Design Section and Active Travel Team will take place during the formulation of the development plan.</p> <p>It is intended that the Development Plan will include objectives which appropriately safeguard the national, regional and road networks throughout the County and further consideration will be given to the content of the submission received during the formulation of the development plan.</p>	<p><b>IS17.</b> The draft County Development Plan 2025-2031 should include objectives and policies that facilitate and support the delivery of active travel projects.</p> <p><b>IS31.</b> The draft County Development Plan 2025-2031 should include objectives and policies that support the Council's Active Travel Unit and provide for key projects to enhance walking and cycling infrastructure and investment.</p>
	<p><b>Minister for Transport</b>                  Important policy developments since the previous plan was adopted which are relevant to accessible, integrated, and sustainable public transport should be reflected in the proposed plan.</p> <p>Infrastructure and Services section should include material on 'whole journey approach', 'Universal Design' and make specific reference to the Design</p>	<p>The Council welcomes the comments/recommendations within the submission and acknowledges the need to improve the accessibility, integration, and sustainability of public transport within the County, ensuring that it caters to the needs of all residents of the County, including those with disabilities or reduced mobility, and older people.</p> <p>The Draft County Development Plan 2025 – 2031 should include a policy that requires the inclusion of universal design principles in the</p>	<p><b>IS92.</b> The draft County Development Plan 2025 – 2031 should include objectives, policies and standards that align with the "whole of Government" National Disability Inclusion Strategy (NDIS) 2017-2022 and the United Nations Convention on the Rights of Persons with Disabilities (UNCPRD).</p>



<p><b>Infrastructure and Services</b></p>	<p>Manual for Urban Roads and Streets Interim advice note as well as Accessible public transport for All, especially for Persons with Disabilities or Reduced mobility, and Older People.</p> <p>The “whole of Government” National Disability Inclusion Strategy (NDIS) 2017-2022 includes specific actions assigned to local authorities. For example, action 108 relates to the ‘dishing’ of footpaths and action 109 relates to accessible infrastructure, including bus stops.</p> <p>The United Nations Convention on the Rights of Persons with Disabilities (UNCRPD) puts obligations on State Parties to ensure access for persons with disabilities to, for example, the physical environment and transportation in both urban and rural areas.</p> <p>The Design Manual for Urban Roads and Streets (DMURS) Interim Advice Note – Covid-19 Pandemic Response published in 2020 includes guidance that designers should ensure that;</p> <ul style="list-style-type: none"> <li>- Measures align with the principles of universal design,</li> <li>- Consider Government policy on accessibility for people with disabilities and</li> <li>- Consult people with disabilities to further appraise measures.</li> </ul> <p>Reference should be made to 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response.</p> <p>To make public transport fully accessible to people with disabilities requires a ‘whole journey approach’. This refers to all elements of a journey from starting point to destination. Local Authorities are a key stakeholder by ensuring a universal design approach to the built environment. This includes footpaths,</p>	<p>development of the built environment and transportation infrastructure to ensure the accessibility, integration, and sustainability of public transport.</p> <p>The proposal to incorporate important policy developments relevant to accessible, integrated, and sustainable public transport in the proposed plan is a commendable step towards fostering a more inclusive and efficient transportation system. By addressing these aspects at the planning stage, the foundation can be laid for a transport network that truly serves the diverse needs of the community.</p> <p>The development Plan shall reference the latest version of the Design Manual for Urban Roads and Streets (DMURS), including the Advice Notes and circulars. Compliance with these guidelines will be a cornerstone of the development management process, ensuring that all transport-related projects align with the principles of universal design.</p> <p>The emphasis on referencing the "whole of Government" National Disability Inclusion Strategy (NDIS) 2017-2022 and the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD) is acknowledged as is the need to ensure the development Plan promotes a universal design approach in the built environment.</p> <p>The development Plan shall reference the Connecting Ireland Rural Mobility Plan (2022-2025) and any subsequent updated version and will align the policies in the Transport / Mobility Chapter in accordance with the aims of this document.</p> <p>The Council will continue to collaborate with the Department of Transport (DoT) during the preparation of the development plan to ensure that that the plan contains appropriate text to promote to incorporate integrated and accessible public transport options.</p>	
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	<p>tactile paving, cycle paths, roads, pedestrian crossing points, town greenways and bus stops/shelters.</p> <p>The Connecting Ireland Rural Mobility Plan (2022-2025) is a major national public transport initiative with the aim of increasing public transport connectivity, particularly for people living outside the major cities and towns.</p> <p>DoT can assist with appropriate text in the Development Plan regarding integrated, accessible public transport.</p>		
<p>Community Services / Facilities</p>	<p><b>Minister for Education</b></p> <p>The Department will work with Monaghan County Council to identify projected population growth to a circa ten-year horizon in order to make sufficient provision for the planning and construction of school accommodation where necessary. An opportunity to engage on this matter at an early stage of the council's drafting of the new plan would be welcome. In the interim the Department makes the following observations: -</p> <ol style="list-style-type: none"> <li>1. The Department requests that the Council be explicit in support for the provision of new school accommodation, including the development of new schools and the expansion or alteration of existing ones. Include policy objectives on both the provision of new schools and protection of existing schools and the development of wider infrastructure and amenities objectives within the Plan to support both categories of school serving your communities.</li> <li>2. The Land-Use Zoning Objective "Community Facilities &amp; Services" that provides for educational development should be included in the new development plan.</li> </ol>	<p>The Monaghan County Development Plan 2019-2025 contains specific policies CFP3 and CFP4 relation to the provision of school facilities. There is also a specific land use zoning objective for Community Facilities which includes schools. It is intended that existing policies will be reviewed and strengthened in the development plan for the period 2025-2031. Specific reference to wider infrastructure and amenities to support school locations should be included.</p> <p>The need to provide a quantum of land suitable for the provision of community facilities to include schools is acknowledged. Land will be zoned for such purposes having regard to the preparation of the Core Strategy which will reflect population targets, household sizes, and Core Strategy objectives. As with all infrastructural requirement in the Development Plan, schools should be provided for in the plan based on a robust evidence-based assessment of requirements.</p> <p>The location of schools in larger urban areas will be influenced by the need to encourage compact growth, regeneration of the built-up footprint of towns and the uptake of sustainable modes of transport but will also be determined by availability of land either for expansion or new schools.</p> <p>The Council acknowledges the need to provide where possible buffer zones adjacent to established school sites to meet existing and future expansion requirements and associated ancillary</p>	<p><b>CSF1.</b> The draft County Development Plan 2025 – 2031 should include a zoning objective which will provide for community, civic, religious and educational facilities and any ancillary uses, and should allocate suitable land for the provision of such facilities informed by the Core Strategy.</p> <p><b>CSF2.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that support and facilitate the provision of new school accommodation, including the development of new schools and the expansion or alteration of existing ones.</p> <p><b>CSF3.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with the relevant current suite of Department of Education Technical Guidance Documents and school design guides.</p>

<p>Community Services / Facilities</p>	<p>3. In relation to compact growth and regeneration of the built-up footprint of towns, it is critical that explicit provision for school development to meet projected population growth associated with intensified residential development be made in existing “built-up” areas, throughout the County.</p> <p>4. Inclusion of buffer zones and land use designations that support education development adjacent to existing and established schools will be critical in meeting school accommodation requirements arising in existing “built-up” areas or equally critical in the case of an immediate need for places brought on by unforeseen circumstances.</p> <p>5. Support for urban-design schools, as per the Department of Education and Skills guidelines, in established areas would be welcomed so that measures such as reduced on site car parking and set down requirements can be facilitated.</p> <p>6. It is critical that any school sites required to meet current needs or planned population growth, as may be identified by this Department, should be explicitly supported by means of an appropriate zoning provision on the subject site in the relevant Plan.</p> <p>7. Proposed development of any sites which have already been identified for school provision to meet immediate school place requirements should also be explicitly supported by means of an appropriate zoning on the subject sites in the relevant Plan.</p> <p>8. The Department requests that the Council actively facilitates the principle of permitting schools, both permanent and temporary in as many zoning categories as possible.</p>	<p>accommodation such as parking, drop off areas and sports facilities as need arises. However, the designation of buffer zones for future expansion of an existing school may not always be possible due to the presence of adjacent existing or permitted development.</p> <p>The current development plan includes policy which refers to compliance with DES Guidelines and the development plan for the period 2025-2031 will also include this policy updated to make reference to the relevant current suite of technical guidance documents and school design guides. The requirements of car parking in established or built-up areas will also be influenced by the need to encourage compact growth, regeneration of the built-up footprint of towns and the uptake of sustainable modes of transport.</p> <p>Any school sites identified by the Department to meet current needs or planned population growth will be supported by means of an appropriate zoning provision.</p> <p>The Council acknowledges the need to have some in built flexibility regarding the type of land use zoning category school facilities could be permitted “in principle”. Consideration will be given to this request/recommendation provided such use would be suitable having regard to the primary land use zoning objective and would not give rise to undesirable impacts on the primary land use zoning objective or where the provision of educational facilities would not represent a non-conforming use i.e certain industrial and employment zones.</p> <p>The Council will have regard to the current Technical Guidance Document on school site identification and suitability assessment (TG25 and TGD27) to inform the selection of sites. It is noted that these guidelines are due to be revised imminently and future zoning shall have regard to any revised Guidance.</p> <p>The Council acknowledges that there may be potential synergies with adjacent public (and commercial) facilities in the proposed siting of schools or vice versa, particularly adjacent to open space,</p>	
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<p>Community Services / Facilities</p>	<p>9. The Department of Education's current Technical Guidance Documents on school site identification and suitability assessment (TGD 25 and TGD 27) can be used to inform the selection of proposed school sites and are available on <a href="http://www.education.ie">www.education.ie</a>. Revised guidelines are due to be published and the website should be monitored for the most up to date guidelines.</p> <p>10. Monaghan County Council should consider potential synergies with adjacent public (and commercial) facilities in the proposed siting of schools or vice versa, particularly adjacent to open space, recreational amenities, childcare provision and/or other community facilities.</p> <p>11. The capacity of existing schools and any planned schools as published by the Department should be considered as "supporting infrastructure and facilities" and given high priority in the assessment of the suitability of specific lands for residential development.</p> <p>12. Where a designated school site forms part of wider development area or plan that is being implemented incrementally or divided into phases by the developer(s), then the Department requests that granting of permission for any part or phase of the development be contingent upon the full consideration and provision of infrastructure and services to the school site, and such infrastructure and services must be specified to the standards and capacity required for the future school provision at that location.</p> <p>13. If possible, all existing and future education sites should be zoned and mapped on the Council's GIS system. This would enable the Department to pick up</p>	<p>recreational amenities, childcare provision and/or other community facilities and this will be taken to account.</p> <p>It is acknowledged that schools should be considered as "supporting infrastructure and facilities". The Council shall have regard to the capacity of existing schools and planned schools when considering the suitability of specific lands for residential development.</p> <p>The Council acknowledges the need to ensure that any development granted on a phased basis should be conditional upon ensuring that the necessary infrastructure and services such as schools are fully considered and provided for. These infrastructure and services must meet the required standards and capacity for future educational needs.</p> <p>The Council acknowledges the potential benefits of specifically mapping schools on the Council 's GIS system to assist the school planning function and future zoning considerations will take this into account.</p> <p>The Council will continue to consult and are open to further engagement with the Department of Education and Skills regarding additional Special Need Provision at primary and post primary level facilities and wider matters relating to the provision of educational facilities.</p>	
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Community Services / Facilities	<p>the mapping and zoning on their GIS system and aid both organisations in the school planning function.</p> <p>14. Additional Special Education Needs (SEN) provision at both Primary and Post Primary level will be required in the future and may require additional accommodation. The Department will consult with the Council if and when further and additional SEN accommodation is required within specific locations within the county.</p> <p>The Department would welcome an opportunity to engage with the Council to discuss education provision in the draft plan and the Council should contact the Department to arrange same.</p>		
	<p><b>HSE</b> The following amenities should be considered for new developments:</p> <ul style="list-style-type: none"> <li>•Access to recreational resources including green spaces and active transport infrastructure to increase physical activity and improve cardiovascular health.</li> <li>•Promote a healthy food environment by ensuring accessibility to supermarkets selling fresh produce and keeping the number of fast-food outlets low.</li> <li>•Develop meeting spaces for voluntary, social, cultural or spiritual participation to promote social cohesion within communities for improved physical and mental health, and better quality of life for residents</li> </ul> <p>HSE Public Health, Area A recommends considering the needs of the following groups who may face barriers to social inclusion when developing the County Development Plan</p>	<p>The development Plan will include a specific land use zoning objective for Community Facilities and Service- This zoning objectives will provide for community, civic, religious and/or educational facilities and any uses ancillary and related to these uses such as playing fields, car parks, community halls or health care facilities.</p> <p>A range of new Community uses have been provided for in recent years in projects led by Monaghan County Council, these include the Peace Campus in Monaghan currently at an advanced stage of construction and will provide new Library and Museum space and facilities and meeting spaces for various community groups. A new Library facility is near completion in Castleblayney town in the grounds of Lough Muckno. The project involves the re-purposing and extension of the former Gate Lodge (Protected Structure) and the location adjoins the public car park and playground facility. In addition, upgrading of the Monaghan Greenway and ongoing improvement of facilities in Rossmore Park have been completed. The majority of these projects have been supported by objectives in the Development Plan. These developments demonstrate Monaghan County Council's ongoing commitment to enhancing community and recreational facilities for the benefit of the residents of Monaghan and are complimentary to wider objectives in terms</p>	<p><b>CSF1.</b> The draft County Development Plan 2025 – 2031 should include a zoning objective which will provide for community, civic, religious and educational facilities and any ancillary uses, and should allocate suitable land for the provision of such facilities informed by the Core Strategy.</p> <p><b>CSF4.</b> The draft County Development Plan 2025 – 2031 should include a zoning objective to provide for public parks, playing fields, greenways and any uses ancillary and related to these uses.</p> <p><b>CSF5.</b> The draft County Development Plan 2025 – 2031 should include zoning objectives and policies that provide, promote and facilitate active transport, green space initiatives, climate change adaptations, and environmental programmes within its functional area.</p>

Community Services / Facilities	<ul style="list-style-type: none"> <li>•Individuals in jobless households.</li> <li>•Lone parents:</li> <li>•People with disabilities:</li> <li>•Homeless people or those impacted by housing exclusion: and</li> <li>•Members of the Travelling Community, Roma, refugees and asylum seekers.</li> </ul> <p>HSE Public Health, Area A recommends that Monaghan County Council include active transport, green space initiatives, climate change adaptations, and environmental determinants of health that will improve awareness of social determinants of health in the community, within regional programmes, and amongst health and community service providers.</p>	<p>of social inclusion, health and wellbeing, enhancement of public realm/regeneration, etc. The Council will continue to maintain existing recreational and community facilities within its control for the benefit of the public.</p> <p>The promotion of a healthy food environment lies outside the remit of the development plan.</p> <p>The Council will continue to provide, promote and facilitate active transport, green space initiatives, climate change adaptations, and environmental programmes within its functional area.</p> <p>In terms of meeting the needs of minority groups to ensure future development in the County reflects the needs of all, Monaghan County Council prioritise positive engagement and collaboration with a range of stakeholders including the Public Participation Network, Local Economic and Community Plan and a variety of community groups/bodies as part of the development plan process and this will continue in respect of the County Development Plan 2025-2031.</p> <p>The consideration of all residents of Monaghan and the specific needs of individuals from jobless households, people with disabilities, from different cultures and backgrounds, lone parents and the homeless should be reflected in strategic objectives in the Monaghan County Development Plan 2025-2031.</p>	
	<p><b>HSE Environmental Health</b> <i>Get Ireland Active – National Physical Activity Plan for Ireland</i></p> <p>A key aim of the National Physical Activity Plan for Ireland is compiling a directory of publicly accessible sports/recreational and amenities facilities. The development plan should: -</p> <ul style="list-style-type: none"> <li>•Include a strategy for meeting this aim.</li> <li>•Increase the active school flag programme to at least another 20 schools in the county.</li> <li>•Develop and establish processes that enables consultation with children and young people in the</li> </ul>	<p><i>Get Ireland Active – National Physical Activity Plan for Ireland</i></p> <p>The Council notes the comment made in relation to the creation of directory of publicly accessible sports and recreational facilities and will consider the inclusion of an objective in the Development Plan to compile such a directory in consultation with relevant departments including the Municipal Districts, Community and Enterprise, Corporate Services and other relevant stakeholders.</p> <p>While the comments made in relation to the active school programme is noted, it is not within the remit of the Council or the development plan to deliver this.</p>	<p><b>CSF6.</b> The draft County Development Plan 2025 – 2031 should include an objective to prepare a directory of publicly accessible sports and recreational facilities in the County in consultation with other relevant departments in the Council and stakeholders.</p>

<b>Community Services / Facilities</b>	<p>development and implementation of programmes in which they are involved.</p> <ul style="list-style-type: none"> <li>•That proposals for Nursing Homes or Residential Care Facilities include proposals for gardens and recreational activities.</li> </ul>	<p>The Planning and Development Act 2000, as amended, requires engagement with young people and groups representing young people. Children, or groups or associations representing the interests of children, are also entitled to make submissions or observations in relation to the Development Plan. As part of the pre-draft Consultation, the local authority wrote to organisations and groups such as the Department of Children, Schools, Youthwork Ireland, Comhairle Na nOg, and County Monaghan Childcare Committee. It is acknowledged that in the remaining stages of the plan preparation process efforts should be made to foster meaningful engagement with young people to ensure the plan reflects the needs and aspirations of young people through the use of innovative and targeted public consultation.</p> <p>The Council acknowledges the comments made in relation to the provision of gardens and recreational facilities in nursing homes and residential care settings and these will be reflected in development management policies for new developments of this type.</p>	<p><b>CSF7.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies which promote and encourage high quality environments within nursing homes, residential care facilities and sheltered housing with opportunities for access to recreational facilities and outdoor space for users.</p>
	<p><i>Tobacco Free Ireland</i> A strategic aim should be to:</p> <ol style="list-style-type: none"> <li>Implement the tobacco free playgrounds initiative.</li> <li>Promote tobacco free environments, parks, beaches, and public campuses and grounds</li> </ol> <p>With regard to the protection of people from second hand tobacco smoke all plans for development that include a designated smoking area should be forwarded to the Environmental Health Service prior to the planning decision.</p>	<p><i>Tobacco Free Ireland</i> The comments made in relation to tobacco free areas is noted. Whilst the control of the use of tobacco in public places is outside the remit of the development plan, consideration will be given to the inclusion of a policy requiring consultation with the Environmental Health Service prior to the granting of planning permission for a smoking area.</p>	<p><b>CSF8.</b> The draft County Development Plan 2025 – 2031 should include a policy to consult with the Environmental Health Service prior to the granting of planning permission for a smoking area.</p>
	<p><i>Healthy Ireland - A Healthy Weight for Ireland</i> There are 10 action steps outlined in the document above which aim to tackle obesity. Step 2 is to regulate for a healthier environment. Monaghan County Council can influence the built environment to improve health and reduce the extent to which it promotes obesity. An assessment of food outlets in every town and village in Monaghan should be carried out to ensure that choices of healthy food options are</p>	<p><i>Healthy Ireland - A Healthy Weight for Ireland</i> The comments made in respect of Healthy Ireland objectives are noted. However, the request to carry out an assessment of food outlets in every town and village is outside the scope the development plan having regard to the requirements of the Planning and Development Act 2000 (as amended).</p> <p>The Council acknowledges the importance of sustainable food production and the wider implications in terms of agriculture,</p>	<p><b>CSF9.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that promotes sustainable food production, emphasising support for the local food industry, agriculture, and horticulture and facilitating the sustainable growth and development of this sector.</p>

Community Services / Facilities	<p>equally available and to prevent a proliferation of fast-food outlets. Providing easy access and choice to healthier food options should be promoted as outlined in government policy.</p> <p>It should be a strategic aim from the Development Plan to facilitate the production of more locally produced healthy, high-quality food.</p>	<p>horticulture and the food enterprise industry generally. The indigenous food industry is a vital component of Monaghan's economic profile and the need to ensure that the development plan provides and promotes this industry and the sustainable development of same will be reflected in the strategic objectives of the plan and the relevant development management policies for new development of this type and or the expansion and/or alterations of existing development.</p>	
	<p><i>Steering group report on a national substance misuse strategy</i></p> <p>The Strategic Development Plan for Monaghan should include:</p> <p>a) A strategy to reduce and eliminate the reliance on alcohol sponsorship. Any public event or events on publicly owned lands or buildings should use alternatives to alcohol sponsorship.</p> <p>b) Develop the provision of alcohol-free venues for young people, (e.g. Youth cafés, alcohol-free music and dance venues and sports venues) with:</p> <ul style="list-style-type: none"> <li>•the young people being centrally involved in the development and management of the programmes and venues.</li> <li>•late night and weekend opening; and increased access to school facilities in out of- school hours.</li> </ul>	<p><i>Steering group report on a national substance misuse strategy</i></p> <p>The Council acknowledges the comments made by HSE in relation to substance misuse and the provision of facilities for young people. However, these matters fall outside the remit of the development plan.</p> <p>The development plan 2025-2031 shall contain a specific land use zoning category/objective for the provision of community facilities and services which will allow for the provision and development of youth facilities. It should be noted that the delivery of a new Peace Campus Facility in Monaghan Town due to be opened in early 2024 was an objective in the current development plan and will provide vital facilities in this regard.</p>	<p>No specific recommendation.</p> <p><b>CSF1.</b> The draft County Development Plan 2025 – 2031 should include a zoning objective which will provide for community, civic, religious and educational facilities and any ancillary uses, and should allocate suitable land for the provision of such facilities informed by the Core Strategy.</p>
	<p><i>The National Positive Ageing Strategy</i></p> <p>Enable people as they age 'to get out and about' through the provision of accessible, affordable, and flexible transport systems in both rural and urban areas. This should include:</p> <p>a) Provision of age-friendly public transport,</p> <p>b) Promotion of the integration of the Rural Transport Programme with other local transport services,</p> <p>c) Provision of public transport linkages to major health facilities and personal social services.</p> <p>d) Supporting the design and development of age friendly public spaces, transport and buildings.</p> <p>e) Designing age friendly urban environments (street lighting, footpaths, roads, public seating)</p>	<p><i>The National Positive Ageing Strategy</i></p> <p>The Council recognises the importance of incorporating age friendly principles within its strategies and plans. The development plan will through its objectives and policies promote and facilitate provision of age-friendly public transport, the integration of the Rural Transport Programme with other local transport services, and public transport linkages to major health facilities and personal social services. The development plan will also promote, support and facilitate the design and development of age friendly public spaces, transport and buildings.</p> <p>The development plan will contain objectives and policies to promote transport availability and accessibility of venues for older</p>	<p><b>CSF10.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that promote and facilitate provision of age-friendly public transport, the integration of the Rural Transport Programme with other local transport services, and public transport linkages to major health facilities and personal social services.</p> <p><b>CSF11.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that promote, support and facilitate the design and development of age friendly public spaces, transport and buildings.</p>



<p>Community Services / Facilities</p>	<p>f) Promote access (in terms of affordability, transport availability, accessibility of venue) to a wide range of opportunities for continued learning and education for older people.</p> <p>g) Promote the concept of active citizenship and the value of volunteering and encourage people of all ages to become more involved in and to contribute to their own communities.</p> <p>h) Promote the development of opportunities for engagement and participation of people of all ages in a range of arts, cultural, spiritual, leisure, learning and physical activities in their local communities.</p> <p>Suitable housing is a key aim in the National Positive Ageing Strategy and a key strategic aim should be to:</p> <p>a) Carry out an assessment of housing need and provision and consider all housing options in development (i.e. social housing, sheltered housing; retirement villages).</p> <p>b) All residential development should incorporate the 'Universal Design' Principal to ensure housing can meet the needs of the occupants regardless of their age, size, ability or disability.</p> <p>c) Implement a strategy that facilitates older people to live in well-maintained, affordable, safe and secure homes, which are suitable to their physical and social needs.</p>	<p>people. The promotion of access in terms of affordability lies outside the remit of the development plan.,</p> <p>The promotion of the concept of active citizenship and the value of volunteering and encouraging people of all ages to become more involved in and to contribute to their own communities also lies outside the remit of the development plan.</p> <p>As part of the preparation of the development plan a Housing Need and Demand Assessment (HNDA) has been carried out to determine the housing options required to be provided in the County. The conclusions of this assessment will be incorporated within the Housing Strategy of the development plan.</p> <p>The development plan will ensure that all residential development incorporates the 'Universal Design' Principal to ensure housing meets the needs of the occupants regardless of their age, size, ability or disability. The development plan will also contain an objective to ensure that older people live in well-maintained, affordable, safe and secure homes, which are suitable to their physical and social needs.</p>	<p><b>CSF12.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that promote a universal design approach in the built environment to ensure inclusivity.</p>
	<p><i>Time to move on from congregated settings – A strategy for community inclusion</i></p> <p>The Strategic Development Plan should:</p> <p>a) Improve community inclusion of people with disabilities in their local community and community-based services.</p> <p>b) Improve greater connectivity between generic community-based services and disability specific organisations. Facilitate their engagement as stakeholders.</p>	<p><i>Time to move on from congregated settings – A strategy for community inclusion.</i></p> <p>The Council welcomes and notes the comments made in relation to community inclusion. The Council will actively engage with the Community and Housing Sections and all other relevant stakeholders to ensure that the plan aligns and reflects the needs of all minority groups including those with disabilities. A Housing Need and Demand Assessment and Housing Strategy will be prepared as part of the plan preparation process to ensure that the choice, type</p>	<p><b>CSF13.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that ensure inclusivity in development planning to address the needs of marginalised groups.</p>

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Community Services / Facilities</p>	<p>c) Focus on meeting the housing and accommodation needs of people with disabilities through a combination of purchased housing, new-build housing, leased housing or rented housing. A local re-housing plan should be prepared and jointly co-ordinated with the HSE, in collaboration with service providers.</p> <p>d) All residents in congregated settings should be assessed by the local authority to establish their eligibility and need for social housing support.</p> <p>e) Consideration should be given to reserving a certain proportion of dwellings for people with disabilities.</p> <p>f) Focus on supporting and sustaining people with disabilities to live in their own homes in the community through the provision of housing grants.</p> <p>g) Support people with disabilities to access employment and education opportunities.</p> <p>h) Support people with disabilities to access mainstream community services.</p>	<p>and location of all future housing reflects the requirements of all citizens in the County.</p> <p>The plan shall contain objectives and policies to support the employment and educational attainment of people with disabilities as well as access to mainstream community services.</p>	
	<p><b>An Chomhairle Ealaíon (The Arts Council)</b>  <i>Contribution of Arts and Culture to Spatial Planning</i>                  In acknowledging the contribution of Arts and Culture to economic development, place making and provision of enhanced community infrastructure, the Development Plan should seek to acknowledge Arts and Culture as an integral part of community infrastructure that can contribute to place making, wellbeing and healthy communities.</p> <p>This can be achieved by providing a consistent theme of objectives for 'Placemaking' through provision of 'Civic Art', the 'Culture of Place' and the emergence of the 'Night-Time Economy' that reflect the symbiotic relationship between these elements, the increasing expectation and functionality of our urban environment to provide for these, and the need to</p>	<p><i>Contribution of Arts and Culture to Spatial Planning</i>                  Monaghan County Council acknowledges that the inclusion of art and cultural elements in the built environment has the potential to shape communities, enhance place making and contribute to social inclusion, and as such its consideration should form a key factor in the development plan process.</p>	<p><b>CSF14.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that support the ongoing development of cultural infrastructure and the provision of public art.</p> <p><b>CSF18.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that align with the objectives of the Framework Agreement between Monaghan County Council and the Arts Council 2020-2027.</p> <p><b>CSF19.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that support the continued development of artist live-work spaces and creative cultural hubs.</p>

<b>Community Services / Facilities</b>	<p>address same as a fundamental aspect of settlement planning in Monaghan.</p>		<p><b>CSF20.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that promote accessibility, participation, and shared cultural experiences to enhance social cohesion and community identity.</p>
	<p><i>Synergy with Arts Plans and Strategies</i> In consultation with the Monaghan Arts Office, The Development Plan should acknowledge, reflect and seek to facilitate insofar as it can, the spatial based aspirations and objectives set out in the framework agreement between Monaghan County Council and the Arts Council 2020-2027 which includes the Clones Artists Studio's and key venues such as the Market House, Garage and Iontas Arts Centres.</p>	<p><i>Synergy with Arts Plans and Strategies</i> Policy CFP7 of the current Monaghan County Development Plan 2019-2025 contains a policy to support the ongoing development of cultural infrastructure and the provision of public art. This policy will be translated into the new plan and further strengthened to include reference to the framework agreement between Monaghan County Council and the Arts Council 2020-2027.</p>	<p><b>CSF14.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that support the ongoing development of cultural infrastructure and the provision of public art.</p>
	<p><i>Planning for the Artist</i> The Development Plan should include a spatial policy objective to support provision of artist live-work space in the manner pursued currently by Monaghan County Council with 'Clones Artists' Studios' or to provide details to explore the provision of low-cost shared living/workspaces for those formally engaged in the Arts and Culture industries.  Such policy could be provided through the spatial designation of creative hubs for artists; or the designation of areas (within defined town centres such as 'cultural quarters' for example) where land use policy supports the temporary use of vacant buildings and properties for arts and cultural purposes.</p>	<p><i>Planning for the Artist</i> The Development Plan will include a spatial policy objective to support provision of artist live-work spaces and creative hubs for artists such as the Clones Artists' Studios for those formally engaged in the Arts and Culture industries. The designation of 'cultural quarters' or areas within defined town centres where land use policy supports the temporary use of vacant buildings and properties for arts and cultural purposes. The planning authority considers that this matter would need to be addressed at Central Government level through the provision of relevant legislation and policy.</p>	<p>No specific recommendation</p>
	<p><i>The Inclusion of an Evidence-based approach in the Development Plan</i> Consistent with the National planning guidelines, the spatial strategy for Arts and Culture in the Development Plan should be based on an evidence-</p>	<p><i>The Inclusion of an Evidence-based approach in the Development Plan</i> The Council acknowledges the comments made in this submission and concur that it would be beneficial to ensure that the spatial strategy for arts and cultural facilities should be based on an</p>	<p><b>CSF15.</b> The draft County Development Plan 2025 – 2031 should include an objective to establish an evidence-based spatial strategy for Arts and Culture in alignment with the National planning guidelines.</p>

Community Services / Facilities	<p>based approach, taking into consideration, existing provision, demographic and locational considerations, arts and cultural opportunities, and availability of funding mechanisms to assist with their implementation during the lifetime of the Plan such as Arts Council or URDF funding.</p> <p>Cultural Infrastructural Audits can be used to inform the evidence-based approach and could include a database of Assets of Community Value comprising specific features such as art centres, museums, heritage buildings, townscapes, public spaces, and locations of individual or collective value which contribute to the provision Arts and Culture, as well as, the identification of under-utilisation of civic buildings/spaces in urban centres which have the potential for future arts and cultural uses or meanwhile uses.</p>	<p>evidence-based approach to maximise potential benefits and to avail of funding opportunities available. This strategy should include an analysis of existing provisions in the County which has regard to demographic and locational factors, arts and cultural opportunities, and available funding mechanisms, including resources from the Arts Council, Urban Regeneration and Development Fund (URDF) and Rural Regeneration Development Fund (RRDF).</p> <p>Consideration will be given to carrying out a Cultural Infrastructural Audit to inform the evidence-based approach which includes a database of Assets of Community Value such as art centres, museums, heritage buildings, townscapes, public spaces, and locations of individual or collective value, as well as the identification of under-utilisation of civic buildings/spaces in urban centres which have the potential for future arts and cultural uses or meanwhile uses.</p>	
	<p><i>Effective Policy</i></p> <p>Policy wording in respect to arts and culture should be clear, concise, practical and implementable. Objectives for Arts and Culture should include measurable targets to assess success/performance throughout or at the end of the life of the Plan. Specific objectives should include clarity of responsibility for delivery – whether it is to be delivered by the local authority; in partnership with other departments/agencies or anticipated as part of private development projects.</p>	<p><i>Effective Policy</i></p> <p>The comments in relation to policy wording and the need for measurable targets to facilitate monitoring and specifics on responsibility for delivery are noted. The Council acknowledges the comments made in this submission and concur that it would be beneficial to ensure that the spatial strategy for arts and cultural facilities should be based on an evidence-based approach to maximise potential benefits and to avail of funding opportunities available. Comments in relation to policy wording and the need for measurable targets to facilitate monitoring and specifics on responsibility for delivery are noted.</p>	<p><b>CSF16.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies concerning arts and culture that are clear, concise and can be readily implemented, and where appropriate, are accompanied by measurable targets that enable assessment of success and performance which explicitly define responsibility for delivery.</p>
	<p><i>Reconnecting planning and Art through spatial policy</i></p> <p>The Development Plan should pursue the provision of 'placemaking'/civic art' through the expectation of high-quality architectural design and provision of accessible and functional urban spaces designed to facilitate formal and informal engagement and access to all reflective of the National Policy on Architecture.</p>	<p><i>Reconnecting planning and Art through spatial policy</i></p> <p>The comments made in relation to the provision of "placemaking" through the implementation of high quality architectural and urban design concepts are noted and acknowledged. The Council has appointed a Town Regeneration Officer and is committed to delivering the aims and objectives of Town Centre First policy document in conjunction with all relevant departments of the local authority and relevant stakeholders. The Council will ensure that the plan is consistent with the Town Centre First policy document. The</p>	<p><b>CSF17.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to prioritise the delivery of high-quality architectural design and accessible urban spaces to enhance 'placemaking' and 'civic art'.</p>

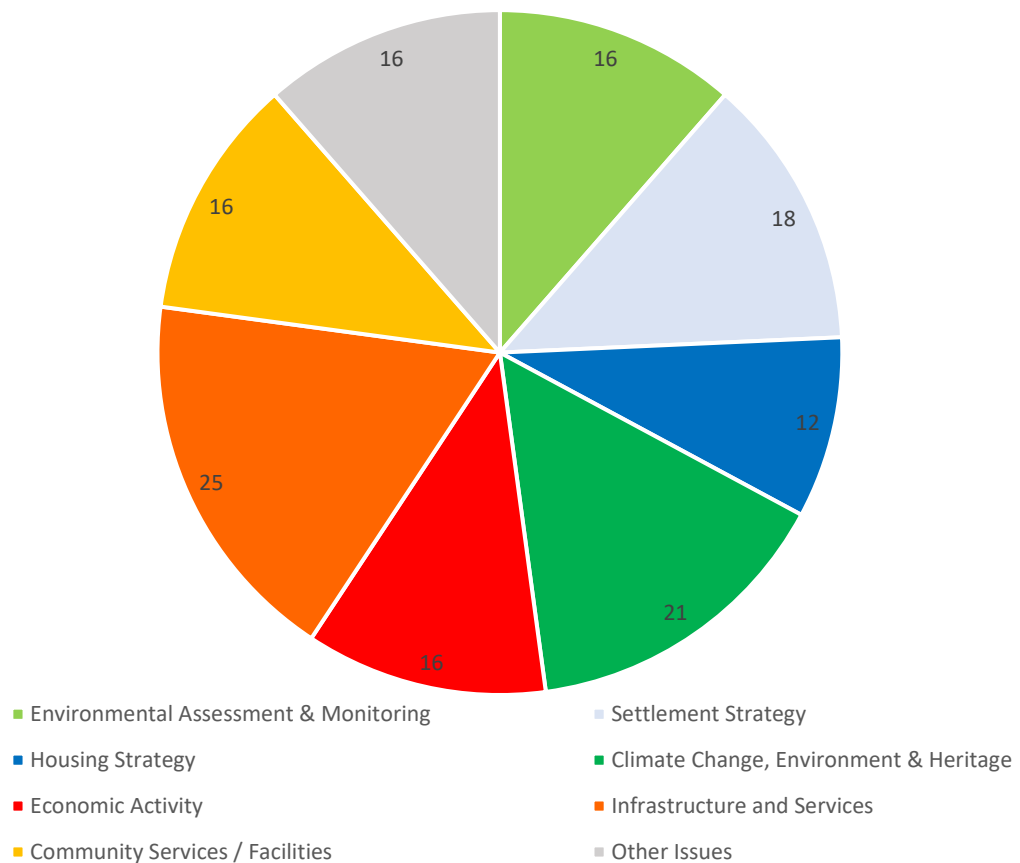
	<p>In achieving this, consideration can be given in spatial policy to the allocation of civic space in town/village centres during different times of the day/night; the restriction or scheduling of traffic movements in central areas to allow greater pedestrian movement and cultural activity; or the potential for duality of streets and public spaces which could enable formal events and informal arts and cultural activities secondary to their primary function.</p>	<p>need and desirability of providing “flexible” civic spaces is noted and will be transposed into the plan.</p>	
<p>Other Issues</p>	<p><b>HSE Environmental Health</b>  <i>Implementation and Progress Evaluation</i>                  It is strongly recommended that progress is constantly measured throughout the timeframe of the plan. The council should develop and publish specific measures or performance indicators which establish how progress is quantified and measured. An evaluation of the delivery of all key aims should be carried out and Monaghan County Council should highlight and promote areas where progress is being made and should also examine areas where less was achieved and investigate the reasons why. Any barriers to implementation of the key aims should be identified.</p>	<p>The comments made in relation to implementation and evaluation are noted, the implementation of the development plan is a key strategic focus for local authorities and requires a targeted range of actions throughout the local authority to ensure successful implementation. The provision of adequate organisation capacity and resources to support the plans implementation is vital.</p> <p>Development Plan – Guidelines for Planning Authorities (June 2022) set out a requirement for planning authorities to set up frequent, reliable, and ongoing monitoring system for their development plans as a permanent function of Forward Planning.</p> <p>The guidelines set out a requirement for two strategic monitoring elements for its development plan which are (a) Core Strategy Monitoring and (b) Plan Objectives Monitoring (including SEA Monitoring). The monitoring should provide a focus on development patterns occurring under the settlement strategy and tracking the nature of development occurring. It is recommended that these development trends are spatially analysed to illustrate trends at the settlement level. The guidelines require that the Core Strategy Monitoring occurs annually and is based on selected indicators set out in the Guidelines.</p> <p>In addition, under Section 15 of the Planning and Development Act 2000 (as amended), 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 report will set out progress to date in compliance with this requirement and specifically reviews the progress being made in securing each</p>	<p><b>O12.</b> The draft County Development Plan 2025 – 2031 should include objectives to monitor and evaluate the implementation of the objectives and policies contained within it.</p>

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Other Issues</p>		<p>objective contained within the Development Plan. In addition to this the Development Plan Guidelines require the preparation of a baseline report four years after the adoption of the plan, to support the formal review of the development plan.</p> <p>In formulating development plan objectives these should be SMART (Specific, Measurable, Achievable, Relevant and Time bound).</p>	
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## 2.2 Responses by Topic

This section provides an overview of the issues raised in the remaining submissions, excluding the NWRA, OPR & Prescribed Bodies/ Government Organisations. Of the total 66 submissions received, 47 of them were made by members of the public/ local groups or organisations. The 47 public submissions have been analysed to understand which categories of the strategic issues paper the submission relates to. Most of the submissions made comments on multiple topic areas. Figure 2 depicts the number of the 47 submissions that made comment on the topic areas.

**Figure 3: Number of Public Responses received per topic**



<b>Env. Assessment &amp; Monitoring</b> Raised in Submissions PDS2, PDS 3, PDS 5, PDS 6, PDS 14, PDS 21, PDS 26, PDS 30, PDS 32, PDS 36, PDS 40, PDS 45, PDS 48, PDS 51, PDS 52, PDS 54.		
Issue Raised	Chief Executive's Opinion on Issues Raised	Chief Executive's Recommendation
The main pressure is pollution. <ul style="list-style-type: none"> <li>• Air pollution from heavy traffic (lorries)</li> <li>• Noise pollution from heavy traffic (lorries) and music from unregulated pubs and restaurants</li> <li>• Water pollution from agriculture</li> </ul>	Air, noise and water pollution are acknowledged as issues that need to be addressed in the Draft Monaghan County Development Plan 2025-2031	<b>EAM3.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect the environment and to prevent/minimise pollution (air, noise, land and water) in the County and beyond having regard to European, National and Regional Policy, national guidelines and best practice.
Pollution from septic tanks there is a need to bring sub-standard domestic septic tanks up to standard. New proposals for extension to existing dwellings should be required to upgrade their sewerage treatment as part of planning permission	The Council have responsibility for inspecting older septic tanks, in accordance with targets set by the EPA (National Inspection Plan). This is done on a priority basis having regard to the vulnerability of the area i.e proximity to rivers and lakes. In relation to proposals for extensions to existing dwellings, an assessment of the standard of existing septic tanks/wastewater treatment systems is done on a case-by-case basis through the development management process. The draft plan should include policies in relation to the provision of wastewater Treatment Systems in Rural Areas requiring such projects to comply with the relevant EPA Code of Practice requirements.	<b>CEH17.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to require all proposed waste water treatment systems and domestic septic tanks meet the current standards set out in the Environmental Protection Agency publication Code of Practice for Domestic Waste Water Treatment System (Population equivalent ≤10) (EPA,2021).
Take action against landowners who use fields close to streams to store abandoned vehicles and farm equipment.	The Council acknowledges the importance of protecting water quality in the County. The County Development Plan 2019-2025 contains a comprehensive suite of policies for Water Protection. All existing policies will be reviewed and updated as relevant as part of the preparation of the County Development Plan 2025-2031 and having regard to any emerging European, National or Regional Policy. Environmental enforcement is not within the scope of the development plan to deliver. The Environment Section of MCC implement and enforce the relevant Environmental Legislation.	<b>EAM3.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect the environment and to prevent/minimise pollution (air, noise, land and water) in the County and beyond having regard to European, National and Regional Policy, national guidelines and best practice.
Lough Muckno and its water quality needs to be resolved as it is named in the top 10 Polluted lakes in Ireland.  Impact of Agricultural Development on Water Quality of Lough Muckno.	The protection and enhancement of Lough Muckno and its water quality is an important issue that need to be addressed by robust objectives and policies in the County Development Plan.  The ecological restoration of Lough Muckno is considered as an important issue that should be addressed in the new County Development Plan in combination with actions on a wider scale across a number of sectors in terms of controlling pollution and loss of biodiversity.	<b>EAM3.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect the environment and to prevent/minimise pollution (air, noise, land and water) in the County and beyond having regard to European, National and Regional Policy, national guidelines and best practice.



<p>Develop a plan for the ecological restoration of Lough Muckno and environs.</p> <p>MCC to assist Castleblaney Tidy Towns with Biodiversity Plan being formulated.</p>	<p>There is ongoing co-operation between the Council and Castleblaney Tidy Towns.</p>	<p><b>EAM4.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect water resources having regard to the third cycle of the River Basin Management Plan 2022 – 2027.</p> <p><b>CEH33.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to safeguard and enhance riparian corridors to assist in the preservation of natural habitats, vegetation, and aquatic ecosystems along water bodies, and to maintain water quality and biodiversity.</p>
<p>Dealing with the effects of climate breakdown</p>	<p>Addressing and mitigating the effects of climate breakdown, loss of biodiversity, air and water pollution are acknowledged as important issues that need to be addressed as a priority in the County Development Plan</p>	<p><b>EAM3.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect the environment and to prevent/minimise pollution (air, noise, land and water) in the County and beyond having regard to European, National and Regional Policy, national guidelines and best practice.</p>
<p>Highly polluted condition of lakes and rivers in the county.</p>	<p>It is acknowledged that the protection of water quality is an important policy objective. The draft plan should contain a comprehensive suite of robust policies to protect ground and surface water quality.</p>	<p><b>CEH33.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to safeguard and enhance riparian corridors to assist in the preservation of natural habitats, vegetation, and aquatic ecosystems along water bodies and to maintain water quality and biodiversity.</p>
<p>Increasing intensification of poultry, livestock, dairy production, domestic sewage, and industrial discharges is causing water pollution and soil degradation. There are also ammonia emissions from over-intensification of poultry farming in the County.</p>	<p>Water pollution and soil degradation are acknowledged as issues that need to be addressed in the Monaghan County Development Plan 2025-2031. The development plan should include objectives and policies to protect the environment and to prevent/minimise pollution of air, land and water in the County and beyond having regard to European, National and Regional Policy, national guidelines and best practice.</p> <p>Monaghan County Council acknowledges the environmental issues arising from the Poultry Industry. The Council and the EPA are the relevant regulatory authorities for poultry development in the County and are responsible for implementing all relevant Environmental legislation and the provisions of the Habitats Directive. In response to the growth of the Poultry Industry in Monaghan the Council commissioned a Baseline Study of the Poultry Sector in County Monaghan in 2021 to determine the scale and nature of Poultry Development in County Monaghan. The study</p>	<p><b>EAM3.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect the environment and to prevent/minimise pollution (air, noise, land and water) in the County and beyond having regard to European, National and Regional Policy, national guidelines and best practice.</p> <p><b>EAM16.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to assess proposals for intensive agriculture / poultry operations having regard to all relevant environmental legislation and the provisions of the Habitats Directive and the EIA Directive as relevant.</p>

	<p>highlighted some of the issues arising from the industry and set out recommendations to address them. In particular the study highlighted concerns around the impacts of ammonia and nitrogen emissions on habitats and the evidence of degradation of European sites, the need for effective implementation and enforcement with respect to the use of organic fertilisers and land spreading and the need for the introduction of an effective monitoring regime for air emissions.</p> <p>Due to the cumulative impacts of ammonia on European Sites the EPA issued new guidelines in 2021 stated that they would no longer grant Licences for Poultry Developments within 10km of European Designated sites. In addition, existing farms would need to invest in technologies to control or reduce ammonia levels before any expansion applications would be considered. New Poultry developments for development below the EPA threshold of 40,000 bird are also restricted within 10km of European Sites due to cumulative impacts.</p> <p>The Council acknowledges the need to ensure agricultural development is sustainable through the formulation of appropriate land use policies to guide the development management process.</p>	
<p>The economy should not be given precedent over the Environment. Development proposals should only be approved if they pass strict environmental assessment (both during construction and operation) in terms of the assessment of carbon and other dangerous emissions, biodiversity and air and water quality.</p>	<p>It is accepted that the environment should not be adversely affected by economic development and that the development plan should set out a framework to facilitate the rigorous assessment of the environmental impacts of a proposed development both during construction stage and also operational and lifetime impacts. The provision of a robust policy framework to evaluate development proposals through the development management process is a vital element of the development plan.</p>	<p><b>EAM6.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies in respect of climate change and all aspects of environmental protection in relation to the assessment of development proposals with potential impacts on the environment having regard to European and National Legislation, guidelines, and best practice.</p>
<p>Concerns over infilling of wetlands.</p>	<p>The protection of wetlands from infilling is acknowledged as an important issue that need to be addressed in the County Development Plan through the creation of an appropriate policy framework. Wetland play an important role in providing a vast array of eco-services included flood mitigation, pollution.</p>	<p><b>EAM7.</b> The draft Monaghan County Development Plan 2025-2031 should include an objective to protect, maintain, and restore wetlands in the County in recognition of the important role wetlands play in flood mitigation, habitat protection, biodiversity and nature-based tourism.</p> <p><b>CEH68.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies for the protection and enhancement of wetlands in the County</p>

		having regard to the Monaghan Wetland Action Plan 2020.
Focus on promotion and support for sustainable/ecological tourism.	The importance of sustainable tourist development is acknowledged, and the new County Development Plan should ensure that the development of tourist attractions should only be progressed where there will be no adverse impacts on the attraction or the wider environment of its context.	<b>EAM8.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies promoting the sustainable development of Tourism and associated facilities having regard to the Tourism Strategy for County Monaghan 2023-2028.
Land use planning should be based on a water catchment approach that gives consideration to the environmental impacts, of land use and agri-practices both positive and negative.	It is accepted that the protection of water quality requires management on a catchment area basis and the County Development Plan should reflect this.	<b>EAM4.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect water bodies having regard to the third cycle of the River Basin Management Plan 2022 – 2027.
Stopping the use of pesticides – Council needs to be leaders in this.	The Council are currently exploring the reduction in the use of pesticides using more sustainable alternatives. It is an objective of the Local Area Climate Action Plan (LACAP) to develop and implement a pesticide reduction policy using the Monaghan Town Pilot Study. The County Development Plan 2025-2031 shall include an objective to support the implementation of the LACAP and reference and align the Monaghan Strategic Biodiversity and Heritage Plan.	<b>EAM1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.
Insist that full environmental surveys (when required for areas of special interest) are carried out when large scale planning applications are made.	The County Development Plan 2025-2031 should contain a suite of policies/objectives around environmental protection to protect European Sites (Appropriate Assessment), Natural Heritage Areas, Amenity Areas, Wetland, etc. These policies are relevant in assessing large scale development proposals with potential for Environmental effects. These objective/policies will be reviewed and updated as relevant to take account of current European, National and Regional Policy and best practice. Environmental Impact Assessment is mandatory for the types of development listed in Part 1 or Part 2 of Schedule 5 to the Planning and Development Regulations 2001, as amended where a development is likely to give rise to significant environmental effects.	<b>EAM6.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies in respect of climate change and all aspects of environmental protection in relation to the assessment of development proposals with potential impacts on the environment having regard to European and National Legislation, guidelines, and best practice.
Loss of hedgerow/biodiversity. Hedgerows are the only native woodlands remaining and are vital to wildlife They need to be given the highest level of protection.	The Council acknowledges that the loss of native woodland and natural hedgerow is a key issue of concern. Hedgerow Management is a strategic theme of the “ <i>The Monaghan Biodiversity &amp; Heritage Strategic Plan 2020-2025. A study entitled “ Monaghan Hedgerow Appraisal Survey, 2021 – A Decade of Change”</i> was commissioned as part of the implementation of strategic plan. The study estimated that between 0.5 and 0.88% of the county’s total hedgerow is removed per annum. This trend must be reversed. It is prudent to ensure the draft plan contains robust objectives for the protection, maintenance and restoration of native trees and	<b>EAM9.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies for the protection, maintenance and restoration of native hedgerows and woodlands.

	<p>woodland. Strong consideration should be given to setting targets to reduce hedgerow loss and achieve restoration.</p> <p>These policies should be developed on advice from the Heritage Office of MCC and shall align with the Monaghan Biodiversity &amp; Heritage Strategic Plan 2020 – 2025 (or any subsequent version). In addition, the 4th National Biodiversity Plan is still in Draft Form. The County Development Plan 2025-2031 should reference the adopted plan and should align with its objectives. It would be desirable for the County Development Plan 2025-2031 to include an objective to promote and support projects to restore native woodland in consultation with the Department of Agricultural Food and the Marine, the National Parks and Wildlife Service, Teagasc, Coillte and other relevant stakeholders.</p>	
<p>Alteration of natural habitats. The degradation of soil and the expansion of human activities is leading to the decline of native plant and animal species. County Monaghan is home to a range of habitats and species that require protection and conservation to prevent further biodiversity loss.</p>	<p>The Council acknowledges the need to protect biodiversity and habitats in the County.</p> <p>The Council will have full regard to the provisions of the Habitats Directive and any plan or project arising from the County Development Plan 2025-2031 will be screened for Appropriate Assessment and or subject to a Stage 2 Appropriate Assessment (Natura Impact Statement).</p> <p>Any development listed in Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001(as amended) and which is likely to give rise to significant Environmental effects will be required to carry out an EIA (Environmental Impact Assessment Report).</p>	<p><b>EAM10.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect and enhance biodiversity in the County having regard to the 4<sup>th</sup> National Biodiversity Plan (when adopted) and the Monaghan Biodiversity &amp; Heritage Strategic Plan 2020-2025 (and any subsequent versions).</p> <p><b>EAM11.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies providing for the protection of habitats and species including those protected under the Habitats Directive having regard to all relevant legislation, guidelines and best practice.</p>
<p>Funding needs to be allocated to develop areas of protection for areas that are rich in biodiversity, and new areas need to be identified and developed to meet these needs.</p>	<p>Although there is no remit to provide direct funding supports through the development plan itself, there are a number of wider government/public funding mechanisms for heritage and biodiversity. Consideration should be given to identifying “biodiversity” sites within settlements which could be protected and enhanced yielding a multitude of benefits across a number of themes such as placemaking, climate change mitigation, recreation, community, etc. Work is ongoing in in this area.</p>	<p><b>EAM12.</b> The draft County Development Plan 2025-2031 should include an objective to identify suitable council owned lands within the settlements which could be developed as biodiversity areas in a manner consistent with the action's identified in the Climate Action Plan 2024-2029.</p>
<p>Significant environmental pressure due to increase in prospecting licences and impact of mining activities that blight the landscape and are detrimental to habitats, animals, water quality and mental health. River and lakes need</p>	<p>Monaghan County Council have no role in the granting of prospecting Licences, these are issued by the Minister for Environment, Climate Change and Communications. Mineral exploration activities in Ireland take place within a framework of EU and National legislation, including those implemented to ensure that the environment, including water quality, is</p>	<p><b>EAM13.</b> The draft Monaghan County Development Plan 2025-2031 should include policies in relation to the Extractive Industry/Minerals having regard to European, National and Regional Policy and national guidelines.</p>

<p>to be protected and monitored frequently to protect water supplies.</p>	<p>protected. The Council have no role in legislating for Mineral Exploration/ Activity however development plan policy will provide the framework for assessing any future developments of this type.</p> <p>The “Draft Policy Statement on Mineral Exploration – Critical Raw Minerals for the Transition to a Circular Economy” was published by the Department of the Environment Climate and Communications in 2022. This document highlights the critical role minerals play in realising Ireland’s national ambitions, including the implementation of the National Planning Framework, the Climate Action Plan, assisting economic recovery and job creation and our transition to a circular and resource efficient economy, supporting rural development and reducing emissions in every sector to meet our climate commitment to reaching net-zero greenhouse gas emissions by 2050. The draft Policy statement sets out how Minerals have a role in helping Ireland assist in meeting International goals and commitments, including the European Green Deal, Circular Economy Action Plan, Raw Materials Initiative and the UN Sustainable Development Goals.</p> <p>It is acknowledged that the County Development Plan 2025-2031 should reference the Draft Policy on Mineral Exploration and that the plan should make reference to Minerals.</p> <p>Section 10(2) of the Planning Act set out mandatory objectives which must be included in the development plan, the broad themes for which objectives are mandatory include Sustainable Development and Regeneration, Communities and People, Climate and Environment &amp; Heritage and Landscape. The County Development Plan 2025-2031 shall contain a suite of objectives and supporting policies across these broad themes which will serve as a framework to assess all land use development proposals in the County.</p>	<p><b>CEH29.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies that are consistent with the Draft Policy Statement on Mineral Exploration–Critical Raw Minerals for the Transition to a Circular Economy (DECC, 2022) or any finalised version.</p> <p><b>EAM14.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect water quality including groundwater, Biodiversity, Archaeology, Architecture, Air quality, Noise and Habitats (including European Sites) and policies to mitigate Climate Change and promote Renewable Energy and the transition to a Circular Economy consistent with European and National Legislation and emerging best practice.</p> <p><b>EAM3.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect the environment and to prevent/minimise pollution (air, noise, land and water) in the County and beyond having regard to European, National and Regional Policy, national guidelines and best practice.</p> <p><b>EAM6.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies in respect of climate change and all aspects of environmental protection in relation to the assessment of development proposals with potential impacts on the environment having regard to European and National Legislation, guidelines, and best practice.</p>
<p>Monaghan County Council should adopt a countywide “Right to Nature” where society/development co exists with Nature. Donegal, Strabane /Fermanagh have introduced this and governments worldwide.</p>	<p>The concept of “Rights of Nature” as adopted by Donegal County Council and some Planning Authorities in Northern Ireland i.e Fermanagh and Omagh District Council is aimed at allowing environmental issues to take a more prominent place in the Council’s operational practices, planning processes and long-term decision making.</p>	<p><b>EAM1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p>

	<p>It is acknowledged that environmental impact must be a key consideration in all of the Council's operations and activities including future strategies, plans and projects and that all development proposals should be rigorously assessed having regard to European and National legislation to prevent environmental impacts.</p> <p>The Council strive to balance the need for economic development, housing and the provision of new infrastructure to improve the quality of life of people in the County with the need to protect the environment from irreversible damage .</p> <p>Section 10(2) of the Planning Act set out mandatory objectives which must be included in the development plan, the broad themes for which objectives are mandatory include Sustainable Development and Regeneration, Communities and People, Climate and Environment &amp; Heritage and Landscape The draft County Development Plan 2025-2031 should contain a comprehensive suite of objectives and policies to protect the environment, biodiversity and habitats.</p> <p>It is noted that Donegal County Council formally adopted a motion enshrining "Right to Nature" in 2021 embedding the rights of nature as a core value in the Council's practices and decision making. It is considering that the raising of a motion at full council is the most appropriate mechanism to advance this issue.</p>	<p><b>EAM3.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect the environment and to prevent/minimise pollution (air, noise, land and water) in the County and beyond having regard to European, National and Regional Policy, national guidelines and best practice.</p> <p><b>EAM6.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies in respect of climate change and all aspects of environmental protection in relation to the assessment of development proposals with potential impacts on the environment having regard to European and National Legislation, guidelines, and best practice</p> <p><b>EAM10.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect and enhance biodiversity in the County having regard to the 4th National Biodiversity Plan (when adopted) and the Monaghan Biodiversity &amp; Heritage Strategic Plan 2020-2025 (and any subsequent versions).</p> <p><b>EAM11.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies providing for the protection of habitats and species including those protected under the Habitats Directive having regard to all relevant legislation, guidelines and best practice.</p>
<p>The County Development Plan should ban the further expansion of underground and open cast mining in County Monaghan to meet Climate Change targets.</p>	<p>The comments made are noted. The submission relates to Gypsum Mine in south Monaghan. At the time of making the submission, a planning application for an open cast mine and the restoration of a former open cast mine was under consideration by the Planning Authority (further information requested). Notwithstanding the request to ban further underground and open cast mining in Co. Monaghan, it is important to note that the mine is a strategic national resource (being the only operational gypsum mine in the Country) which contributes to the economy of Monaghan and a raw material for the construction Industry. Monaghan County Council have no mandate to ban Mineral Extraction. The</p>	<p>No specific recommendation.</p>

	consideration of large-scale applications such as the Mine must be thoroughly and robustly assessed against relevant Planning and Environmental Policy.	
Agriculture is the main factor responsible for eco-system degradation yet there is no food security and little locally grown food.	Food security is not within the remit of the development plan, It is acknowledged that a sustainable agricultural sector is an important factor in meeting our National Objectives on Climate Change.	<b>EAM15.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to support and facilitate a transition to more sustainable methods of farming where this involves development.
Farming not viable because farmers cannot make a living from the current industrial agricultural system which is harmful to the environment.	The comments made in relation to the viability of Industrial Agriculture is noted, however the economic viability of farms is beyond the scope of the development plan to address.	No specific recommendation
Regenerative agriculture is an alternative to regenerate our ecosystems, building healthy living soil, sequester carbon, create local nutritious rich food and paying the farmer a fair wage. Initiatives to support organic farming and sustainability measures in the agricultural sector should be promoted in consultation with other organisations.	Moving toward more sustainable agricultural practices will require a multi stakeholder approach that extends beyond objectives and policies within the County Development Plan. It is acknowledged that the plan should include an objective to support and encourage a transition to sustainable agriculture.	<b>EAM15.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to support and facilitate a transition to more sustainable methods of farming where this involves development.
Promotion and education on the potential benefits and mechanisms to deliver ecosystem restoration. Education should begin with local government (employees, members and consultants), then community groups, followed by businesses, and individuals. All stakeholders must play a role to resolve environmental pressures.	Promotion and education on environmental matters is not within the remit of the development plan. However it is highlighted that the Environment, Community and Heritage Sections of the Council liaise with the Community Sector and Schools around education and awareness.	No specific recommendation.
Monaghan County Council should cease giving planning permission for Poultry Houses. There has been a proliferation of intensive poultry farms in north and west Monaghan in recent years.	<p>Poultry Farms represent a significant part of the farming sector in the County and have been a feature of farm diversification over the last number of decades. The Poultry Sector and the Food Production Industry play an important role in the economy of Monaghan which must be acknowledged, however the increase in Poultry Developments in recent time has given rise to environmental impacts which must be addressed.</p> <p>In response to the growth of the Poultry Industry in Monaghan the Council commissioned a Baseline Study of the Poultry Sector in County Monaghan in 2021 to determine the scale and nature of Poultry Development in County Monaghan. The study highlighted some of the issues arising from</p>	<b>EAM16.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to assess proposals for intensive agriculture / poultry operations having regard to all relevant environmental legislation and the provisions of the Habitats Directive and the EIA Directive as relevant.

	<p>the industry and set out recommendations to address them. In particular the study highlighted concerns around the impacts of ammonia and nitrogen emissions on habitats and the evidence of degradation of European sites, the need for effective implementation and enforcement with respect to the use of organic fertilisers and land spreading and the need for the introduction of an effective monitoring regime for air emissions.</p> <p>Due to the cumulative impacts of ammonia on European Sites the EPA issued new guidelines in 2021 stated that they would no longer grant Licences for Poultry Developments within 10km of European Designated sites. In addition, existing farms would need to invest in technologies to control or reduce ammonia levels before any expansion applications would be considered. New Poultry developments for development below the EPA threshold of 40,000 bird are also restricted within 10km of European Sites due to cumulative impacts.</p> <p>The Council acknowledges the need to ensure agricultural development is sustainable through the formulation of appropriate land use policies to guide the development management process.</p> <p>Monaghan County Council acknowledges the environmental issues arising from the Poultry Industry. MCC and the EPA are the relevant regulatory authorities for Poultry Development in the County and will implement all relevant Environmental legislation and the provisions of the Habitats Directive.</p>	
<p>There are insufficient lands in the county for land spreading, subsequent issues of ground and surface water contamination.</p>	<p>The 2021 study of the Poultry Industry in Co. Monaghan highlighted that a significant quantity of poultry manure being produced within the county is transported for land spreading outside Co. Monaghan There is significant potential for the investigation of alternative outlets for poultry waste such as anaerobic digestion which would provide benefits in terms of improving the sector's circular economy and provide scope for the sector to avail of Climate Change Action Fund and other possible financial supports that may be available. This opportunity will need to be Industry lead (by the Poultry Sector). Consideration should however be given to including an objective in the County Development Plan 2025-2031 to support and facilitate innovative projects to deal with poultry and agricultural waste such as anaerobic digestion and CHP (Combined Heat and Power) subject to satisfactory compliance with Environmental Regulations.</p>	<p><b>EAM16.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to assess proposals for intensive agriculture / poultry operations having regard to all relevant environmental legislation and the provisions of the Habitats Directive and the EIA Directive as relevant.</p>



<p>In Monaghan, there are concerns in relation to ammonia and other by-products arising from intensive Poultry farming. The management and mitigation of this should be addressed in the draft plan.</p> <p>Consideration should be given to building anaerobic digestors to address waste issues associated with poultry farming.</p>	<p>Monaghan County Council acknowledges the environmental issues arising from the Poultry Industry. MCC and the EPA are the relevant regulatory authorities for Poultry Development in the County and are responsible for implementing all relevant Environmental legislation and the provisions of the Habitats Directive.</p> <p>Having regard to the issue of waste arising from Poultry Farming, it is considered that that the plan should include an objective to support and facilitate innovative projects to provide a more sustainable solution for poultry and agricultural waste in line with Circular Economy principles such as the use of agricultural waste products for anaerobic digestion and CHP (Combined Heat and Power) subject to all environmental considerations.</p>	<p><b>EAM6.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies in respect of climate change and all aspects of environmental protection in relation to the assessment of development proposals with potential impacts on the environment having regard to European and National Legislation, guidelines, and best practice.</p> <p><b>EAM17.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to support innovative projects to address waste streams from the agricultural sector such as anaerobic digestion and CHP (Combined Heat and Power) subject to satisfactory compliance with Environmental Regulations.</p>
<p>This massing of one bird species in immunosuppressive farming conditions poses a risk for disease outbreaks such as bird flu. Such outbreaks can result in the mass culling of infected birds causing cruelty to animals and economic loss to farmers.</p>	<p>The issue of biohazard and disease control is an operational aspect of Poultry Farms as such the Council have no direct role in controlling this aspect of the developments, this is a matter for the Department of Agriculture Food and Marine.</p>	<p><b>EAM16.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to assess proposals for intensive agriculture / poultry operations having regard to all relevant environmental legislation and the provisions of the Habitats Directive and the EIA Directive as relevant.</p>
<p>Expand existing models of cooperation between farmers/landowners and experts in the environment sector.</p>	<p>The Council will engage with all relevant stakeholders as required including the Department of Agricultural Food and the Marine (DAFM), the Environmental Protection Agency, Irish Farmers Association and the poultry sector during the lifetime of the plan to address the sustainability of the poultry industry and the wider agricultural sector.</p>	<p><b>EAM5.</b> The draft Monaghan County Development Plan 2025-2031 should include an objective to collaborate with relevant stakeholders, including government departments, the Environmental Protection Agency, Irish Farmers Association and the poultry sector with the aim of facilitating sustainable development related to intensive poultry farming.</p>
<p>There should be coordination and assistance for the agricultural sector to deal with environmental issues.</p>	<p>It should be noted that the Council engage with the agricultural stakeholders throughout the plan preparation process and during the lifetime of the plan and acknowledge the need to ensure that agricultural development occurs in a sustainable manner. The draft plan should contain appropriate policies to guide the assessment of agricultural through the development management process.</p> <p>While not within the remit of the plan, the Environment Section of the Council have a role in environmental education and awareness and carry out farm inspections.</p>	<p><b>EAM16.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to assess proposals for intensive agriculture / poultry operations having regard to all relevant environmental legislation and the provisions of the Habitats Directive and the EIA Directive as relevant.</p> <p><b>EAM5.</b> The draft Monaghan County Development Plan 2025-2031 should include an objective to collaborate with relevant stakeholders, including government departments, the Environmental Protection Agency, Irish</p>

		Farmers Association and the poultry sector with the aim of facilitating sustainable development related to intensive poultry farming.
<p>It is important to research and develop green energy solutions for the county. Castle Leslie Estate are currently exploring initiatives for the estate and wider Glaslough village. Potential for significant value in creating and supporting microgeneration systems.</p> <p>Castle Leslie Estate would like to work with Monaghan County Council to see what other issues the Estate or wider Village could be a venue for to showcase, test or develop innovative solutions.</p>	<p>The Council acknowledges the importance of Glaslough Village Settlement in terms of its heritage and tourism value, the village also functions as a Tier 4 Service with a number of facilities and amenities serving the active and engaged local community. The issue of Climate Change and the need to embed this in every aspect of the local authority and as the central focus of all plans and projects will be the overriding theme of the County Development Plan 2025-2031. It is acknowledged that there has been significant advancement in green energy/renewable technology in recent years since the publication of the County Development Plan 2019-2025. The draft County Development Plan 2025-2031 should align with National Policy as outlined the Climate Action Plan (Department of Environment, Climate and Communications) 2021 and the provision of the Local Area Climate Action Plan (as adopted). The Council acknowledges the need to provide a supportive policy framework for renewable energy projects throughout the County including Glaslough.</p>	<p><b>EAM1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p> <p><b>CEH23.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to support and promote the Sustainable Energy Communities Programme to enable communities to develop new and innovative, locally-based solutions to energy.</p>

### Settlement Strategy

Raised in submissions PDS2, PDS3, PDS5, PDS6, PDS14, PDS15, PDS21, PDS25, PDS26, PDS29, PDS34, PDS40, PDS42, PDS47, PDS48, PDS49, PDS52, PDS 54.

Issue Raised	Chief Executive's Opinion on Issues Raised	Chief Executive's Recommendation
Bring vacant and derelict properties in towns and villages into residential use as they spoil look of streets and are a waste of living space. Their improvement could attract new businesses and visitors as a result.	Vacancy and dereliction, especially in terms of residential properties, are acknowledged as important issues that need to be addressed comprehensively to ensure sustainable use of existing developed lands, ensure compact urban form, and improve the appearance, vitality and viability of towns and villages. There are a number of objectives and policies in relation to vacancy and regeneration within the current County Development Plan that should be reviewed having regard to Government Policy such as Town Centre First and compact urban development and updated if necessary and incorporated within the new County Development Plan.	<b>SS23.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the refurbishment and reuse of vacant and derelict properties, particularly for housing.
There needs to be a stronger focus on bringing vacant and derelict properties in Castleblayney into residential use.	Vacancy and dereliction in Castleblayney, especially in terms of residential properties, are acknowledged as important issues that need to be addressed comprehensively to ensure sustainable use of existing developed lands, ensure compact urban form, and improve the appearance, vitality and viability of the town. There are a number of objectives and policies in relation to vacancy and regeneration within the current County Development Plan that should be reviewed having regard to Government Policy such as Town Centre First and compact urban development and updated if necessary and incorporated within the new County Development Plan.	<b>SS23.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the refurbishment and reuse of vacant and derelict properties, particularly for housing.
Need to implement the Town Centre First policy.	The Government's Town Centre First policy is a significant document that focusses upon creating and maintaining vibrant town centres, compact urban development and better use of existing infrastructure. The implementation of this policy by the inclusion of supporting objectives and policies within the County Development Plan is essential.	<b>SS24.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with, support, and promote the implementation of compact urban development and the Town Centre First Policy.
Greater emphasis on the development of our towns and villages is required as rural one-off housing is pushing car dependence and isolation.	It is acknowledged that there should be a greater emphasis on the development of our towns and villages and that rural one-off housing encourages car dependence.	<b>SS24.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with, support, and promote the implementation of compact urban development and the Town Centre First Policy.

<p>The ribbon development of sites along our country roads is ruining the County and putting unnecessary strain on the road infrastructure.</p>	<p>It is acknowledged that ribbon development is an unsustainable form of development in the rural area and that there are implications for the capacity of the rural road network. The Sustainable Rural Housing Guidelines for Planning Authorities (2005) sets out a definition of ribbon development in addition to providing guidance in relation to sustainable housing in the countryside. The development plan will be consistent with the provisions of this guidance. The National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area also contain policy on rural housing to which development plan must be consistent with.</p>	<p><b>SS7.</b> The draft County Development Plan 2025 – 2031 should include rural housing objectives and policies that are consistent with the requirements of the National Planning Framework, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area, and the Sustainable Rural Housing Development Guidelines for Planning Authorities (2005) and should be informed by spatial analysis of development patterns, including rural housing trends.</p>
<p>Only people with land in the area should be allowed to build in the countryside. A minimum of five acres should apply. This will at least keep the density of the housing down to a more rural pattern.</p>	<p>The Sustainable Rural Housing Guidelines for Planning Authorities (2005) sets out guidance in relation to sustainable housing in the countryside. The development plan will be consistent with the provisions of this guidance. The National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area also contain policy on rural housing to which development plan must be consistent with. Although consideration will be given to the requirement to restricting rural housing to landowners with a minimum landholding this alone would not facilitate other genuine requirements for rural housing and may be overly restrictive, particularly in areas that do not suffer pressure from one off housing.</p>	<p><b>SS7.</b> The draft County Development Plan 2025 – 2031 should include rural housing objectives and policies that are consistent with the requirements of the National Planning Framework, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area, and the Sustainable Rural Housing Development Guidelines for Planning Authorities (2005) and should be informed by spatial analysis of development patterns, including rural housing trends.</p>
<p>The best way to achieve compact urban form is to incentivise landowners to develop their backlands.</p>	<p>It is acknowledged that backlands should be comprehensively utilised to ensure sustainable use of existing serviced lands, ensure compact urban form, and improve the appearance, vitality and viability of towns and villages. The development plan will have regard to Government Policy such as Town Centre First and compact urban development and incorporate objectives and policies within the Development Plan to facilitate the development of backlands where appropriate.</p>	<p><b>SS24.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with, support, and promote the implementation of compact urban development and the Town Centre First Policy.</p>
<p>Derelict houses in the community need to be brought back to life, either by long term lease by local authority, or a dereliction order on owner.</p>	<p>Vacancy and dereliction, especially in terms of residential properties, are acknowledged as important issues that need to be addressed comprehensively to ensure sustainable use of existing developed lands, ensure compact urban form, and improve the appearance, vitality and viability of towns and villages. There are a number of objectives and policies in relation to vacancy and regeneration within the current County Development Plan that should be reviewed having regard to Government Policy such as Town Centre First and compact urban development and updated if necessary and incorporated within the new County</p>	<p><b>SS23.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the refurbishment and reuse of vacant and derelict properties, particularly for housing.</p>

	Development Plan. The serving of a Derelict Sites Notice is a matter that lies outside the remit of the development plan.	
Current grants available to retro fit derelict houses need to be improved.	The provision of grants for home improvements is not within the remit of the County Development Plan.	No specific recommendation
Rural housing should be in small hamlets with a maximum of 12 houses as rural areas need a lot of infrastructure to accompany new houses from transport to social services, especially if new communities occupy them.	The Sustainable Rural Housing Guidelines for Planning Authorities (2005) sets out guidance in relation to sustainable housing in the countryside. The development plan will be consistent with the provisions of this guidance. The National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area also contain policy on rural housing to which the development plan must be consistent with. It is accepted that the direction of rural generated housing towards villages and hamlets (Tier 4-6 settlements in the current development plan) would be a more sustainable way of accommodating rural generated housing, however some of these villages have limited capacity to absorb all rural housing demands in their surrounding hinterlands. Furthermore, the accommodation of all rural housing within small settlements would not facilitate other genuine requirements for rural housing and may be overly restrictive, particularly in respect of site-specific need such as a dwelling on the farm.	<b>SS7.</b> The draft County Development Plan 2025 – 2031 should include rural housing objectives and policies that are consistent with the requirements of the National Planning Framework, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area, and the Sustainable Rural Housing Development Guidelines for Planning Authorities (2005) and should be informed by spatial analysis of development patterns, including rural housing trends.
Private landlords/investors/syndicates should only be allowed to acquire a certain percentage of properties in towns. It is becoming increasingly obvious that this is happening, and they earn huge profits from the private and government funded rental schemes and investing nothing back into the old, unsafe, dilapidated sometimes inhabitable and overcrowded premises that are obvious in Carrickmacross.	The development plan has no control over who acquires property.	No specific recommendation
Compulsory purchase of derelict buildings/areas in towns by the County Council should be enacted whereby the landlord/owner is given the option with a time limit to bring the building back into use or sell it for an amount below market value so the County Council can do this.	Vacancy and dereliction, especially in terms of residential properties, are acknowledged as important issues that need to be addressed comprehensively to ensure sustainable use of existing developed lands, ensure compact urban form, and improve the appearance, vitality and viability of towns and villages. There are a number of objectives and policies in relation to vacancy and regeneration within the current County Development Plan that should be reviewed having regard to Government Policy such as Town Centre First and compact urban development and	<b>SS23.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the refurbishment and reuse of vacant and derelict properties, particularly for housing.

	<p>updated if necessary and incorporated within the new County Development Plan. Although the Derelict Sites Act does have a provision that allows the local authority to eventually acquire the property upon which a Derelict Sites Notice has been served, the serving of a Derelict Sites Notice is a matter that lies outside the remit of the development plan.</p> <p>The Development Plan will promote proactive measures for rejuvenating and revitalising rural towns and villages to enhance their viability and attractiveness and should support the utilisation of all existing mechanism such as those set out in Town Centre First to deliver this.</p>	
<p>Ballinode currently has no childcare facilities, no church/chapel, no school, no medical facilities, no banking/post office facilities. There are a number of unsightly derelict properties in Ballinode that could be repurposed for any of these uses, however owners do not want to sell/repurpose these buildings.</p>	<p>Vacancy and dereliction are acknowledged as important issues that need to be addressed comprehensively to ensure sustainable use of existing developed lands, ensure compact urban form, and improve the appearance, vitality and viability of towns and villages. It is agreed that there are derelict properties in Ballinode that could be repurposed for community uses and the development plan should encourage and facilitate the reuse of these buildings. It is acknowledged that some owners may not want to sell or repurpose these buildings. However, the Derelict Sites Act does have a provision that allows the local authority to eventually acquire the property upon which a Derelict Sites Notice has been served.</p>	<p><b>SS23.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the refurbishment and reuse of vacant and derelict properties, particularly for housing.</p>
<p>Town centres need to be given highest priority for development for housing, including increasing the density allowed in order to enable people to live near the services etc.</p> <p>Three to four levels of accommodation should be allowed if of an excellent quality, with all the current environmental/green space conditions met.</p>	<p>The Council acknowledges that town centres need to be the main focus for future development in order to achieve compact growth and achieve a critical mass to optimise existing and planned investment in infrastructure and services. Compact growth is a National Policy Objective in the NPF and stipulates that 30% of all new housing development outside the five main cities should be built within existing development footprints. The Core Strategy of the development plan 2025-2031 must align with this objective.</p> <p>The Department of Housing, Local Government and Heritage recently published Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, which sets out density guidelines for various settlement sizes. The Core Strategy of the plan must be consistent with this.</p>	<p><b>SS23.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the refurbishment and reuse of vacant and derelict properties, particularly for housing.</p> <p><b>SS24.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with, support, and promote the implementation of compact urban development and the Town Centre First Policy.</p>

<p>There should be strong incentives for owners of unused /derelict houses to encourage transforming their property for accommodation.</p>	<p>Vacancy and dereliction, especially in terms of residential properties, are acknowledged as important issues that need to be addressed comprehensively to ensure sustainable use of existing developed lands, ensure compact urban form, and improve the appearance, vitality and viability of towns and villages.</p> <p>The Government's Town Centre First policy is a significant document that focusses upon creating and maintaining vibrant town centres, compact urban development and better use of existing infrastructure. The implementation of this policy by the inclusion of supporting objectives and policies within the County Development Plan is essential.</p>	<p><b>SS23.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the refurbishment and reuse of vacant and derelict properties, particularly for housing.</p>
<p>Need to support sustainable neighbourhoods by ensuring appropriate professional engagement at the earliest stages of projects to ensure a long-term quality sustainable outcome.</p>	<p>Objectives and policies for new housing provision in the development plan will fully align with Government guidelines for housing set out in the Design Manual for Quality Housing (2023), the Urban Design Manual Best Practice Guide (2009), Quality Housing for Sustainable Communities (2007), Sustainable Residential Development in Urban Areas (2009), Design Standards for New Apartments (2018) and the Design Manual for Urban Roads and Streets (2019) and all other relevant policy guidance.</p> <p>The points raised in relation to professional engagement are noted.</p>	<p><b>HS5.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DHLGH, 2023), Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DHLGH, 2022), Design Manual for Quality Housing (DHLGH, 2022), Design Manual for Urban Roads and Streets (2019), Urban Design Manual, A Best Practice (DEHLG, 2009), Sustainable Residential Development in Urban Areas (DHLGH, 2009), Quality Housing for Sustainable Communities (DEHLG, 2007), Part V Guidelines (DHPCLG, 2017), Universal Design concept and all other relevant guidance.</p>
<p>Given the fact that housing in Monaghan is 60% cheaper than Dublin, commercial office space is 66% lower than Dublin, and Monaghan is close to the Dublin – Belfast economic corridor, the plan should be more ambitious for the expansion of Monaghan town to create new sustainable additions to the town.</p>	<p>Monaghan Town is identified as a Key Town in the Northern and Western Regional Assembly's Regional Spatial and Economic Strategy (RSES) with an objective to provide a 30 percent uplift in the current population over the period 2016 to 2040. The Core Strategy of the Development Plan will set out growth targets for the town having regard to the National Planning Framework (NPF) Implementation Roadmap. The purpose of the Core Strategy is to set out an evidence-based strategy for the future spatial development of the Plan area. The strategy includes details of the settlement hierarchy and where future growth is to be distributed in the County together with details of population and household projections and the quantum of lands to be zoned for residential and mixed uses. An overview of the quantum of lands zoned for employment uses is also provided. The future settlement/core strategy for County Monaghan must</p>	<p><b>SS7.</b> The draft County Development Plan 2025 – 2031 should include rural housing objectives and policies that are consistent with the requirements of the National Planning Framework, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area, and the Sustainable Rural Housing Development Guidelines for Planning Authorities (2005) and should be informed by spatial analysis of development patterns, including rural housing trends.</p>

	<p>also be designed to meet the NPF target to deliver 30% of all new housing on brownfield / infill land.</p> <p>There is also a requirement to prepare a Settlement Capacity Audit (SCA) to inform the settlement/core strategy. The SCA is an infrastructural assessment of lands within settlements and includes the following infrastructure categories: road access, footpath access, foul and surface water sewerage drainage and water supply. This audit will ensure the sustainable use of land which has the benefit of existing services and will contribute to the delivery of compact growth. Compact growth will assist in the realisation of more sustainable travel patterns by through less reliance on the private car and a modal shift to walking and cycling.</p>	
<p>The settlement strategy should look at potential stronger links with the hinterland in Northern Ireland.</p>	<p>Given the proximity of Monaghan to the Border, its hinterland incorporates part of Northern Ireland. Therefore, it is appropriate that the links with Northern Ireland should be considered within the settlement strategy.</p>	<p><b>SS25.</b> The draft County Development Plan 2025-2031 should include objectives and policies that recognise that the hinterland of Monaghan extends into Northern Ireland and seek to strengthen the links with this hinterland.</p>
<p>The Chamber of Commerce supports any plans to bring vacant and derelict properties in towns and villages back into residential use, however, there needs to be consideration by the planning authority to ensure that the accommodation is to a high standard and suitable for families with areas where children can play and tenants can sit outside. Public footpaths are not suitable for recreation.</p>	<p>Vacancy and dereliction, especially in terms of residential properties, are acknowledged as important issues that need to be addressed comprehensively to ensure sustainable use of existing developed lands, ensure compact urban form, and improve the appearance, vitality and viability of towns and villages.</p> <p>The Government's Town Centre First policy is a significant document that focusses upon creating and maintaining vibrant town centres, compact urban development, and better use of existing infrastructure. The implementation of this policy by the inclusion of supporting objectives and policies within the County Development Plan is essential.</p> <p>Objectives and policies for new housing provision in the development plan will fully align with Government guidelines for housing set out in the Design Manual for Quality Housing (2023), the Urban Design Manual Best Practice Guide (2009), Quality Housing for Sustainable Communities (2007), Sustainable Residential Development in Urban Areas (2009), Design Standards for New Apartments (2018) and the Design Manual for Urban Roads and Streets (2019) and all other relevant policy guidance.</p>	<p><b>SS23.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the refurbishment and reuse of vacant and derelict properties, particularly for housing.</p> <p><b>HS5.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DHLGH, 2023), Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DHLGH, 2022), Design Manual for Quality Housing (DHLGH, 2022), Design Manual for Urban Roads and Streets (2019), Urban Design Manual, A Best Practice (DEHLG, 2009), Sustainable Residential Development in Urban Areas (DHLGH, 2009), Quality Housing for Sustainable Communities (DEHLG, 2007), Part V Guidelines (DHPCLG, 2017), Universal Design concept and all other relevant guidance.</p>
<p>In older urban areas develop a plan for urban renewal of older houses. Note the importance of</p>	<p>Vacancy and dereliction, especially in terms of residential properties, are acknowledged as important issues that need to be addressed</p>	<p><b>SS23.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage</p>



<p>developing road access to rear of older houses to encourage renovation and use primarily as residential.</p>	<p>comprehensively to ensure sustainable use of existing developed lands, ensure compact urban form, and improve the appearance, vitality and viability of towns and villages. The development of road access to the rear of properties may not always be possible, particularly in town centre locations. Furthermore, the new County Development Plan should be encouraging a modal shift to walking, cycling and public transport to reduce vehicular trips into town centres, and to make town centres more pedestrian and cyclist friendly, and therefore the provision of vehicular access to the rear of properties could run contrary to these objectives.</p> <p>There are a number of objectives and policies in relation to vacancy and regeneration within the current County Development Plan that should be reviewed having regard to Government Policy such as Town Centre First and compact urban development and updated if necessary and incorporated within the new County Development Plan.</p>	<p>and facilitate the refurbishment and reuse of vacant and derelict properties, particularly for housing.</p> <p><b>SS24.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with, support, and promote the implementation of compact urban development and the Town Centre First Policy.</p> <p><b>SS29.</b> The draft County Development Plan 2025-2031 should include zoning objectives and policies that prioritise the redevelopment of brownfield sites and promote urban regeneration to foster compact, sustainable growth in line with the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.</p>
<p>The County Council should develop areas with serviced sites at edge of towns/larger villages for purchase by interested individuals who wish to design their own house plan with relevant professionals.</p>	<p>The concept of serviced residential sites to enable individuals to develop their own homes was included with the current County Development Plan and a specific land use zoning (Proposed Residential B) was designated in the five towns to encourage the provision of these sites. It is considered that this objective should be incorporated within the new County Development Plan to offer greater housing choices and as an alternative to urban generated rural housing.</p> <p>The zoning objective Proposed Residential B in the current County Development Plan should be reviewed and incorporated within the Core Strategy of the new County Development Plan with an associated quantum of land zonings.</p>	<p><b>SS12.</b> The draft County Development Plan 2025-2031 should include objectives and policies that promote and facilitate the provision of serviced sites within towns and villages.</p>
<p>It is difficult for residents in the town to secure housing despite having lands in the local needs area as they do not qualify for rural housing. Young people are moving to the larger cities or abroad as poor policy is forcing young people to move away. Not all young people can qualify for social housing.</p>	<p>The current development plan 2019-2025 sets out a Rural Settlement Strategy which is based on the Sustainable Rural Housing Guidelines (2005). Demand for one off rural housing in County Monaghan stems from two backgrounds. The first is Rural Generated Housing Need which is from 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. The second is Urban Generated Housing Need which is from people who have lived in urban areas and are working in urban areas and who have no established direct link to the rural area. In the areas in the County defined as being under</p>	<p><b>SS7.</b> The draft County Development Plan 2025 – 2031 should include rural housing objectives and policies that are consistent with the requirements of the National Planning Framework, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area, and the Sustainable Rural Housing Development Guidelines for Planning Authorities (2005) and should be informed by spatial</p>

	<p>“Rural Areas Under Strong Urban Influence” applicants are required to demonstrate links to the local rural area. Beyond these areas are “Remaining Rural Areas” the objective is to maintain the population of rural areas subject to appropriate rural development which complied with the planning requirements for rural housing. This approach is based on the need to consolidate the existing settlement, to prevent urban sprawl and to reduce Green House Gas (GHG) emissions by providing for more sustainable transport pattern. The National Planning Framework (NPF) objectives to deliver Compact Urban Growth are also relevant, particularly the NPF objective to deliver 30% of all new housing within the footprint of existing settlements. The existing Rural Settlement Strategy will be reviewed and updated as part of the preparation of the development plan for the period 2025-2031 using a strong evidence base as informed by the Housing Strategy, Housing Need and Demand Assessment and the Core Strategy. Rural Housing Policy in the development plan for the period 2025-2031 shall be formulated in a manner consistent with the National Planning Framework, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly, and current government policy as set out in the Climate Action Plan.</p> <p>The comments made are noted, young people move away from home for a variety of different reasons including education, desire to travel, jobs etc. It is acknowledged by the Council that the creation of skilled jobs is a vital component to retaining people in the County and this will be an objective of the development plan within the Economic Development section.</p>	<p>analysis of development patterns, including rural housing trends.</p>
<p>There should be a greater focus on the re-use of vacant and derelict properties, there should be a relaxation of rules in relation to open space, storage, car parking in rural and urban areas.</p>	<p>The Council acknowledges that the re-use of vacant and derelict properties in towns and villages will be a vital component in providing housing, delivering compact urban growth, delivering urban regeneration, and meeting climate change targets. There are a number of objectives and policies in the current development plan 2019-2025 to promote the re-use of backlands and to promote and encourage the re-use of vacant and derelict sites. These will be reviewed, updated and strengthened to reflect and align with National Policy such as Town Centre First, and the Climate Action Plan. Consideration will be given to a relaxation of standards in relation to the provision of open space, storage and car parking on proposals for the re-use of vacant and derelict properties to enhance the vitality of towns and villages.</p> <p>The Development Plan will prioritise the redevelopment of brownfield sites and promote urban regeneration to foster compact, sustainable growth in</p>	<p><b>SS23.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the refurbishment and reuse of vacant and derelict properties, particularly for housing.</p>

	<p>line with the NPF target for 30% of all new housing to be built within the existing urban footprint and to reduce the pressure for one-off housing in rural areas.</p>	
<p>Given ownership of Proposed Residential A zoned land in the Monaghan Town area and the restrictions or land hoarding of landowners there is significant shortfall of Proposed Residential A zoned land. A significant number of areas of land zoned as Proposed Residential A in the Monaghan Town area are either within the ownership of Monaghan County Council or the ownership of the Catholic Church and as such are not available for private development. In addition, a large number of areas of residential zoned lands are located on topography that is not developable for the purpose of residential dwellings. Furthermore, a large number of Proposed Residential A zoned lands are landlocked or not accessible from the public road.</p> <p>Some areas of Proposed Residential B zoned lands sit in areas that are unserviced while areas of land closer to the town centre and fully serviced are zoned as Strategic Residential Reserve.</p>	<p>The comments made in relation to Residential Zoned lands being developed by landowners in a timely manner are noted, but the intentions of landowners are not a material consideration in determining suitability of lands for residential development. The claims that a significant portion of lands zoned for residential purposes in Monaghan Town are owned by the Council or religious institutions has not been substantiated in the submission and the Council would challenge the accuracy of this claim. The development plan will however include policies that actively encourage the activation of Council-owned land for the sustainable development of housing. Facilitating the construction of homes within existing towns and villages will be a priority to optimise the use of existing infrastructure and facilities.</p> <p>It is noted that the submission references the fact that much of the residential lands around the town have a challenging topography, this fact was acknowledged during the preparation of the previous development plan where expected residential unit densities per hectare were revised downwards to take account of difficult topography and additional hectares of lands zoned for residential development to take account of lower densities. The availability of access to the lands zoned for residential development was also considered.</p> <p>The review of the development plan 2019-2025 and the preparation of the development plan for the period 2025-2031 will be informed through the preparation of a strong evidence-based assessment of existing lands. The Council will prepare an evidence-based Core Strategy for County Monaghan which will provide for the overall spatial development of the plan area and as well as considering how future growth will be distributed. The Core Strategy will have regard to population growth targets and future projections in line with the National Planning Framework Implementation Roadmap, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area, household sizes and the quantum of land to be zoned for residential and mixed uses based on those targets. The Council are also required to carry out a Settlement Capacity Audit (SCA) to inform the Core Strategy. The SCA will also include an infrastructural assessment of the lands. The Infrastructural Assessment will embody the</p>	<p><b>SS1.</b> The draft County Development Plan 2025 – 2031 should include an evidence-based Core Strategy and Settlement Strategy which will be informed by land availability, demographics, population and housing targets, and planning and construction activity, and which will identify population growth and future projections in line with the National Planning Framework Implementation Roadmap, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area, and the Housing Supply Target Methodology for Development Planning issued by the Minister of Housing, Local Government and Heritage in December 2020.</p> <p><b>SS3.</b> The draft County Development Plan 2025 – 2031 should include a robust Settlement Strategy which will be informed by the preparation of a Settlement Capacity Audit (SCA) of the land and sites with potential for delivering sustainable future development at a settlement level over the plan-period based on an Infrastructure Assessment (IA) of the lands which will embody the two-tier approach set out in National Policy Objectives 72a and 72c of the National Planning Framework.</p> <p><b>SS26.</b> The draft County Development Plan 2025-2031 should include a Core Strategy that is based on average County Monaghan household sizes, and the densities set out in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.</p>

	<p>two-tier approach set out in NPO 72 (a) of the NPF and shall have regard to objectives NPO 72 (b) and NPO 72 (c). The SCA is an infrastructural assessment of lands within settlements and includes the following infrastructure categories: road access, footpath access, foul and surface water sewerage drainage and water supply. This audit will ensure the sustainable use of land which has the benefit of existing services.</p> <p>In 2022, local authorities were tasked with identifying land in scope for the application of a Residential Zoned Land Tax (RZLT). 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. As part of the identification of lands in scope for the RZLT, the Council have reviewed all land parcels with residential zonings and in the case of Monaghan the vast majority are serviced or have access to services. Chapter 10 (and Appendix 3) of the National Planning Framework advocates a tiered approach to zoning. Tier 1 is land that is zoned and serviced while Tier 2 is land that is serviceable within the lifetime of the plan. The zoning of land in Monaghan shall have regard to the provisions of National Planning Objectives 72 (a) (b) and (c) of the NPF. These objectives dictate that estimates for the cost and time period for the servicing of land are identified and that only land that can be serviced within the lifetime of the plan should be zoned for residential development. Proposals to facilitate housing development through zoning must have a robust evidence base to influence future zoning decisions and must be grounded in the knowledge that appropriate services are/will be available to enable development within the plan period in order for the Core Strategy to be implemented.</p> <p>In addition to all of the above, in terms of the preparation of the Core Strategy, the development plan shall also have regard to the objectives for compact urban growth and the provision of 30% of all new housing within the existing urban footprint.</p>	
<p>The Council should encourage the efficient use of public utilities.</p>	<p>The most efficient use of existing public utilities can be achieved by prioritising compact urban development. Implementation of the National Planning Framework (NPF) objectives to deliver Compact Urban Growth will contribute towards the efficient use of public utilities. NPF Objective 3c to deliver 30% of all new housing within the footprint of existing settlements, and objectives 72 (a) (b) and (c) which advocate a tiered approach to zoning are particularly important in this regard. Tier 1 is land</p>	<p><b>SS1.</b> The draft County Development Plan 2025 – 2031 should include an evidence-based Core Strategy and Settlement Strategy which will be informed by land availability, demographics, population and housing targets, and planning and construction activity, and which will identify population growth and future projections in line with the National Planning</p>

	<p>that is zoned and serviced while Tier 2 is land that is serviceable within the lifetime of the plan. The zoning of land in Monaghan shall have regard to the provisions of National Planning of the NPF. These objectives dictate that estimates for the cost and time period for the servicing of land are identified and that only land that can be serviced within the lifetime of the plan should be zoned for residential development.</p> <p>The Government's Town Centre First policy is a significant document that focusses upon creating and maintaining vibrant town centres, compact urban development and better use of existing infrastructure. The implementation of this policy by the inclusion of supporting objectives and policies within the County Development Plan is essential to efficient use of existing public infrastructure.</p>	<p>Framework Implementation Roadmap, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area, and the Housing Supply Target Methodology for Development Planning issued by the Minister of Housing, Local Government and Heritage in December 2020.</p> <p><b>SS3.</b> The draft County Development Plan 2025 – 2031 should include a robust Settlement Strategy which will be informed by the preparation of a Settlement Capacity Audit (SCA) of the land and sites with potential for delivering sustainable future development at a settlement level over the plan-period based on an Infrastructure Assessment (IA) of the lands which will embody the two-tier approach set out in National Policy Objectives 72a and 72c of the National Planning Framework.</p> <p><b>SS23.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the refurbishment and reuse of vacant and derelict properties, particularly for housing.</p> <p><b>SS24.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with, support, and promote the implementation of compact urban development and the Town Centre First Policy.</p> <p><b>SS26.</b> The draft County Development Plan 2025-2031 should include a Core Strategy that is based on average County Monaghan household sizes, and the densities set out in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.</p>
<p>The Council should proactively provide serviced sites in each town and village.</p>	<p>The current development plan 2019-2025 includes a specific land use zoning objective for the provision of low density (including serviced sites) and is supported by a specific policy as set out in Section 15.7.7. and Policy</p>	<p><b>SS12.</b> The draft County Development Plan 2025-2031 should include objectives and policies that promote</p>

	<p>RDP4 of the plan. The concept of serviced residential sites to enable individuals to develop their own homes was included with the current County Development Plan and a specific land use zoning (Proposed Residential B) was designated in the five towns to encourage the provision of these sites. It is considered that this objective should be incorporated within the new County Development Plan to offer greater housing choices and as an alternative to urban generated rural housing. The zoning objective Proposed Residential B in the current County Development Plan should be reviewed and incorporated within the Core Strategy of the new County Development Plan with an associated quantum of land zonings. This will be carried out as part of the preparation of the development plan for the period 2025-2031.</p> <p>The Council is carrying out an analysis of existing housing provision in the County. The review examines the progress on the delivery of housing units on zoned residential land and an analysis of the issue affecting the delivery of private housing units within the towns and villages in County Monaghan. The findings of this review will inform the future housing strategy contained in the development plan for the period 2025-2031.</p> <p>In addition, the Council will promote schemes such as the Ready to Build Scheme funded by the Department of Housing Local Government and Heritage through the Croí Cónaithe town funds to advance the take up of serviced sites in towns and villages.</p>	<p>and facilitate the provision of serviced sites within towns and villages.</p>
<p>The Council should proactively address the vacancy and dereliction in our towns and villages, using all of the schemes and legislation available to the Council.</p>	<p>Vacancy and dereliction, especially in terms of residential properties, are acknowledged as important issues that need to be addressed comprehensively to ensure sustainable use of existing developed lands, ensure compact urban form, and improve the appearance, vitality and viability of towns and villages.</p> <p>There are a number of objectives and policies in relation to vacancy and promoting regeneration of towns and villages within the current County Development Plan that should be reviewed having regard to Government Policy such as Town Centre First and compact urban development, updated having regard to national policy on regeneration and compact growth as set out in the National Planning Framework (NPF), the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area and Town Centre First, and incorporated within the County Development Plan for the period 2025-2031.</p>	<p><b>SS23.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the refurbishment and reuse of vacant and derelict properties, particularly for housing.</p>

<p>Monaghan Town has a strategic location and provides an ideal location for a new Gateway development to be incorporated at its northern environs proximate to the N2. Under the current land-use zonings it is noted the Greenway extends up to the N2 roundabout, but at this location there is inadequate provision of lands for a new business park. This lack of zoned land abutting the Greenway is prohibiting urban regeneration and development at the northern environs is piece-meal in nature. Going forward, should be supportive of zoning additional lands abutting the Greenway in order to activate this area and provide economic growth for the Town. It is noted that this is one of the key issues identified under the Issues Paper in that how can small-scale enterprise be encouraged.</p>	<p>The comments made in relation to the provision of a Gateway development close to the N2 and the assertion that there is a lack of zoned land adjacent to the greenway is noted. The existing land use zonings along the greenway and adjacent to the N2 are dictated by existing operational land uses and historical development as well as environmental constraints such as road access etc. In particular lands immediately straddling the Ulster Canal Greenway are for the most part zoned Recreation and Amenity (the route itself and adjacent vegetation) and Landscape Protection and Conservation owing to the identified Flood Risk associated with these lands (Flood Zone A 1:100 years and Flood Zone B). It is notable that the Ulster Canal Greenway is designated as a Secondary Amenity Area in the County Development Plan 2019-2025.</p> <p>The land use zoning objectives in the County Development Plan 2019-2025 were informed by the finding of the Strategic Flood Risk Assessment (SFRA) for County Monaghan. This assessment was prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities, published by the Department of Environment, Heritage and Local Government and the Office of Public Works in 2009. Lands that are subject to Flood Risk are subject to the justification test (Flood Risk Management Guidelines 2009) and vulnerable development should only be considered if no suitable lands are available on lower flood risk areas, and subject to a satisfactory Flood Risk Assessment. Notwithstanding the comments made in the submission there are significant parcel of zoned Industry, Enterprise and Employment lands to the east and northeast of Monaghan Town along the N2 and N12. The lands to the north-east of the town hold significant potential for employment growth. Having regard to the comment that the SFRA should be supportive of zoning additional lands abutting the greenway, it is not the purpose or aim of the SFRA to support development. The purpose of the SFRA is indicate those areas within the County that are at risk of flooding and to inform development management policies accordingly.</p> <p>The Council acknowledges that it should be proactive in identifying sites and opportunities to support economic development and employment. The Council is committed to exploring and maximising the potential of urban-led and brownfield regeneration sites in line with national, regional,</p>	<p><b>SS3.</b> The draft County Development Plan 2025 – 2031 should include a robust Settlement Strategy which will be informed by the preparation of a Settlement Capacity Audit (SCA) of the land and sites with potential for delivering sustainable future development at a settlement level over the plan-period based on an Infrastructure Assessment (IA) of the lands which will embody the two-tier approach set out in National Policy Objectives 72a and 72c of the National Planning Framework.</p> <p><b>SS27.</b> The draft County Development Plan 2025-2031 should include zoning objectives that are informed by assessment of the existing quantum and capacity of employment lands, both developed and undeveloped, and future requirements based on sound evidence and spatial analysis of employment typologies, their location and future growth areas.</p> <p><b>SS28.</b> The draft County Development Plan 2025-2031 should include zoning objectives and policies that are informed by a Strategic Flood Risk Assessment.</p> <p><b>SS29.</b> The draft County Development Plan 2025-2031 should include zoning objectives and policies that prioritise the redevelopment of brownfield sites and promote urban regeneration to foster compact, sustainable growth in line with the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.</p>
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	<p>and local policies, including the principles outlined in the Section 28 guidelines on retail planning and national roads.</p> <p>It is acknowledged that all future employment land use zonings must be based on a strong evidence base, and that the Development Plan should be based on up-to-date data and reliable spatial analysis of employment typologies, locations and future growth areas. The Council also acknowledges the importance of adopting a sequential approach to zoning and will give due consideration to site servicing, access arrangements, proximity to public transport, and settlement consolidation. An Infrastructure Assessment will be carried out in accordance with the two-tier approach set out in NPO 72 (a) of the NPF and shall have regard to objectives NPO (b) and (c). The Council will also conduct an assessment of the existing quantum and capacity of employment lands, both developed and undeveloped, to make informed decisions about future requirements and any potential shortfalls or oversupplies. This analysis will be based on sound evidence and spatial analysis of employment typologies, their location and future growth areas.</p>	
<p>The peripheral location of Clones Town has meant that it has suffered from low investment and limited job creation in recent years. In this context the Development Plan should make provision for additional industrial and economic lands to be zoned than what is currently zoned under the 2019-2025 CDP. Such additional zonings should be on a co-location basis so that synergy can be developed through a new business park.</p>	<p>The comments made in relation to low investment and job creation in Clones are noted. The decline of Clones town is a historical and complex issue associated with the loss of the railway and canal and its Border location. The Council will work with all relevant stakeholders to promote and facilitate the regeneration of Clones. The Council have completed a number of projects in Clones Town including the refurbishment of the Market House for Municipal Offices and the Clones Renewal Scheme which has brought vacant properties back into residential use. The Council acknowledges that it should be proactive in identifying sites and opportunities to support economic development and employment. The Council is committed to exploring and maximising the potential of urban-led and brownfield regeneration sites in line with national, regional, and local policies, including the principles outlined in the Section 28 guidelines on retail planning and national roads. It is acknowledged that all future employment land use zonings must be based on a strong evidence base, and that the Development Plan should be based on up-to-date data and reliable spatial analysis of employment typologies, locations and future growth areas. The Council also acknowledges the importance of adopting a sequential approach to zoning and will give due consideration to site servicing, access arrangements, proximity to public transport, and settlement consolidation. An</p>	<p><b>SS3.</b> The draft County Development Plan 2025 – 2031 should include a robust Settlement Strategy which will be informed by the preparation of a Settlement Capacity Audit (SCA) of the land and sites with potential for delivering sustainable future development at a settlement level over the plan-period based on an Infrastructure Assessment (IA) of the lands which will embody the two-tier approach set out in National Policy Objectives 72a and 72c of the National Planning Framework.</p> <p><b>SS27.</b> The draft County Development Plan 2025-2031 should include zoning objectives that are informed by assessment of the existing quantum and capacity of employment lands, both developed and undeveloped, and future requirements based on sound evidence and spatial analysis of employment typologies, their location and future growth areas.</p> <p><b>SS29.</b> The draft County Development Plan 2025-2031 should include zoning objectives and policies that</p>



	<p>Infrastructure Assessment will be carried out in accordance with the two-tier approach set out in NPO 72 (a) of the NPF and shall have regard to objectives NPO (b) and (c). The Council will also conduct an assessment of the existing quantum and capacity of employment lands, both developed and undeveloped, to make informed decisions about future requirements and any potential shortfalls or oversupplies. This analysis will be based on sound evidence and spatial analysis of employment typologies, their location and future growth areas.</p>	<p>prioritise the redevelopment of brownfield sites and promote urban regeneration to foster compact, sustainable growth in line with the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.</p>
<p>Stronger focus needed on bringing vacant and derelict properties in towns and villages back into residential use.</p>	<p>The Council acknowledges the benefits of refurbishing existing derelict properties for residential to assist in the reduction of Green House Gas Emissions and delivering compact Urban Growth in line with NPF objectives to deliver 30% of new housing within the existing urban footprint. The County Development Plan 2019-2025 contains specific policies in relation to the refurbishment or replacement of existing dwellings (Policies RHP2 &amp; RHP3). Having regard to the requirement of RPO 3.3 in the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area which requires that 20 percent of all new rural housing is delivered on brownfield sites, these policies will be included and expanded in the development plan for the period 2025-2031 to further promote and encourage the reuse of existing dwellings.</p>	<p><b>SS23.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the refurbishment and reuse of vacant and derelict properties, particularly for housing.</p> <p><b>SS24.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with, support, and promote the implementation of compact urban development and the Town Centre First Policy.</p>
<p>Need emphasis on revitalising the smaller villages rather than towns.</p>	<p>A Core Strategy will be prepared as part of the Development Plan 2025-2031. The purpose of the Core Strategy is to articulate a medium to longer term quantitatively based strategy for the spatial development of the County and in so doing to demonstrate that the Plan and its objectives are consistent with national and regional development objectives set out in the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES). The main focus of the Core Strategy is on residential development and in ensuring that there is an acceptable balance between the supply of zoned, serviced land for the projected demand for new housing, over the lifetime of the Plan. The Core Strategy will inform the settlement hierarchy advanced as part of the plan. Notwithstanding the suggestion that the development of smaller villages should be encouraged rather than the towns, the council wishes to highlight that targeted growth of the five towns will be prioritised to optimise existing infrastructural availability and investment, to ensure population growth is provided adjacent to employment and services to ensure sustainable travel patterns and to deliver compact urban growth in line with the NPF objectives.</p>	<p><b>SS1.</b> The draft County Development Plan 2025 – 2031 should include an evidence-based Core Strategy and Settlement Strategy which will be informed by land availability, demographics, population and housing targets, and planning and construction activity, and which will identify population growth and future projections in line with the National Planning Framework Implementation Roadmap, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area, and the Housing Supply Target Methodology for Development Planning issued by the Minister of Housing, Local Government and Heritage in December 2020.</p> <p><b>SS26.</b> The draft County Development Plan 2025-2031 should include a Core Strategy that is based on average County Monaghan household sizes, and the densities set out in the Sustainable Residential</p>

		<p>Development and Compact Settlements Guidelines for Planning Authorities.</p> <p><b>SS29.</b> The draft County Development Plan 2025-2031 should include zoning objectives and policies that prioritise the redevelopment of brownfield sites and promote urban regeneration to foster compact, sustainable growth in line with the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.</p>
<p>People should absolutely have a right to build in the rural area.</p>	<p>In terms of rural housing policy, the current Development Plan 2019-2025 accommodates the provision of rural housing for individual with links to the rural community in Rural Areas Under Strong Urban Influence. Outside these areas rural housing is currently accommodated subject to normal planning considerations. There is an increasing awareness that the historical levels of rural housing in Ireland is not sustainable having regard to environmental and climate change considerations. One off rural housing contributes to unsustainable traffic movements, loss of biodiversity and environmental concerns. In addition, the provision of unrestricted rural housing does not support the compact growth of towns and villages in line with National Policy. The current rural housing policy in the Development Plan 2019-2025 shall be reviewed having regard to National and Regional Policy, the Sustainable Rural Housing Guidelines for Planning Authorities (2005) and any superseding guidelines. The need to accommodate rural housing for individuals with genuine social and economic needs in the rural area such as farmers and teachers must be balanced with the need to deliver sustainable development and respond to the Climate Change crisis.</p>	<p><b>SS7.</b> The draft County Development Plan 2025 – 2031 should include rural housing objectives and policies that are consistent with the requirements of the National Planning Framework, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area, and the Sustainable Rural Housing Development Guidelines for Planning Authorities (2005) and should be informed by spatial analysis of development patterns, including rural housing trends.</p> <p><b>SS30.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the reuse of brownfield sites and former homesteads in the rural area to accommodate new rural housing.</p>
<p>Need to consider providing affordable housing in timber houses and prefabs with possibly limited lifespans to accommodate different planning aims in future.</p>	<p>Consideration will be given to all forms of housing permissible to respond to the current housing situation, provided that it meets all planning and environmental considerations particularly in respect of housing in the rural area.</p>	<p><b>SS15.</b> The draft County Development Plan 2025-2031 should include objectives and policies that permit a range of housing types and forms, provided that it meets all planning and environmental considerations particularly in respect of housing in the rural area.</p>
<p>Need to encourage the refurbishment of derelict farmhouses (not necessarily in a village).</p>	<p>The Council acknowledges the benefits of refurbishing existing derelict properties for residential use in terms of reducing Green House Gas Emissions by using embodied Carbon and also in terms of preserving local vernacular heritage. The County Development Plan 2019-2025 contains specific policies in relation to the refurbishment or replacement of existing</p>	<p><b>SS23.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the refurbishment and reuse of vacant and derelict properties, particularly for housing.</p>

	<p>dwellings (Policies RHP2 &amp; RHP3). Consideration should be given to reviewing and updating existing policies to further promote and encourage the reuse of existing dwellings.</p>	<p><b>SS30.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the reuse of brownfield sites and former homesteads in the rural area to accommodate new rural housing.</p>
<p>Need to develop a plan for Tydavnet (not Tedavnet) that focuses on townlands in the Killylough ED together with Tedavnet ED. Tedavnet is the correct official spelling of just one townland that covers only a part of the village. Tydavnet is not even recognised as a village in the County Development Plan 2019-25. The plan that has maps of Ballinode and Emyvale but nothing for Tydavnet.</p>	<p>Tydavnet is designated as a Tier 5 Rural Community Settlement, and although it does not have a defined settlement limit, development in such settlements is supported and encouraged at a scale appropriate to the character of the settlement. The Council acknowledges the comment made in relation to the spelling of the townland. The submissions requests that a plan be developed for Tydavnet Village in line with the neighbouring villages of Ballinode and Emyvale and that this plan include the townland of Killylough. Consideration will be given to the status of Tydavnet within the settlement hierarchy of the plan based on its population and the services it provides. A Core Strategy will be prepared to inform the spatial development of the County over the plan period having regard to population figures, demographic trends, household sizes, etc and population targets will be allocated accordingly for each Tier of the Settlement Hierarchy.</p>	<p><b>SS1.</b> The draft County Development Plan 2025 – 2031 should include an evidence-based Core Strategy and Settlement Strategy which will be informed by land availability, demographics, population and housing targets, and planning and construction activity, and which will identify population growth and future projections in line with the National Planning Framework Implementation Roadmap, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area, and the Housing Supply Target Methodology for Development Planning issued by the Minister of Housing, Local Government and Heritage in December 2020.</p> <p><b>SS3.</b> The draft County Development Plan 2025 – 2031 should include a robust Settlement Strategy which will be informed by the preparation of a Settlement Capacity Audit (SCA) of the land and sites with potential for delivering sustainable future development at a settlement level over the plan-period based on an Infrastructure Assessment (IA) of the lands which will embody the two-tier approach set out in National Policy Objectives 72a and 72c of the National Planning Framework.</p> <p><b>SS26.</b> The draft County Development Plan 2025-2031 should include a Core Strategy that is based on average County Monaghan household sizes, and the densities set out in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.</p>

		<b>SS29.</b> The draft County Development Plan 2025-2031 should include zoning objectives and policies that prioritise the redevelopment of brownfield sites and promote urban regeneration to foster compact, sustainable growth in line with the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.
Achieve compact urban form in our towns and villages by moving away from car centric design. Over the past decades planning and development primarily revolve around creating an extensive network of roads and highways to accommodate vehicular traffic which has led to the expansion of our towns in a sprawling manner, rural one offs given permission with zero thought to service provision and with low-density residential and commercial areas, as private vehicles are prioritized over efficient land use.	It is accepted that one off rural housing can result in weakened urban areas and urban sprawl and can counteract the objective of compact urban form. The Government's Town Centre First policy is a significant document that focusses upon creating and maintaining vibrant town centres, compact urban development and better use of existing infrastructure. The implementation of this policy by the inclusion of supporting objectives and policies within the County Development Plan is essential.	<b>SS24.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with, support, and promote the implementation of compact urban development and the Town Centre First Policy.  <b>SS29.</b> The draft County Development Plan 2025-2031 should include zoning objectives and policies that prioritise the redevelopment of brownfield sites and promote urban regeneration to foster compact, sustainable growth in line with the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.
Zoning decisions have separated residential, commercial, and industrial areas, requiring people to rely heavily on vehicles for daily activities, resulting in longer commutes. Separated Zonings have led to neglect the development of robust and accessible public transportation systems, making private vehicles the primary mode of transportation.	It is accepted that zoning decisions have separated residential, commercial, and industrial areas resulting in longer commutes between these places and requiring people to rely heavily on vehicles for daily activities, which in the absence of robust and accessible public transportation systems, makes private vehicles the primary mode of transportation. Although better integration of land uses is required to reduce the need to travel, there will still be a requirement to separate incompatible uses such as residential and industrial activities to preserve residential amenity and ensure industrial development can proceed.	<b>SS31.</b> The draft County Development Plan 2025-2031 should include zoning objectives and policies that facilitate the better integration of land uses to reduce the need to travel and also encourage the provision and uptake of sustainable modes of transport.
In Castleblayney there is not enough suitable land zoned for housing in the centre. Given the housing crisis in the Country/County more land should be rezoned in town centre and or in areas with existing services ie sewerage and water connections. An advantage/encouragement	The Government's Town Centre First policy is a significant document that focusses upon creating and maintaining vibrant town centres, compact urban development and better use of existing infrastructure. The implementation of this policy will be supported by objectives and policies within the County Development Plan. The County Development Plan will include objectives and policies to promote, facilitate and encourage the development of land in town centres. It is noted that there is various	<b>SS3.</b> The draft County Development Plan 2025 – 2031 should include a robust Settlement Strategy which will be informed by the preparation of a Settlement Capacity Audit (SCA) of the land and sites with potential for delivering sustainable future development at a settlement level over the plan-period based on an Infrastructure Assessment (IA) of

<p>should be given to landowners in town centres to develop their land for housing.</p>	<p>funding mechanism available through Town Centre First. There are also provisions in the development management process to encourage the development of town centre lands (such as reduced car parking requirements in town centres and exemptions and reductions from development contributions in town centres and/or derelict buildings etc.) The provision of grants for home improvements is not within the remit of the County Development Plan. In response to the comment made that there are insufficient lands zoned in the town centre for housing, it should be noted that there is a specific Town Centre Zoning objective in the current development plan which will be translated into the new plan. Residential development is permissible on this land use zoning type, along with a wide range of other land use types such as commercial, retail, health, hospitality, etc. Housing land is zoned in accordance with the Core Strategy, and a new Core Strategy will be prepared to inform the development plan 2025-2031, with a quantum of land zoned for each of the towns based on identified growth targets, household sizes, etc.</p>	<p>the lands which will embody the two-tier approach set out in National Policy Objectives 72a and 72c of the National Planning Framework.</p> <p><b>SS24.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with, support, and promote the implementation of compact urban development and the Town Centre First Policy.</p> <p><b>SS29.</b> The draft County Development Plan 2025-2031 should include zoning objectives and policies that prioritise the redevelopment of brownfield sites and promote urban regeneration to foster compact, sustainable growth in line with the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.</p>
<p>In Castleblayney there is too much land zoned for industry along the by-pass, so much in fact that from the previous development plan none of it has been developed. This over zoning encourages out of town development and the hollowing out of the town centre. There are too many examples of Monaghan County Council allowing this to happen in Castleblayney, thus contradicting their existing development plan.</p>	<p>In response to the comment made in relation to the quantum of land zoned in the current plan which has not been developed over the plan period. An employment lands capacity analysis shall be prepared to inform future employment and industry zoning within the development plan for the period 2025-2031. The analysis will set out the existing quantum employment lands which are developed, the predicted requirement for employment lands over the development plan period, and the capacity of the undeveloped and servicing information to inform future employment land zonings. This analysis will be based on sound evidence and spatial analysis of employment typologies, their location and future growth areas.</p>	<p><b>SS3.</b> The draft County Development Plan 2025 – 2031 should include a robust Settlement Strategy which will be informed by the preparation of a Settlement Capacity Audit (SCA) of the land and sites with potential for delivering sustainable future development at a settlement level over the plan-period based on an Infrastructure Assessment (IA) of the lands which will embody the two-tier approach set out in National Policy Objectives 72a and 72c of the National Planning Framework.</p> <p><b>SS24.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with, support, and promote the implementation of compact urban development and the Town Centre First Policy.</p> <p><b>SS27.</b> The draft County Development Plan 2025-2031 should include zoning objectives that are informed by</p>

		<p>assessment of the existing quantum and capacity of employment lands, both developed and undeveloped, and future requirements based on sound evidence and spatial analysis of employment typologies, their location and future growth areas.</p> <p><b>SS29.</b> The draft County Development Plan 2025-2031 should include zoning objectives and policies that prioritise the redevelopment of brownfield sites and promote urban regeneration to foster compact, sustainable growth in line with the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.</p>
<p>The Council should develop areas with serviced sites at edge of towns/larger villages for purchase by interested individuals who wish to design their own house plan with relevant professionals.</p>	<p>The concept of serviced residential sites to enable individuals to develop their own homes was included with the current County Development Plan and a specific land use zoning (Proposed Residential B) was designated in the five towns to encourage the provision of these sites. It is considered that this objective should be incorporated within the new County Development Plan to offer greater housing choices and as an alternative to urban generated rural housing. Consideration should be given to the Council providing serviced sites.</p>	<p><b>SS12.</b> The draft County Development Plan 2025-2031 should include objectives and policies that promote and facilitate the provision of serviced sites within towns and villages.</p>
<p>In relation to the current 'Strategic Reserve Lands' under the current Development Plan, it is requested that this zoning provision be removed from the development plan for the period 2025-2031. This zoning provision does not provide for residential development until an adequate quantum of phase 1 / phase 2 lands are built out. Given the low volume of residential construction across the County this has meant that landowners who own Strategic Reserve Lands are being included as eligible for RZLT land taxes. It is requested that this zoning provision be excluded from the development plan 2025-2031 and the lands be zoned commercial, business or industrial uses to facilitate increase jobs and investment in the County.</p>	<p>The inclusion of the zoning objective Strategic Residential Reserve (SRR) will be considered in the formulation of the development plan for the period 2025-2031. However, it is noted that An Bord Pleanala have determined in the case of a number of appeals cases in respect of the inclusion of SRR on the Residential Zoned Land Tax (RZLT) Map are not in scope on the basis that the development plan for the period 2019-2025 sets out that the comprehensive development of the lands will only be permitted whereby 75% of zoned Residential lands have been development within the lifetime of the plan. The Bord therefore concluded that the land could not be considered available for development within the lifetime of the development plan and did not therefore meet the qualifying criteria. Furthermore, the recently enacted Finance Act (No.2) 2023 has reflected these determinations by excluding SRR lands from being in scope for RZLT.</p>	<p><b>SS27.</b> The draft County Development Plan 2025-2031 should include zoning objectives that are informed by assessment of the existing quantum and capacity of employment lands, both developed and undeveloped, and future requirements based on sound evidence and spatial analysis of employment typologies, their location and future growth areas.</p>

<b>Housing Strategy</b> Raised in submissions PDS2, PDS3, PDS5, PDS14, PDS15, PDS21, PDS25, PDS29, PDS42, PDS48, PDS51, PDS55.		
Issue Raised	Chief Executive's Opinion on Issues Raised	Chief Executive's Recommendation
Need to encourage owners/non occupiers to refurbish, rent or sell their properties for housing as refurbishment retains the original streetscape and is more sustainable.	It is accepted that all measures should be considered and employed in terms of addressing vacant residential properties. It is accepted that in most cases refurbishment is more effective than new build in terms of cost and sustainability. There are a number of objectives and policies in relation to vacancy and regeneration within the current County Development Plan that should be reviewed having regard to Government Policy such as Town Centre First and compact urban development, and these shall be updated if necessary and incorporated within the new County Development Plan.	<b>SS23.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the refurbishment and reuse of vacant and derelict properties, particularly for housing.
Grants should be introduced to help people improve their homes.	The provision of grants for home improvements is not within the remit of the County Development Plan.	No specific recommendation
Implement the Town Centre First policy to deliver housing.	The Government's Town Centre First policy is a significant document that focusses upon creating and maintaining vibrant town centres, compact urban development and better use of existing infrastructure. The implementation of this policy by the inclusion of supporting objectives and policies within the County Development Plan is essential.	<b>SS24.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with, support, and promote the implementation of compact urban development and the Town Centre First Policy.
More single occupancy units are needed, to cater for people leaving relationships in middle age who can't afford to buy a home.	It is recognised that single occupancy units are required to be provided both by the Council and private housing providers to cater for a variety of needs and circumstances. The ratio of provision will be informed by the Housing Need and demand Assessment and the prevailing housing list.	<b>HS6.</b> The draft County Development Plan 2025-2031 should include objectives and policies within the Housing Strategy that provide an appropriate number of single occupancy housing units.
The Council should consider offering serviced sites at an affordable price so self-builders can build to their budget.	Matters relating to the sale of housing land by the Council is outside the remit of the development plan. However, the current development plan 2019-2025 includes a specific land use zoning objective for the provision of low density (including serviced sites) and supported by a specific policy as set out in Section 15.7.7. and Policy RDP4 of the plan. This will be reviewed and updated as part of the preparation of the new plan. However, it is considered that although the principle has merit, the implementation requires further consideration and should be encouraged in the villages also.	<b>SS11.</b> The draft County Development Plan 2025-2031 should include objectives and policies that promote and facilitate the provision of serviced sites within towns and villages.
Older people's housing is required in small hamlets in rural areas.	It is recognised that older people's housing units should be provided both by the Council and private housing providers in settlements where sufficient need and feasibility has been established.	<b>HS7.</b> The draft County Development Plan 2025-2031 should include objectives and policies within the Housing Strategy to ensure that appropriate and sufficient housing for older people is provided in settlements where sufficient need and feasibility has been established.

<p>There should be a Council loan for middle income earners to purchase a house.</p>	<p>The allocation of Council loans for housing is a matter that lies outside the remit of the development plan.</p>	<p>No specific recommendation</p>
<p>A non-negotiable sizeable security bond should be attached to permissions for housing to prevent unfinished projects.</p>	<p>The current development plan already requires a security bond of €7,000 per unit to be lodged with the planning authority as security for the completion of housing developments. A similar provision will be included within the development plan for the period 2025-2031.</p>	<p><b>HS8.</b> The draft County Development Plan 2025-2031 should include objectives and policies within the Housing Strategy to ensure that a security bond of minimum €7,000 per unit is lodged with the planning authority.</p>
<p>There needs to be a cap on social housing with a stricter criterion for receiving same and checks to ensure the home is being maintained and properly looked after.</p>	<p>The local authority has an obligation to provide social housing to those within its functional area who qualify for it based on set criteria, regardless of numbers. Therefore, the introduction of a cap on social housing is not possible. Furthermore, the setting of the criteria, the assessment of qualification for social housing, the provision of social housing and the management of social housing is a matter that lies outside the remit of the development plan.</p>	<p>No specific recommendation</p>
<p>Housing should only be located where there are facilities to cater for the capacity of those moving into the area. (Young families need childcare etc). It should also be located in areas that have facilities to cope with the influx of new people.</p>	<p>The Council acknowledges the need to ensure that local facilities and services are provided which are commensurate with the needs of the occupants of new housing developments. Existing objective SHO4 in Chapter 2 of the current development plan reflects the need to sustain local services in the local rural community. Consideration should be given to reviewing and updating this objective having regard to the growth of the village during the previous plan period and any future population targets assigned.</p>	<p><b>SS6.</b>The draft County Development Plan 2025-2031 should include objectives and policies that local facilities and services are provided which are commensurate with the needs of the occupants of new housing developments</p>
<p>Housing needs should be based on the data of families currently on the housing lists.</p>	<p>The provision of housing is based on the need to satisfy demand. The allocation of housing to those on the housing list is not within the remit of the development plan.</p>	<p>No specific recommendation</p>
<p>Housing strategy should offer housing to encourage entrepreneurs / owners of small businesses / food production enterprises to settle in the county.</p>	<p>Although the Council acknowledges that entrepreneurship, small businesses and the food sector are key strengths in the County's economic profile, the distribution of housing is guided by provisions of the Core Strategy in terms of demographic trends, household sizes, employment patterns etc and national policy and guidance related to housing. This is referenced and reflected in the current development plan 2019-2025 and will be translated into the new development plan and further prioritised through objectives and policies. The current development plan sets out principles and policies to guide the development of housing in urban and rural areas based on national guidelines and having regard to local conditions based on the prevalent character of development in the area. Similar guidance and policy principles will be included in the new development plan.</p>	<p><b>HS9.</b> The draft County Development Plan 2025-2031 should include objectives and policies that guides the development of housing in urban and rural areas based on national guidelines and having regard to local conditions based on the prevalent character of development in the area.</p>



<p>2, 3 and 4 bed houses should be provided in all towns, villages and community settlement.</p>	<p>The comment in relation to the type of housing being built is noted. The number of units and unit size, location/spatial distribution etc will be determined by the Housing Strategy, Housing Need and Demand Assessment and the Core Strategy which will be prepared to inform the plan.</p>	<p><b>HS10.</b> The draft County Development Plan 2025-2031 should include objectives and policies within the Housing Strategy to ensure that a sufficient range and variety of residential units are provided based on the Housing Need and Demand Assessment for the County.</p>
<p>The Council should cater for all housing needs of our citizens with the provision of Social Housing, Affordable Purchase Housing and Serviced Sites.</p>	<p>The Council acknowledges the need to provide a range of housing types and sizes to reflect the needs of all groups of people in Monaghan. The Housing Strategy for County Monaghan will be based on a methodological approach that is grounded in evidence and designed to remain effective in the future. This approach is aimed at ensuring that the County Monaghan Housing Strategy aligns with the housing requirements of the County's residents while adhering to local, regional, and national guidelines. The foundation of the strategy is the Housing Need and Demand Assessment (HNDA) which provides a robust starting point to inform and direct policies and objectives outlined in the Monaghan County Development Plan for the period 2025-2031.</p> <p>The HNDA will encompass a variety of socio-economic and demographic data to assess the current balance between housing demand and supply within the Monaghan housing sector. Additionally, it will project future housing needs over the lifespan of the Development Plan. This assessment will cover various types of housing tenures, including owner-occupied homes, rental properties, and social housing. It will also provide estimates of future housing demands based on factors such as employment growth, income levels, and affordability within the housing market. The Housing Strategy contained within the County Development Plan 2019-2025 and the suite of existing policies will be reviewed and updated having regard the findings of the Housing Need and Demand Assessment, national and regional policy, and Government guidelines and best practice.</p> <p>It should be further noted that the County Development Plan 2019-2025 includes a specific land use zoning objective for the provision of low density (including serviced sites) and supported by a specific policy as set out in Section 15.7.7. and Policy RDP4 of the plan. This will be reviewed and updated as part of the preparation of the new plan.</p>	<p><b>HS10.</b> The draft County Development Plan 2025-2031 should include objectives and policies within the Housing Strategy to ensure that a sufficient range and variety of residential units are provided based on the Housing Need and Demand Assessment for the County.</p>

	In addition, the Council will promote schemes such as the Ready to Build Scheme funded by the DHLGH through the Croí Cónaithe town funds to advance the take up of serviced sites in towns and villages.	
Special needs housing should be built by the local authority due to the excessive costs involved.	The Council will seek to ensure the provision of special needs housing is sufficient and is provided in a cost-effective manner utilising a variety of models of provision best suited to the particular circumstances. The models of provision lie outside the remit of the development plan.	<b>HS10.</b> The draft County Development Plan 2025-2031 should include objectives and policies within the Housing Strategy to ensure that a sufficient range and variety of residential units are provided based on the Housing Need and Demand Assessment for the County.
Social housing provision is good in all areas but needs to be a balance between public/private development.	Consideration of all viable options for the delivery of housing will be explored by the Council, but it is not within the remit of the development plan to specify how the housing units will be delivered. It is acknowledged that a significant proportion of new housing provided is social housing, it is not within the remit of the plan to restrict the provision of social housing.	<b>HS10.</b> The draft County Development Plan 2025-2031 should include objectives and policies within the Housing Strategy to ensure that a sufficient range and variety of residential units are provided based on the Housing Need and Demand Assessment for the County.
If there is no support for private developers, only social housing will be built.	It is not within the scope of the development plan to provide financial incentives for private developers to build housing. This would be a matter for central government policy through relevant fiscal or financial measures.	No specific recommendation
Remove 'local needs' requirement surrounding Clones. Recent Census indicates that the population decrease of the last 40 years has been stalled and reversed.	The current rural housing policy will be reviewed as part of the preparation process for the development plan and will be updated as required. In reviewing the policy the Council will have regard to Small Area Population Statistics issued by the Central Statistics Office, trends in rural housing over the plan period, and to national and regional policies set out in the NPF and RSES for the Northern Western and Regional Authority. The Core Strategy which will form part of the County Development Plan will set out how the Council intend to respond to the housing demand arising from population data and demographic trends and how the projected growth targets will be distributed throughout the towns, villages and the wider rural area.	<b>SS7.</b> The draft County Development Plan 2025 – 2031 should include rural housing objectives and policies in line with the requirements of the National Planning Framework, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area, and the Sustainable Rural Housing Development Guidelines for Planning Authorities (2005), and should be informed by spatial analysis of development patterns, including rural housing trends.
Proactively take back the power of the Council to build Social and Affordable houses in our towns and villages.	Monaghan County Council will consider all options available to deliver Social and Affordable houses in towns and villages over the plan period where need and feasibility have been established.	<b>HS11.</b> The draft County Development Plan 2025-2031 should include objectives and policies within the Housing Strategy that will support Monaghan County Council in providing Social and Affordable houses in towns and villages over the plan period where need and feasibility have been established.
Housing should be provided for the 50 plus who are still active and working, but don't need a full family home, and would rather live in a community of like-minded persons.	The Housing Strategy of the existing County Development Plan 2019-2025 contains a suite of policies for housing which includes the provision of housing to cater for a range of household types, tenures and sizes including housing for older people. These policies will be reviewed in the context of the preparation of the development plan for the period 2025-2031 taking into account recent policy developments and guidelines and the Housing	<b>HS7.</b> The draft County Development Plan 2025-2031 should include objectives and policies within the Housing Strategy to ensure that appropriate and sufficient housing for older people is provided in settlements where sufficient need and feasibility has been established.

	Need and Demand Assessment for the County. Embedding a universal design approach shall be a key aim of the housing policy approach.	
Security deposit increase for all Developers to €10,000/house.	The security bond required for each housing unit was increased to €7,000 under the current development plan 2019-2025. This figure will be reviewed during the preparation of the development plan for the period 2025-2031.	<b>HS8.</b> The draft County Development Plan 2025-2031 should include objectives and policies within the Housing Strategy to ensure that a security bond of minimum €7,000 per unit is lodged with the planning authority.
Need to give Senior Citizens an opportunity to downsize and move into town to be near all amenities.	It is recognised that older people's housing units should be provided both by the Council and private housing providers in settlements where sufficient need and feasibility has been identified.	<b>HS7.</b> The draft County Development Plan 2025-2031 should include objectives and policies within the Housing Strategy to ensure that appropriate and sufficient housing for older people is provided in settlements where sufficient need and feasibility has been established.
The Council needs to examine presentations made to the Housing, Social and Cultural S.P.C. over the last few years and make the necessary adjustments to facilitate these new approaches to housing provision such as the provision of Older People's Village and Housing Co-operatives.	<p>The Council acknowledges the need to provide a range of housing types and sizes to reflect the needs of all groups of people in Monaghan. It is recognised that older people's housing units should be provided both by the Council and private housing providers in all settlements where need has been identified.</p> <p>The Housing Strategy contained in the development plan 2019-2025 and the suite of existing policies will be reviewed and updated having regard the findings of an evidence-based assessment of housing, national and regional policy and guidelines and best practice. A Housing Strategy will be prepared as part of the development plan for the period 2025-2031 which will cater for the housing requirements of all in County Monaghan, based on a robust evidence-based assessment of future needs having regard to the finding of the Housing Need and Demand Assessment (HNDA), existing housing policies, National and Regional Policy and Guidelines and emerging best practice.</p> <p>The Housing Strategy for County Monaghan will be based on a methodological approach that is grounded in evidence and designed to remain effective in the future. This approach is aimed at ensuring that the County Monaghan Housing Strategy aligns with the housing requirements of the County's residents while adhering to local, regional, and national guidelines. The foundation of the strategy is the recently prepared Housing Need and Demand Assessment (HNDA) which provides a robust starting point to inform and direct policies and objectives outlined in the Monaghan County Development Plan for the period 2025-2031.</p>	<p><b>HS7.</b> The draft County Development Plan 2025-2031 should include objectives and policies within the Housing Strategy to ensure that appropriate and sufficient housing for older people is provided in settlements where sufficient need and feasibility has been established.</p> <p><b>HS10.</b> The draft County Development Plan 2025-2031 should include objectives and policies within the Housing Strategy to ensure that a sufficient range and variety of residential units are provided based on the Housing Need and Demand Assessment for the County.</p>

	<p>The HNDA will encompass a variety of socio-economic and demographic data to assess the current balance between housing demand and supply within the Monaghan housing sector. Additionally, it will project future housing needs over the lifespan of the Development Plan. This assessment will cover various types of housing tenures, including owner-occupied homes, rental properties, and social housing. It will also provide estimates of future housing demands based on factors such as employment growth, income levels, and affordability within the housing market.</p>	
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<b>Climate Change, Env. &amp; Heritage</b> Raised in submissions PDS2, PDS5, PDS6, PDS13, PDS14, PDS15, PDS21, PDS25, PDS26, PDS30, PDS32, PDS33, PDS36, PDS40, PDS41, PDS42, PDS43, PDS45, PDS48, PDS50, PDS51.		
Issue Raised	Chief Executive's opinion in issues raised	Chief Executive's recommendation
<p>Climate Change should be a cross cutting theme of plan.</p> <p>Need to meet National targets on carbon dioxide emissions and incorporate them into the development plan, with the aim to surpass targets.</p> <p>Trees act as climate change mitigation and targets should be set for native tree planting.</p>	<p>The issue of climate change and national targets was referred to in several of the pre-draft submissions. It is acknowledged that Climate Change mitigation and adaptation needs to be a central and cross cutting theme throughout the draft plan with relevance to a range of topics included in the plan including the Settlement Strategy (demand management and compact growth), regeneration, heritage, transport/travel, heritage &amp; biodiversity, renewable energy.</p> <p>The Council is committed to aligning the development plan with the National Planning Objectives and the Regional Planning Objectives expressed in the NPF and the RSES respectively. The delivery of national targets on Climate Change will be a strategic objective of the draft plan which will assist the translation of national targets at local level.</p> <p>The development plan should align with the Climate Action Plan and the Local Authority Climate Action Plan 2024-2029</p>	<p><b>CEH1.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with National Policy Objectives set out in the National Planning Framework and Regional Planning Objectives expressed in the Regional Spatial and Economic Plan for the Northern and Western Regional Assembly area.</p> <p><b>EAM1.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage energy efficient and sustainable development patterns across all sectors and should align with the strategic goals and actions expressed in the National Climate Action Plan (CAP) and the Local Authority Climate Action Plan (LACAP) 2024-2029.</p>
<p>Co-ordinated action is needed on Climate Change Mitigation.</p>	<p>It is acknowledged that climate change mitigation and adaptation measures require a co-ordinated approach across a range of stakeholders.</p>	<p><b>EAM1.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage energy efficient and sustainable development patterns across all sectors and should align with the strategic goals and actions expressed in the National Climate Action Plan (CAP) and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p>
<p>Need to incentivise the installation of water conservation/rainwater and greywater harvesting on all newbuilds. Consider supports towards retrofitting water saving systems in existing premises</p>	<p>It is not within the remit of the development plan to provide financial support for the provision of water conservation measures.</p>	<p><b>CEH19.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to require new developments to incorporate Sustainable Drainage Systems (SuDS) management initiatives in their design and operation such as green infrastructure, water recycling and conservation measures, green roofs, and rainwater harvesting.</p>
<p>The Development Plan should ensure a rapid phasing out of all fossil fuels including gas.</p>	<p>Policies in relation to the reduction of greenhouse gas emissions will be in line with National targets as set out in Climate Action Plan 2023 and targets at local level expressed in the Local Authority Climate Action Plan</p>	<p><b>EAM1.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage energy efficient and sustainable development patterns</p>

<p>The Development Plan should not allow the expansion of the gas grid.</p> <p>The Development Plan should ban fracked gas in its energy mix.</p> <p>Any large new scale fossil fuel infrastructure projects must be required to undertake a climate impact assessment to ensure consistency with Ireland's fair share net cumulative carbon dioxide (CO2) quota in line with the Paris agreement.</p>	<p>(LACAP) 2024-2029. The Council is leading by example in implementing initiatives to reduce the use of fossil fuels in its own operations and projects and has set this out in the Monaghan County Council Emissions Profile of the LACAP.</p> <p>The Council acknowledges the comments in relation to the expansion of the gas grid. Any policy in this regard shall have regard to national policy in relation to Energy generation.</p> <p>Fracking is banned in Ireland since 2017 as such there will be no provision for Fracking in the development plan 2025-2031.</p> <p>Large scale fossil fuel projects are unlikely in County Monaghan as there is no known fossil fuel reserves. Objectives and policies in relation to fossil fuel projects shall align with European, National and Regional Policy and the Climate Action Plan 2023.</p> <p>The Department of Energy, Communications and Climate Change published "<i>Energy Security in Ireland to 2030</i>" outlines a new strategy to ensure energy security for this decade while ensuring a sustainable transition to carbon neutrality by 2050. The development plan shall reference and align with this strategy.</p> <p>In relation to the recommendation that all new fossil fuel infrastructure should be required to undertake Climate Impact Assessment. It is highlighted that for large scale developments specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended) and which have potential for significant environmental effects, an Environmental Impact Assessment (EIA) will be required. An EIA describes and assesses the potential direct and indirect impacts of a development in relation to a range of environmental factors including land, soil, water, air and climate. The requirement for EIA will be considered through the development management process.</p>	<p>across all sectors and should align with the strategic goals and actions expressed in the National Climate Action Plan (CAP) and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p> <p><b>CEH54.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the document Energy Security in Ireland to 2030 (DECC, 2023).</p> <p><b>CEH55.</b> The draft County Development Plan 2025-2031 should include objectives and policies to facilitate and support the enhancement of electricity and gas supplies and associated networks to serve the future needs of the County and wider region including linkages of renewable energy proposals to the electricity grid in a sustainable and timely manner and subject to environmental assessment and the planning process.</p> <p><b>EAM6.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies in respect of climate change and all aspects of environmental protection in relation to the assessment of development proposals with potential impacts on the environment having regard to European and National Legislation, guidelines, and best practice.</p>
<p>There should be a national cap on the level of data centre demand that can be accommodated by the grid to 2030 in order to meet Ireland's renewable energy and climate emissions targets</p>	<p>The introduction of a cap on the level of data centre demand that can be accommodated by the national grid is not within the scope of the development plan. A cap such as this would be set at national policy level. Consideration will be given to including a policy on data centres in the development plan. The Council shall ensure that any relevant objectives</p>	<p><b>EAM1.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage energy efficient and sustainable development patterns across all sectors and should align with the strategic goals and actions expressed in the National Climate</p>

<p>consistent with our obligations under the Paris Agreement.</p> <p>New data centres should be powered by onsite or new off-site renewable energy and existing centres should be required to transition rapidly to onsite or new off-site renewables. Where technically possible, heat generated from a data centre should be utilised for district heating systems.</p> <p>Need security of Energy Supply.</p>	<p>and policies in this regard are developed in a sustainable manner and in line with national policy and in conjunction with all relevant stakeholders.</p> <p>The Council acknowledges the need to protect existing utility infrastructure due to its strategic importance, and the importance of achieving security in energy supply. The draft plan should reference and align with the document Energy Security in Ireland to 2030 (DECC, 2023).</p> <p>It is acknowledged that the development plan should make reference to electricity supply and energy storage and include policies to protect the County's future capacity for the development of electricity/energy infrastructure. The primary means of achieving this will be through the development of renewable energy projects.</p>	<p>Action Plan (CAP) and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p> <p><b>CEH56.</b> The draft County Development Plan 2025-2031 should include a policy on Data Centres which has regard to sustainability and resource efficiency and aligns with national policy.</p> <p><b>CEH54.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the document Energy Security in Ireland to 2030 (DECC, 2023).</p>
<p>A Renewable Energy Strategy should be prepared for the County.</p>	<p>The Council acknowledges the need to prepare a Renewable Energy Strategy for the County. The Draft Revised Wind Energy Guidelines were published in 2019 but have not yet been finalised. It should be an objective to prepare a Renewable Energy Strategy during the lifetime of the plan and upon finalisation of the revised guidelines. A RES should explore and set out policy objectives for a range of renewable energy types including wind, solar, bioenergy, geothermal, combined heat and power. The strategy should identify areas where the development of such projects could be considered having regard to landscape sensitivity and any environmental or habitat designations.</p>	<p><b>CEH4.</b> The draft County Development Plan 2025-2031 should include an objective to prepare a comprehensive Renewable Energy Strategy for the County during the lifetime of the plan which is consistent with the Regional Renewable Electricity Strategy (RRES) and which provides clear objectives for renewable energy development in the County.</p>
<p>Need to zone sufficient lands to facilitate the ongoing delivery of wind energy projects.</p>	<p>The identification of particular areas which could be suitable for the development of wind energy projects would form part of any future Renewable Energy Strategy, having regard to wind potential, landscape sensitivity, natural and built heritage (including any statutory designations), separation distances, access to the grid etc.</p>	<p><b>CEH4.</b> The draft County Development Plan 2025-2031 should include an objective to prepare a comprehensive Renewable Energy Strategy for the County during the lifetime of the plan which is consistent with the Regional Renewable Electricity Strategy (RRES) and which provides clear objectives for renewable energy development in the County.</p>
<p>Need to adopt a regional approach towards wind energy zoning taking changes to neighbouring county zoning patterns into account.</p>	<p>The Council are also aware that there is a requirement to prepare a Regional Renewable Energy Strategy as part of the Government's Climate Action Plan (2022). Monaghan County Council shall engage in Consultation with the Northern and Western Regional Assembly and review the County's renewable energy contributions to the National grid, considering necessary policy amendments to align with regional and national renewable energy objectives.</p>	<p><b>CEH4.</b> The draft County Development Plan 2025-2031 should include an objective to prepare a comprehensive Renewable Energy Strategy for the County during the lifetime of the plan which is consistent with the Regional Renewable Electricity Strategy (RRES) and which provides clear objectives for renewable energy development in the County.</p>

<p>Wind speeds should be used as a criterion for determining suitable areas for renewable energy development.</p>	<p>It is acknowledged that the consideration of wind speeds/wind potential is a factor in terms of assessing the viability of a site/location for wind energy generation. The Development Plan 2025-2031 will have regard to the provisions of the Wind Energy Guidelines (DEHLG, 2006) and any revised Wind Energy Guidelines when finalised.</p>	<p><b>CEH52.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the provisions of the Wind Energy Guidelines (DEHLG, 2006) and any revised Wind Energy Guidelines when finalised.</p>
<p>Grid constraints should be used as a criterion for determining suitable areas for renewable energy development.</p>	<p>It is acknowledged that the availability of grid connection as well as capacity are factors in terms of assessing the viability of a site/location for wind energy generation. The Development Plan 2025-2031 will have regard to the provisions of the Wind Energy Guidelines (DEHLG, 2006) and any revised Wind Energy Guidelines when finalised.</p>	<p><b>CEH52.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the provisions of the Wind Energy Guidelines (DEHLG, 2006) and any revised Wind Energy Guidelines when finalised.</p>
<p>The development plan should support projects which may enter the repowering stage during the lifetime of the development plan.</p>	<p>It is acknowledged that consideration should be given to including a policy in the plan which supports the repowering of older wind farms having regard to all relevant environmental and planning considerations and the Wind Energy Guidelines (2006) or any final revised versions.</p>	<p><b>CEH57.</b> The draft County Development Plan 2025-2031 should include objectives and policies that support the repowering of older wind farms where appropriate having regard to the Wind Energy Guidelines (DHLGH, 2006) and any revised Wind Energy Guidelines when finalised.</p>
<p>There should be support for alternative renewable energy technologies including biogas, battery storage, hydrogen or other technologies which may become available over the duration of the development plan.</p>	<p>The development plan 2025-2031 should contain objectives and policies which promote and facilitate renewable energy projects such as wind, solar, bioenergy, combined heat and power, battery storage etc in line with National Policy and best practice in order to assist in the delivery on national and local targets on carbon emissions.</p>	<p><b>CEH53.</b> The draft County Development Plan 2025-2031 should include objectives and policies that promote the delivery of innovative renewable energy projects having regard to national legislation, best practice, emerging technologies, and the actions identified in the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p>
<p>The development plan should support energy generation from solar systems and back-up generators.</p> <p>Incentives should be provided to promote the installation of solar energy systems in all new builds and existing premises.</p>	<p>The development plan 2025-2031 should contain objectives and policies to give favourable consideration to energy conservation and renewable energy projects subject to normal planning consideration. The development plan shall also align with the objectives set out in the LACAP.</p> <p>There is no scope within the development plan to provide fiscal incentives for renewable energy. There are however other available funding sources available such as SEAI grants and the Community Climate Fund.</p>	<p><b>CEH10.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that facilitate and promote renewable energy development where appropriate, subject to normal planning and environmental considerations.</p>



<p>Encourage and incentivise energy conservation and the benefits of renewable energy development.</p>	<p>There is no scope within the plan to provide fiscal incentives for renewable energy projects. Encouragement/promotion of energy conservation and the benefits of renewable energy is not exclusively within the scope of the development plan and requires a multi-stakeholder approach. The plan should set out a positive policy framework for development proposals for renewable energy /energy conservation projects subject to compliance with all planning and environmental standards.</p>	<p><b>CEH10.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that facilitate and promote renewable energy development where appropriate, subject to normal planning and environmental considerations.</p> <p><b>CEH18.</b> The draft County Development Plan 2025-2031 should include objectives and policies that promote carbon-neutral and sustainable building practices in the County, in line with the Climate Action Plan and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p> <p><b>CEH53.</b> The draft County Development Plan 2025-2031 should include objectives and policies that promote the delivery of innovative renewable energy projects having regard to national legislation, best practice, emerging technologies, and the actions identified in the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p>
<p>Consideration should be given to energy generation in water distribution networks. The potential for generating energy through installation of in-line turbines in watermains has already been proven in a pilot project in Wexford.</p>	<p>The public water mains network is managed by Uisce Éireann and the Council has no role in the management of private group water schemes. As such Council have no scope to deliver energy generation schemes in water distribution networks.</p>	<p>No specific recommendation.</p>
<p>There should be an assumption of agreement for scale development of wind power (&gt;25kW and solar PV&lt;10kW) encouraging every farm to be self-sufficient.</p>	<p>There are comprehensive provisions in the Planning and Development Regulations 2001 (as amended) providing exemptions for the installation of renewables for various categories of development. It is highlighted that there are some restrictions on exemptions as set out in Article 9(1) of the Planning and Development Regulations 2001 (as amended) such as if a proposal would interfere with the character of a landscape or amenity area specified as an objective in the plan.</p> <p>In terms of wider green energy/renewable energy policy there have been significant advancements in government policy and renewable technologies since the publication of the county development plan 2019-2025. The current suite of objectives and policies in relation to renewable</p>	<p><b>CEH10.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that facilitate and promote renewable energy development where appropriate, subject to normal planning and environmental considerations.</p>

	energy will be reviewed in the context of the Climate Action Plan (Department of Environment, Climate and Communications) 2021 and the Local Area Climate Action Plan (LACAP) 2024-2029 and emerging technological advancements and best practice.	
The potential of the Scotch Corner Recycling site should be developed as renewable energy site for solar or battery storage or anaerobic digestion should be investigated.  Lough Egish could be developed an alternative location for anaerobic digestion and link to natural gas network.	The suggestion to investigate the potential of Scotch Corner and Lough Egish for renewable energy generation are acknowledged as being worthy of consideration. This could be considered as part of the Renewable Energy Strategy for County Monaghan. The Council will work with all relevant stakeholders to promote and provide favourable policy support for innovative renewable energy projects.	<b>CEH4.</b> The draft County Development Plan 2025-2031 should include an objective to prepare a comprehensive Renewable Energy Strategy for the County during the lifetime of the plan which is consistent with the Regional Renewable Electricity Strategy (RRES) and which provides clear objectives for renewable energy development in the County.  <b>CEH53.</b> The draft County Development Plan 2025-2031 should include objectives and policies that promote the delivery of innovative renewable energy projects having regard to national legislation, best practice, emerging technologies, and the actions identified in the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.
Support and establish community energy projects.	The Environment Section will be delivering the Community Climate Action Fund to support communities to promote and assist in the scale up of community climate action. The overall objective of the programme is to shape and build low carbon, sustainable communities in a coherent way to contribute to national climate and energy targets.	<b>EAM1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.  <b>CEH23.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to support and promote the Sustainable Energy Communities Programme to enable communities to develop new and innovative, locally-based solutions to energy.
Stand-alone housing should be encouraged to be as stand-alone and off-grid as possible in respect of water, power, and sewage.	While the Council strongly agrees that new development should be designed to minimise energy use and should include renewable energy sources, given that Building Regulations require that new dwellings have a minimum BER A2 rating, the suggestion that all single houses should be self-sufficient and off grid as possible is not feasible or desirable in all cases. For example, Group Water Schemes and Public Water Schemes should be utilised where available and where capacity exists, in order to	<b>CEH18.</b> The draft County Development Plan 2025-2031 should include objectives and policies that promote carbon-neutral and sustainable building practices in the County, in line with the Climate Action Plan and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.

	optimise investment in public infrastructure, and on the basis of having better water quality than a domestic well source.	
There is an opportunity for Monaghan to become an exemplar of best practice in carbon neutral and sustainable building practices.	The opportunity for Monaghan to become an exemplar in terms of carbon neutral and sustainable building practices is recognised in the Local Area Climate Action Plan (LACAP) and the plan focuses on how the Council can achieve best practice in its own operations, activities, and projects. The County Development Plan 2025-2031 shall align with the target and objectives set out in the LACAP and shall fully support its implementation and delivery.	<p><b>CEH18.</b> The draft County Development Plan 2025-2031 should include objectives and policies that promote carbon-neutral and sustainable building practices in the County, in line with the Climate Action Plan and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p> <p><b>CEH58.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage the use of innovative and energy-efficient technologies in construction projects.</p>
<p>There should be planning enforcement of landscaping conditions as people plant non-native species.</p> <p>Clear guidance is needed on the type of hedgerow/trees needed.</p>	The type of hedgerow, species and spacing of hedgerows is normally specified and conditioned as part of the development management process (i.e planning permission conditions). Where landscaping conditions are not complied with these can be enforced through the provisions of the Planning Act and Regulations. The development plan should set out clear policy guidance to minimise hedgerow/tree removal and details on the type of landscaping that will be required to accompany development proposals.	<b>CEH59.</b> The draft County Development Plan 2025-2031 should include policies to minimise the loss of hedgerows and trees, as well as detailed guidelines on landscaping/boundaries to guide development proposals.
<p>The infilling of hedgerows/planting of hedgerow with appropriate species should be a priority.</p> <p>Loss of native hedgerows/woodlands with associated impacts on biodiversity is a concern.</p>	In terms of the points raised in relation to native hedgerows, this is a strategic theme of the " <i>The Monaghan Biodiversity &amp; Heritage Strategic Plan 2020-2025</i> " (MB&HSP). The Monaghan Hedgerow Appraisal Survey, 2021 – A Decade of Change was commissioned as part of the implementation of the MB&HSP. This study has estimated the net removal of between 0.5 and 0.88% of hedgerow in the County per annum, much higher than the estimated national average. It is prudent to ensure that the development plan 2025-2031 contains strengthened objectives for the protection, maintenance and restoration of native hedgerows and woodland in the County. Any such policies will be developed on advice from the Heritage Officer and Biodiversity Officer of the Council.	<p><b>CEH12.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that encourage and promote the restoration of ecosystems and the protection and enhancement of biodiversity.</p> <p><b>EAM10.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect and enhance biodiversity in the County having regard to the 4<sup>th</sup> National Biodiversity Plan (when adopted) and the Monaghan Biodiversity &amp; Heritage Strategic Plan 2020-2025 (and any subsequent versions).</p> <p><b>CEH60.</b> The draft County Development Plan 2025-2031 should include an objective to support projects aimed at restoring native woodlands in collaboration with all relevant stakeholders including National Parks and Wildlife Service, Teagasc, and Coillte.</p>

<p>There should be identification of sites for planting both on public and private land.</p>	<p>It is acknowledged that the Council should lead the way in providing biodiversity protection and enhancement on their own lands. Consideration should be given to including an objective in the development plan to identify underutilised land in the settlements for biodiversity sites in consultation with the Biodiversity Officer. It should be noted that this is an identified action in the MCC Climate Action Plan 2024-2025 and the development plan 2025-2031 should fully align with this plan and seek to assist the delivery of climate objectives through a supportive and robust policy framework. While there is limited scope to identify private lands for planting, this could be done through the development management process by implementing appropriate landscaping conditions.</p>	<p><b>EAM12.</b> The draft County Development Plan 2025-2031 should include an objective to identify suitable council owned lands within the settlements which could be developed as biodiversity areas in a manner consistent with the action's identified in the Climate Action Plan 2024-2029.</p>
<p>Need to identify Community partners that might be mobilised for planting of target species and whips (i.e Tidy Towns, Schools, Environmental organisations, etc.), provide training, equipment, and insurance for planting and set targets so that progress can be measured.</p>	<p>The points raised in relation to the Council supporting the community sector to carry out tree planting is acknowledged as being worthwhile and worthy of consideration by relevant the Council sections such as community, heritage, environment, and the Municipal Districts. Although it is not within the remit of the development plan the Council does engage with the community sector around Environmental awareness. It should be further noted that the enhancement of the natural environment, supporting nature-based solutions and promoting enriched biodiversity is a Strategic Goal of the Draft MCC Climate Action Plan 2024-2029.</p>	<p><b>EAM1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p>
<p>Monaghan County Council should cease sending reminders for public to commence cutting hedgerow on September 1<sup>st</sup> as the practice of cutting hedges low and tight is ecologically damaging.</p>	<p>The Wildlife Act 1976 is the principal legislation governing the cutting/grubbing/burning of hedgerows during the nesting and breeding season from 1st of March to 31st of August. The matter of notifications is not within the remit of the development plan. The matter raised is an operational matter related to road safety which would be most appropriately targeted to the Road Section/Municipal District. The plan should however contain policies for the protection and enhancement of native hedgerows/trees.</p>	<p><b>CEH59.</b> The draft County Development Plan 2025-2031 should include policies to minimise the loss of hedgerows and trees, as well as detailed guidelines on landscaping/boundaries to guide development proposals.</p>
<p>There is a need to make a clear commitment to reducing grass cutting in public spaces and leaving areas uncut.</p>	<p>This matter is not within the scope/remit of the development plan however it is addressed in the Draft Monaghan County Council Climate Action Plan 2024-2029. The development plan for the period 2025-2031 should align with and support the goals and objectives set out in the Climate Action Plan.</p>	<p>No specific recommendation.</p>

<p>There is a necessity to reduce/ban the use of pesticides.</p>	<p>The Council are currently exploring a reduction in the use of pesticides using more sustainable alternatives. It is an objective of the Local Authority Climate Action Plan (LACAP) 2024-2029 to develop and implement a pesticide reduction policy using the Monaghan Town Pilot Study. The development plan for the period 2025-2031 shall include an objective to support the implementation of the LACAP and the Monaghan Strategic Biodiversity and Heritage Plan.</p>	<p><b>EAM1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p>
<p>Protect endangered wild bird species such as the Swift- this could be supported through a change in planning regulations to ensure that all new buildings include built-in nest boxes</p>	<p>It should be noted that changes to Planning Regulations are a matter for the Minister for Housing Local Government and Heritage. Matters such as the installation of nest boxes can be targeted at operational level through the development management process and in consultation with the Biodiversity Officer.</p>	<p>No specific recommendation</p>
<p>Only genuine sustainable development, in both construction and operation should be permitted.</p>	<p>It is accepted that there should be rigorous assessment of the environmental impacts of all new development. Climate change and sustainable development should be the cross-cutting theme binding all other aspects of the development plan for the period 2025-2031. Section 10(2) of the Planning Act sets out mandatory development objectives that must be included in the development plan which includes objectives for sustainable development and regeneration, communities and people, climate and environment and heritage and landscape. The development plan should include a comprehensive suite of policies to support these objectives and act as framework to assess development proposals through the development management process. The development plan shall comply with all European and National legislative requirements</p>	<p><b>EAM1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p> <p><b>CEH3.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that promote a reduction in energy demand and emissions, sustainability, and climate resilience.</p> <p><b>EAM6.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies in respect of climate change and all aspects of environmental protection to guide the assessment of development proposals with potential impacts on the environment having regard to European and National Legislation, guidelines, and best practice.</p>
<p>The development plan should support, households, farmers, and business to build habitats and practice approaches that restore nature.</p>	<p>It is not within the scope of the plan to provide financial support for habitat restoration however, the Environment Section of the Council has an education and awareness role. It is acknowledged that the development plan 2025-2031 should contain objectives and policies to provide for the protection and enhancement of Habitats of European, National and Local Importance as the protection of natural heritage is a mandatory objective and having regard to all legislative requirements</p>	<p><b>EAM11.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies providing for the protection of habitats and species including those protected under the Habitats Directive having regard to all relevant legislation, guidelines and best practice.</p>

		<p><b>EAM15.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to support and facilitate a transition to more sustainable methods of farming where this involves development.</p>
<p>Intensive agriculture should be restricted.</p>	<p>As highlighted above in the Environmental Assessment and Monitoring section above, Intensive Poultry Farms represent a significant part of the farming sector in the County and have been a feature of farm diversification over the last number of decades. Although it must be acknowledged the Poultry Sector and the Food Production Industry play a significant role in the economy of Monaghan, the increase in Poultry Developments in recent time has given rise to environmental impacts which must be addressed by the development plan. Restrictions on new Intensive Poultry developments within 10km of European Sites have been implemented where such developments would result in an increase in ammonia and nitrogen emissions with potential to further degrade the conservation status of European sites.</p> <p>It is acknowledged that the development plan should provide a suite of policies to guide the assessment of proposals for all types of agricultural development including intensive agriculture having regard to the provisions of European Directives (Habitats Directive and EIA Directive), National Legislation and all relevant environmental and planning requirements. The Council is committed to engaging with all relevant stakeholders to address the environmental issues arising from Intensive Agriculture.</p>	<p><b>EAM15.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to support and facilitate a transition to more sustainable methods of farming where this involves development.</p> <p><b>EAM5.</b> The draft Monaghan County Development Plan 2025-2031 should include an objective to collaborate with relevant stakeholders, including government departments, the Environmental Protection Agency, Irish Farmers Association and the poultry sector with the aim of facilitating sustainable development related to intensive poultry farming.</p> <p><b>EAM19.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to assess proposals for intensive agriculture / poultry operations having regard to all relevant environmental legislation and the provisions of the Habitats Directive and the EIA Directive as relevant.</p>
<p>Stronger monitoring of agriculture effluent entering our rivers needs to be put in place.</p>	<p>Environmental monitoring, enforcement and regulation in Monaghan is largely carried out by the Environment Section. The EPA are also responsible for monitoring. Local authorities develop enforcement plans annually to allocate resources on a priority basis. Activities are planned based on the risk posed to the environment and what is deemed most urgent locally or nationally. Whilst local authorities are responsible for environmental enforcement and regulation, the Environmental Protection Agency (EPA) is responsible for overseeing local authorities' environmental protection responsibilities. Local Authorities inform the EPA of their enforcement plans and their planned levels of activity annually in addition to submitting data on completed activities and information on significant achievements.</p>	<p><b>EAM3.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect the environment and to prevent/minimise pollution (air, noise, land and water) in the County and beyond having regard to European, National and Regional Policy, national guidelines and best practice.</p> <p><b>CEH33.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to safeguard and enhance riparian corridors to assist in the preservation of natural habitats, vegetation, and</p>

		aquatic ecosystems along water bodies, and to maintain water quality and biodiversity.
The development plan needs to look at rivers in the County. Proper cleaning and maintenance of rivers is needed to prevent flooding and to protect the fish and wildlife that depends on good quality water.	<p>In relation to the issue of rivers, landowners are responsible for the management of watercourses on their lands. However, statutory drainage schemes constructed after 1842 on watercourses in Ireland to improve the drainage of agricultural land are the responsibility of local authorities to maintain. Drainage District schemes completed up to 1945 and after are the responsibility of the Office of Public Works (OPW).</p> <p>The development plan 2025-2031 will contain a comprehensive set of policies in relation to surface water protection. A catchment management approach for the protection of high-status sites and waterbodies is set out. The development plan shall reference and align with the Draft River Basin Management Plan 2022-2027 and any finalised version.</p>	<p><b>CEH33.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to safeguard and enhance riparian corridors to assist in the preservation of natural habitats, vegetation, and aquatic ecosystems along water bodies, and to maintain water quality and biodiversity.</p> <p><b>EAM4.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect water bodies having regard to the third cycle of the River Basin Management Plan 2022-2027.</p>
More environmental awareness/education and training is needed, from children upwards such as training households on how to recycle and reduce food waste.	Environmental education and awareness is not within the remit of the development plan. However, the Environment, Heritage and Biodiversity Sections of the Council deliver a range of educational and awareness projects throughout the County on a regular basis. The development plan 2025-2031 will reference and align with relevant Strategy documents across the Council including the Monaghan Biodiversity & Heritage Strategic Plan 2020-2025 (and any subsequent plan), and the Climate Action Plan 2024-2029.	No specific recommendation.
There is a need to provide interactive classes for people of all ages on a range of topics relating to biodiversity such as flowers, trees, insects, habitats, wildlife, etc. and organise field trips and events.	The provision of education and training in respect of biodiversity is not within the remit of the development plan. The Council have recently employed a Biodiversity Officer who will be responsible for driving local biodiversity actions and projects. In addition to developing a Biodiversity Plan for the County, the new Biodiversity Officers will advise the local authority on related issues and the authority's obligations in relation to protecting biodiversity and ensuring that is integrated into all the Council's policies, plans and actions. Part of the Biodiversity Officers' role will be in community engagement and raising awareness.	No specific recommendation
The vision plan for Lough Muckno Park should not be implemented as it would lead to irreversible impacts on biodiversity. It is a top-down plan not supported by locals. A locally based consultative group should be set up to	In recognition of its unique setting, Lough Muckno is designated as an Area of Primary Amenity in the current development plan, and this will be translated into the development plan for the period 2025-2031. Lough Muckno is also a proposed Natural Heritage Area due the significance of the ecosystem. Therefore, only development which will not give rise to effects which would harm the scenic or environmental quality of Lough	<b>CEH12.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that encourage and promote the restoration of ecosystems and the protection and enhancement of biodiversity.

<p>plan for the sustainable development of Lough Muckno going forward.</p> <p>Lough Muckno and the surrounding area is Castleblayney's best asset. This area must be afforded the highest degree of protection available. The plan should contain strict policies to protect the area's landscape, flora, and fauna with clear guidance on the type of development which will/will not be permitted.</p> <p>There is a need to provide green wells, roofs, and carparks.</p> <p>There is a necessity to add and preserve habitats within the town.</p>	<p>Muckno should be permitted. The development plan 2025-2031 shall contain a broad suite of supporting policies in relation to protecting heritage, environmental conservation and landscape protection.</p> <p>Lough Muckno also functions as a public water drinking supply source and therefore any future plan for the area must have regard to the protection of water quality.</p> <p>Furthermore, Lough Muckno serves as an area of recreational amenity for locals and visitors to Castleblayney. Any future plan for Lough Muckno should strike a balance between enhancing the amenity attractions of the area and the importance of protecting the environmental quality, aquatic habitats and eco-system associated with Lough Muckno.</p> <p>A high-level strategic planning and environmental appraisal of the report A Vision for the Lough Muckno Estate was undertaken by consultants on behalf of the Council and will inform any further actions in relation to the vision plan. Any agreed subsequent strategy document will be incorporated into the development plan.</p> <p>This can be achieved through the implementation of the recommendations contained in the document "Nature Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas" and ensuring Sustainable Urban Drainage measures are implemented in all new developments as appropriate.</p> <p>It is acknowledged that the Council should lead in providing biodiversity protection and enhancement by doing so on Council owned lands. Consideration should be given to including an objective in the development plan to identify suitable lands in the settlement for biodiversity enhancement in consultation with the Biodiversity Officer. It should be noted that this is an identified action in the MCC Climate Action</p>	<p><b>EAM10.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect and enhance biodiversity in the County having regard to the 4<sup>th</sup> National Biodiversity Plan (when adopted) and the Monaghan Biodiversity &amp; Heritage Strategic Plan 2020-2025 (and any subsequent versions).</p> <p><b>CEH33.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to safeguard and enhance riparian corridors to assist in the preservation of natural habitats, vegetation, and aquatic ecosystems along water bodies, and to maintain water quality and biodiversity.</p> <p><b>CEH61.</b> The draft County Development Plan 2025-2031 should include objectives and policies to protect and enhance areas of primary and secondary amenity.</p> <p><b>CEH62.</b> The draft County Development Plan 2025-2031 should include objectives and policies to protect and enhance Natural Heritage Areas and Proposed Natural Heritage Areas.</p> <p><b>CEH14.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to promote the implementation of Nature Based Solutions in all new developments in urban areas in accordance with Nature based solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (DHLGH, 2022).</p> <p><b>CEH19.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to require new developments to incorporate Sustainable Drainage Systems (SuDS) management initiatives in their design and operation such as green infrastructure, water</p>
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<p>Plant hedges along the shore of the lake to prevent run off.</p>	<p>Plan 2024-2025 and the development plan for the period 2025-2031 should fully align with this.</p> <p>The Council acknowledges the benefits of providing riparian corridors/buffers. The planting of vegetation along the shoreline of Lough Muckno on publicly owned land should be considered but only after having regard to an Ecological Assessment carried out to take account of the proposed Natural Heritage Area status of the site. The development plan has no remit to implement planting on privately owned land.</p>	<p>recycling and conservation measures, green roofs, and rainwater harvesting.</p> <p><b>EAM12.</b> The draft County Development Plan 2025-2031 should include an objective to identify suitable council owned lands within the settlements which could be developed as biodiversity areas in a manner consistent with the action's identified in the Climate Action Plan 2024-2029.</p> <p><b>CEH33.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to safeguard and enhance riparian corridors to assist in the preservation of natural habitats, vegetation, and aquatic ecosystems along water bodies, and to maintain water quality and biodiversity.</p>
<p>Carrickmacross Tidy Town Committee is concerned with the protection of the existing natural habitat and the development of biodiversity projects to enhance the protection of wildlife.</p> <p>The development plan should include a survey of all land that is owned by the County Council but is not suitable for development. For example, the land behind the Civic Centre in Carrickmacross could be developed for biodiversity with tree planting and provision of a pond to enhance wildlife. Such areas would require maintenance plans to prevent the spread of invasive plants.</p>	<p>The Council acknowledges the concerns raised about the protection of our existing natural habitats and the need to develop biodiversity projects to protect our wildlife. The Council have recently employed a Biodiversity Officer who will be responsible for driving local biodiversity actions and projects. In addition to developing a new Biodiversity Plan for the County, the Biodiversity Officer will advise the Council on related issues and the authority's obligations in relation to protecting biodiversity ensuring that is integrated into all the Council's policies, plans and actions. The Forward Planning Team will engage with the Biodiversity Officer throughout the plan preparation process to ensure that robust Biodiversity objectives and policies are formulated in the new development plan.</p> <p>While the identification of lands for the enhancement of biodiversity may not solely be within the remit of the plan, it is acknowledged that the Council should lead in providing biodiversity protection and enhancement by doing so on Council owned lands. Consideration should be given to including an objective in the development plan to identify underutilised land in the settlements for biodiversity sites in consultation with the Biodiversity Officer. It should be noted that this is an identified action in the MCC Climate Action Plan 2024-2025 and the development</p>	<p><b>EAM12.</b> The draft County Development Plan 2025-2031 should include an objective to identify suitable council owned lands within the settlements which could be developed as biodiversity areas in a manner consistent with the action's identified in the Climate Action Plan 2024-2029.</p>

<p>There is a need for cleaning and maintenance of rivers.</p> <p>Stronger monitoring of agricultural effluent is required.</p>	<p>plan for the period 2025-2031 should fully align and support the delivery of this plan.</p> <p>It is further highlighted that the development plan for the period 2025-2031 should contain land use zoning objectives for landscape protection and conservation which seeks to protect landscape features within the town, and recreation and amenity which seeks to protect and provide for passive and active recreation facilities. The zoning matrix within the current development plan limits the type of development that can be permitted on such zoned lands to compatible amenity developments. All existing land use zoning objectives will be reviewed, and suitable land identified for these uses.</p> <p>It will be an objective of the development plan for the period 2025-2031 to prepare a Green Infrastructure Strategy for the County during the lifetime of the current plan to identify, connect and protect green infrastructure resources and enhance their environmental and human benefits. They will require partnership and stakeholder engagement from state agencies, local communities, and interest groups.</p> <p>The management of invasive species on Council land is an operational matter for the Council. The development plan 2025-2031 should contain policies to control the spread of invasive species in new developments. This will be controlled through the development management process.</p> <p>In relation to the issue of works to rivers, landowners are responsible for the management of watercourses on their lands. However, statutory drainage schemes constructed on watercourses in Ireland after 1842 to improve the drainage of agricultural land are the responsibility of local authorities to maintain. Drainage District schemes completed up to 1945 and after are the responsibility of the Office of Public Works (OPW).</p> <p>Environmental monitoring, enforcement and regulation in Monaghan is largely carried out by the Environment Section. The EPA are also responsible for monitoring. Local authorities develop enforcement plans annually to allocate resources on a priority basis. Activities are planned based on the risk posed to the environment and what is deemed most urgent locally or nationally. Whilst local authorities are responsible for</p>	<p><b>CEH63.</b> The draft County Development Plan should include an objective to prepare a Green Infrastructure Strategy during the lifetime of the plan.</p> <p><b>CEH64.</b> The draft County Development Plan should include policies to assist in the control of the spread of invasive species.</p> <p><b>CEH33.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to safeguard and enhance riparian corridors to assist in the preservation of natural habitats, vegetation, and aquatic ecosystems along water bodies, and to maintain water quality and biodiversity.</p> <p><b>EAM3.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect the environment and to prevent/minimise pollution (air, noise, land and water) in the County and beyond having regard to European, National and Regional Policy, national guidelines and best practice.</p>
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<p>There is a need to develop a set of good principles for design in a historic rural setting such as Glaslough that respect climate, community wellbeing and cohesion while nurturing creativity and solution focused innovations.</p>	<p>The issue of climate resilience in the built environment (heritage) is addressed in the Draft Monaghan County Council Climate Action Plan 2024-2029. It is a mandatory requirement under Section 10(2) of the Planning and development Act 2000 (as amended) to include objectives for Sustainable Development and Regeneration, Communities and People, Climate and Environment and Heritage and Landscape. The development plan 2025-2031 should contain a suite of polices providing for the protection and enhancement of built heritage in the County and to provide a framework to guide the assessment of proposals affecting built heritage.</p>	<p><b>CEH65.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies for the protection and enhancement of built heritage in the County to provide a robust framework for the assessment of development proposals affecting heritage buildings, including their sensitive reuse where feasible, and have regard to the Architectural Heritage Guidelines for Planning Authorities (DAHG, 2011) and other relevant national policy.</p>
<p>In Glaslough, there is a need to further expand the Architectural Conservation Area and examine policies for energy and historic buildings, and incorporation of biodiversity considerations to historical townscape.</p>	<p>A review of Architectural Conservation Areas shall be carried out as part of the review and preparation for the development plan for the period 2025-2031. Consideration of policies for energy/thermal performance of historic buildings will be required to have regard to the Architectural Heritage Protection- Guidelines for Planning Authorities (DAHG, 2011) and the Department of Housing, Local Government and Heritage - Advice Series.</p>	<p><b>CEH65.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies for the protection and enhancement of built heritage in the County to provide a robust framework for the assessment of development proposals affecting heritage buildings, including their sensitive reuse where feasible, and have regard to the Architectural Heritage Guidelines for Planning Authorities (DAHG, 2011) and other relevant national policy.</p>
<p>In Glaslough and on the Castle Leslie Estate a number of opportunities are being examined:</p> <ul style="list-style-type: none"> <li>• To trial group heating systems for the Estate and Village.</li> <li>• To create a circular system for waste within the Estate and Village.</li> </ul>	<p>The development plan 2025-2031 should set out positive policy support for innovative energy efficiency and renewable energy projects subject to compliance with planning and environmental standards. Although matters such as waste management and community composting are more relevant to the Environment Section of the Council and the Climate</p>	<p><b>CEH23.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to support and promote the Sustainable Energy Communities Programme to enable communities to develop new and innovative, locally-based solutions to energy.</p>

<ul style="list-style-type: none"> <li>• To support community composting schemes.</li> <li>• To expand biodiversity beyond the estate, create policies for wetlands and hedgerows, using estate as a nature-hub, with seed collection from veteran trees in the area, and seed propagation and nursery in the area to create hare's corner.</li> <li>• A link to Sustainable Energy Authority of Ireland and local Sustainable Energy Communities as an exemplar and as a test bed both in the wider community and on the Castle Leslie Estate.</li> <li>• Develop an Agri Hub, an area where food can be grown on a collective basis e.g a large-scale allotment.</li> <li>• To rewild in a scientific and structured way and share findings.</li> <li>• Restore the Famine Wall for nesting opportunities for biodiversity.</li> </ul>	<p>Action Office, the development plan should positively support these proposals.</p> <p>The development plan 2025-2031 should contain objective and policies to support the protection and enhancement of biodiversity having regard to the land use implications of proposed development. These policies will be formulated in Consultation with the Biodiversity and Heritage Officers of the Council. The other wider biodiversity measures proposed are a matter for engagement with the Biodiversity Office and the Climate Action Office.</p> <p>The suggestions raised in this submission relating to developing specific local projects are not solely within the remit of the plan. Such initiatives require a multi-stakeholder approach involving a number of sections across the Council, landowners and Community Groups etc. The County Development Plan 2025-2031 should contain strategic objectives, land use zoning objectives and policies to positively support the enhancement of community facilities in the County. In addition, the plan should include policies for the protection and enhancement of Heritage and Biodiversity in the County in line with National and Local Policy.</p>	<p><b>CEH66.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to provide favourable policy support for innovative community projects to enhance the settlements and promote community engagement and participation.</p>
<p>More emphasis and resources should be given to keeping the beauty the county already possesses, not damaging our rivers, lakes, farmland by allowing mining and then needing huge investment to try and renew and replenish the destruction.</p>	<p>Section 10.2 of the Planning and Development Act set out certain themes which must be included as Mandatory Objectives in the Development Plan. The protection of the environment including consideration of climate change and heritage and landscape protection are mandatory objectives to be included in development plans.</p>	<p><b>EAM3.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect the environment and to prevent/minimise pollution (air, noise, land and water) in the County and beyond having regard to European, National and Regional Policy, national guidelines and best practice.</p> <p><b>EAM6.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies in respect of climate change and all aspects of environmental protection in relation to the assessment of development proposals with potential impacts on the environment having regard to European and National Legislation, guidelines, and best practice.</p>
<p>The effects of solastalgia need to be taken into account while town planning. The mental health of people should be paramount.</p>	<p>Development Plans have no direct role in addressing mental health issues, however it is acknowledged that objectives to deliver other goals yield indirect benefits to health and wellbeing for example, the provision of an adequate supply of quality housing, the creation of a quality environment, the provision of public realm green spaces, and</p>	<p><b>CEH1.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with National Policy Objectives set out in the National Planning Framework and Regional Planning Objectives expressed in the Regional Spatial and</p>

	<p>placemaking measures, the protection of the environment and amenity, the provision of adequate zoned land for community and recreational uses, and the provision of enhanced opportunities for cycling and walking.</p> <p>The National Planning Framework published in 2018, takes a holistic approach to addressing health and well-being. It identifies that there are specific health risks that can be influenced by spatial planning including mental health. It states that <i>by 'addressing the many factors that impact on health and well-being and which contribute to health inequalities, and by empowering and enabling individuals and communities to make healthier choices, it will be possible to improve health outcomes.'</i> National Policy Objective 26 supports the objectives of public health policy, including Healthy Ireland and the National Physical Activity Plan, though the integration of these policies with planning policy.</p>	<p>Economic Plan for the Northern and Western Regional Assembly area.</p>
<p>There are more extreme weather events due to climate change such as extreme rainfalls and flooding events. There is the potential for landslides and land erosion in relation to the benches of an open cast mine, posing potential danger to locals and workers. Landslides and land corrosion may cause fatalities, injuries and extensive damage to properties and infrastructure. The impact of discharges of sulphate and calcium as a result has potential detrimental environmental impacts. There is further danger of subsidence with catastrophic consequences due to high level of ground water, as has been shown in the last number of years in Maghercloone.</p>	<p>The issue of Climate Change mitigation and adaptation will be a central theme in the development plan for the period 2025-2031 and the plan will be fully aligned with the provisions of the Climate Action Plan 2022 and the LACAP when completed.</p> <p>The comments made in relation to climate change impacts on an existing/proposed mining operation are noted. The points raised relate to a recent application for the extension of an existing mine operation in the south of the County. A decision to grant has been issued by the Council which is presently subject to appeal. A comprehensive assessment of all aspects of a development proposal is carried out as part of the Development Management process. This application due to its scale and potential for significant environmental effects was subject to mandatory EIA (Part 1 of Schedule of the Planning and Development Regulations 2001(as amended)). EIA identifies, describes, and assesses the direct and indirect effects of a proposed project in relation to a number of environmental factors including climate. The proposed "mining" activity is a Licensable Activity under the EPA. Matters in relation to the stability of open cast mine benches is outside the remit of the development plan, however a policy should be included within it to require development proposals to demonstrate that there will be no adverse environmental impacts as a result of the development.</p>	<p><b>EAM1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p> <p><b>EAM3.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect the environment and to prevent/minimise pollution (air, noise, land and water) in the County and beyond having regard to European, National and Regional Policy, national guidelines, and best practice.</p>

<p>The development plan should identify/map the wetlands across the County that have been degraded and should proposed a schedule of works to restore them.</p>	<p>It is acknowledged that wetlands are important and perform a range of eco-system services. Wetlands provide a vital habitat for various flora and fauna and provide flood alleviation and pollution mitigation benefits as well as offering recreational opportunities. The development plan for the period 2025-2031 should contain objectives and policies to protect and enhance wetlands in the County. Policy WLP2 of the development plan 2019-2025 requires the submission of an Ecological Impact Assessment for any development proposal to infill or reclaim a wetland, and this should be included in the development plan 2025-2031. The Heritage Office of the Council have commissioned a number of surveys/studies on wetlands in the County and the findings of these studies will inform wetland policy in the development plan. Regard shall be had to the Wetland Action Plan 2020 and the wetland policy of the Biodiversity &amp; Heritage Strategic Plan 2020-2025 (or any subsequent version) when formulated. Consideration should be given to identifying and mapping wetlands in the development plan for the period 2025-2031.</p>	<p><b>CEH67.</b> The draft Monaghan County Development Plan 2025-2031 should include a policy requiring that any proposals for infilling of land that are not subject to mandatory Environmental Impact Assessment should be required to carry out an Ecological Impact Assessment.</p> <p><b>EAM7.</b> The draft Monaghan County Development Plan 2025-2031 should include an objective to protect, maintain, and restore wetlands in the County and reference the important role wetlands play in flood mitigation, habitat protection, biodiversity, and nature-based tourism.</p> <p><b>EAM10.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect and enhance biodiversity in the County having regard to the 4<sup>th</sup> National Biodiversity Plan (when adopted) and the Monaghan Biodiversity &amp; Heritage Strategic Plan 2020-2025 (and any subsequent versions).</p> <p><b>CEH68.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies for the protection and enhancement of wetlands in the County having regard to the Monaghan Wetland Action Plan 2020.</p>
<p>There should be the construction of new wetlands/large ponds on publicly owned lands and on private lands, with the consent of the proprietors.</p>	<p>New development and its associated road yard and parking areas increase impervious surfaces with resultant increases in surface water run off which can contribute to localised flooding and contamination. Surface water runoff can be addressed either through natural drainage or artificial drainage. The development plan for the period 2025-2031 should contain sustainable drainage policies having regard to national policy/guidelines and best practice. This should include a policy that all new development proposals incorporate Sustainable Drainage Systems (SuDS) measures.</p>	<p><b>CEH14.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to promote the implementation of Nature Based Solutions in all new developments in urban areas in accordance with Nature based solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (DHLGH, 2022).</p> <p><b>CEH19.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to require new developments to incorporate Sustainable Drainage</p>

<p>To reduce the risk of flash flooding, all newly paved areas should be bounded by vegetated strips/sumps or be drained into nearby vegetated areas to allow infiltration.</p>	<p>The use of Nature Based Solution to alleviate flooding (where feasible) as advocated in the publication Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Water Sensitive Urban Design- Best Practice Interim Guidance (DHLGH, 2022) should be required in all new local authority development and private development through appropriate policy wording in the development plan. The Council acknowledges the potential benefits this approach would have on flood alleviation/mitigation, the enhancement of biodiversity and the resultant mitigation in respect of Climate Change.</p>	<p>Systems (SuDS) management initiatives in their design and operation such as green infrastructure, water recycling and conservation measures, green roofs, and rainwater harvesting.</p>
<p>Planning permissions for all building developments on sites over a half-acre should include construction of a permanent shallow pond.</p>	<p>The draft County Development Plan should contain policies for sustainable drainage in all new developments, regardless of size.</p>	<p><b>CEH19.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to require new developments to incorporate Sustainable Drainage Systems (SuDS) management initiatives in their design and operation such as green infrastructure, water recycling and conservation measures, green roofs, and rainwater harvesting.</p>
<p>There should be an outright ban on construction of buildings on floodplains</p>	<p>The preparation of the development plan for the period 2025-2031 will be guided by the preparation of Strategic Flood Risk Assessment (SFRA). This will inform land use zoning decisions and the assessment of future development proposals through the development management process. The SFRA will be prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities, published by the Department of Environment, Heritage and Local Government and the Office of Public Works in 2009. Lands that are subject to Flood Risk are subject to the justification test within the Flood Risk Management Guidelines and vulnerable development should only considered if no suitable lands are available on lower flood risk areas, subject to a satisfactory Flood Risk Assessment by the developer.</p>	<p><b>CEH6.</b> The draft County Development Plan 2025 – 2031 should include a Strategic Flood Risk Assessment (SFRA) carried out in accordance with the relevant guidelines and include policies and objectives to ensure compliance with the outcome of the SFRA.</p> <p><b>CEH45.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and the associated Circulars and Technical Appendices.</p>
<p>Incentives should be provided to owners to act as custodians of Protected Structures</p>	<p>It should be noted that there is no remit within the development plan to provide fiscal incentives for owners of Protected Structures. However, it should be noted that the Council administers Built Heritage Grants annually on behalf of the Department of Housing, Local Government and Heritage.</p>	<p><b>CEH65.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies for the protection and enhancement of built heritage in the County to provide a robust framework for the assessment of development proposals affecting heritage buildings, including their sensitive reuse where feasible, and have regard to the Architectural Heritage Guidelines for Planning Authorities (DAHG, 2011) and other relevant national policy.</p>

<p>Patrick Kavanagh Country requires greater protection. Billy Brennan's Barn is a Protected Structure but the Clachan/group of farm buildings around it is not. This is a national, even international, literary heritage site and Monaghan County Council has an obligation to conserve it.</p>	<p>The comments made in relation to Kavanagh Country are noted. The existing development plan contains a reference to the Kavanagh County Landscape Assessment and Management Plan prepared in 2012, which included an inventory of the sites referred to in this work.</p> <p>Having regard to the protection of the site and associated curtilage of Billy Brennan's Barn, which contains a number of outbuildings built in a traditional vernacular style, it is notable that all of the outbuildings/farm buildings adjacent are considered to be within the curtilage of the Protected Structure, and so are subject to the same protection. A Section 57 determination stating this was issued in 2016. Although Billy Brennan's barn and associated structures are in private ownership, the Planning and Development Act 2000 (as amended) places a legal obligation on owners to prevent such structures from becoming endangered.</p> <p>The suggestion to establish a Literary National Park is noted. Objectives and Policies for Tourism in the Monaghan County Development Plan 2025-2031 shall closely align with the Monaghan Tourism Strategy 2023-2028 to facilitate the growth of a sustainable, innovative, and inclusive tourism sector in Monaghan.</p> <p>The Monaghan Destination and Experience Development Plan (DEDP) prepared by Failte Ireland in collaboration with the Council and tourism stakeholders, sets out objectives centred around tourism in County Monaghan and identifies 15 tourist attractions, one of which is the Kavanagh Country Cluster. The development plan 2025-2031 should reference the and the objectives and policies of the development plan should align with the DEDP.</p>	<p><b>CEH69.</b> The draft Monaghan County Development Plan 2025-2031 should include an objective to support the Kavanagh Country Landscape Assessment and Management Plan or any subsequent plan and include a policy requiring any development proposals with potential to impact on these buildings to have regard to the plan.</p> <p><b>CEH65.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies for the protection and enhancement of built heritage in the County to provide a robust framework for the assessment of development proposals affecting heritage buildings, including their sensitive reuse where feasible, and have regard to the Architectural Heritage Guidelines for Planning Authorities (DAHG, 2011) and other relevant national policy.</p> <p><b>EA23.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to promote sustainable tourism and improvement of existing tourist facilities (including visitor accommodation) to improve the County's tourism offering in line with the objectives of the Monaghan Tourism Strategy 2023-2028 and Failte Ireland's Destination and Experience Development Plan.</p>
<p>The bridge in Ballinode is protected structure and requires urgent attention.</p>	<p>In relation to the issue of the bridge in Ballinode which is a Protected Structure, the protection of heritage (including Architectural Heritage) is a mandatory objective to be contained in development plans. The development plan for the period 2025-2031 should contain objectives and policies for the protection of Built Heritage. The condition of the bridge in Ballinode forms part of the Local Road network and as such the maintenance of the bridge is a matter for Monaghan Municipal District.</p>	<p><b>CEH65.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies for the protection and enhancement of built heritage in the County to provide a robust framework for the assessment of development proposals affecting heritage buildings, including their sensitive reuse where feasible, and have regard to the Architectural Heritage Guidelines for Planning Authorities (DAHG, 2011) and other relevant national policy.</p>



<p>Greater emphasis should be placed on heritage in Knockatallan which has significant tourism potential.</p>	<p>The comments made in relation to tourism in the area, particularly Knockatallon /Sliabh Beagh are noted. The plan will include objectives and policies to promote and develop existing and new tourism products and facilities/resources including Sliabh Beagh in a sustainable matter over the lifetime of the plan in accordance with the Monaghan Tourism Strategy 2023-2028 and any subsequent strategy.</p>	<p><b>EA23.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to promote sustainable tourism and improvement of existing tourist facilities (including visitor accommodation) to improve the County's tourism offering in line with the objectives of the Monaghan Tourism Strategy 2023-2028 and Failte Ireland's Destination and Experience Development Plan.</p>
<p>Heritage buildings should have a small, coloured plaque to identify for public to embrace what is heritage and why it is worth preserving.</p>	<p>The comments are noted, however, this matter is not within the remit of the development plan. There are over 700 Protected Structure in Co. Monaghan and many of these are in private ownership.</p>	<p>No specific recommendation</p>

### Economic Activity

Raised in submissions PDS2, PDS3, PDS5, PDS6, PDS14, PDS16, PDS18, PDS20, PDS21, PDS25, PDS26, PDS29, PDS34, PDS48, PDS51, PDS54

Issue Raised	Chief Executive's Opinion on Issues Raised	Chief Executive's Recommendation
<p>Castleblayney Town centre shopping centre is not adequate and is another building remaining empty.</p>	<p>It is assumed that this comment relates to the vacant shopping centre in Castleblayney, and it is acknowledged that vacancy and dereliction are important issues that need to be addressed. The Council have no direct role in providing retail development however sufficient land should be zoned for a range of town centre uses including retail.</p> <p>It is acknowledged that having regard to the changing nature of the retail sector in recent years it should be an objective of the development plan for the period 2025-2031 to prepare a new County Retail Strategy within two years of the adoption of the plan.</p>	<p><b>SS23.</b> The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the refurbishment and reuse of vacant and derelict properties, particularly for housing.</p> <p><b>SS24.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with, support, and promote the implementation of compact urban development and the Town Centre First Policy.</p> <p><b>SS29.</b> The draft County Development Plan 2025-2031 should include zoning objectives and policies that prioritise the redevelopment of brownfield sites and promote urban regeneration to foster compact, sustainable growth in line with the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.</p> <p><b>EA21.</b> The draft County Development Plan 2025-2031 should include an objective to prepare a new Retail Strategy for the County over the lifetime of the plan.</p>
<p>The development plan should facilitate hotel amenities development.</p>	<p>It is unclear what exactly is meant in relation to this comment, whether the comment relates to existing hotel amenities in Castleblayney Town or the provision of new hotels and tourist accommodation.</p> <p>The development of amenities for hotels is a matter for the relevant operator. It is acknowledged that sufficient land should be zoned for town centre uses including hotels and tourist accommodation. It is notable that other zoning objectives may also permit tourist accommodation facilities subject to compliance with normal planning considerations.</p>	<p><b>EA22.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives to ensure sufficient lands are zoned for Town Centre uses including retail, residential, commercial and tourist facilities, and that the zoning matrix is sufficiently flexible to allow such uses in other zoning categories subject to the land uses being compatible.</p> <p><b>EA23.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to</p>

	<p>It is acknowledged that the plan should include a suite of policies to provide for sustainable tourism in the County and the enhancement of tourist facilities and amenities.</p>	<p>promote sustainable tourism and improvement of existing tourist facilities (including visitor accommodation) to enhance the County's tourism offering in line with the objectives of the Monaghan Tourism Strategy 2023-2028 and Failte Ireland's Destination and Experience Development Plan.</p>
<p>The eventual completion of the Market House and Hope Castle along with the recent completion of gate lodge 2 in Castleblaney should greatly increase economic growth for the town and County.</p> <p>Only sustainable tourist attractions should be developed.</p>	<p>It is considered that the recent and proposed works to public owned buildings in Castleblaney will greatly improve the appearance of the town and encourage further investment and renewal of the town.</p> <p>The importance of sustainable tourist development is acknowledged, and the new County Development Plan should ensure that the development of tourist attractions should only be progressed where there will be no adverse impacts on the attraction or the wider environment of its context.</p>	<p><b>EA16.</b> The draft County Development Plan 2025-2031 should include objectives and policies that promote the regeneration of town centres.</p> <p><b>EA23.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to promote sustainable tourism and improvement of existing tourist facilities (including visitor accommodation) to enhance the County's tourism offering in line with the objectives of the Monaghan Tourism Strategy 2023-2028 and Failte Ireland's Destination and Experience Development Plan.</p>
<p>Ecosystems provide various services that are essential for human well-being such as clean air and water, soil fertility, climate regulation, and flood control. Restoring ecosystems can improve these services, which can benefit rural communities.</p> <p>Monaghan relies heavily on intensive agriculture, however, by restoring ecosystems, new income sources can be created. For example, restored forests can provide timber and ecotourism opportunities.</p>	<p>The benefits of eco-system restoration are acknowledged by the local authority and the potential to yield a range of economic benefits would be welcomed. Consideration should be given to including an objective in the development plan 2025-20231 which favourably support projects proposing eco-system/habitat restoration.</p>	<p><b>EA24.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to provide favourable support for projects to implement and deliver habitat restoration and recognise the economic potential of this approach in terms of farm diversification, nature-based tourism, etc.</p> <p><b>EAM15.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to support and facilitate a transition to more sustainable methods of farming where this involves development.</p>
<p>Ecosystem restoration projects create opportunities for job creation such as nature-based tourism and recreation.</p>	<p>The Council acknowledges the benefits of ecosystem restoration projects and the potential for such restoration to provide multiple benefits in terms of community engagement, conservation, education, economic growth and tourism/recreation. The draft plan should include an objective to support ecosystem/habitat restoration in consultation with all relevant stakeholders.</p>	<p><b>EA24.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to provide favourable support for projects to implement and deliver habitat restoration and recognise the economic potential of this approach in terms of farm diversification, nature-based tourism, etc.</p>

<p>The importance of entrepreneurs in the County should be acknowledged and they should be commemorated in a piece of art.</p>	<p>The provision of public art to commemorate entrepreneurs is not within the remit of the plan to deliver. The Council acknowledges the strong entrepreneurial spirit reflected in the County's current economic profile and this should be referenced in the Economic Chapter of the development plan for the period 2025-2031. Business start-ups should be positively encouraged through appropriate policies and objectives within the development plan, subject to any such development proposals meeting the relevant environmental and planning standards.</p>	<p><b>EA25.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies that facilitate and encourage the development of new business start-ups and/or the expansion of existing enterprises, subject to the normal planning and environmental considerations.</p>
<p>More tourist accommodation is needed especially along the N2. B&amp;B's and guesthouses should be incentivised. Additional camping/ campervan facilities should be provided in the settlements.</p>	<p>The development plan for the period 2025-2031 should reference and acknowledge the need for additional tourist accommodation in the County over the plan period to encourage increased visitor numbers to the County.</p>	<p><b>EA23.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to promote sustainable tourism and improvement of existing tourist facilities (including visitor accommodation) to enhance the County's tourism offering in line with the objectives of the Monaghan Tourism Strategy 2023-2028 and Failte Ireland's Destination and Experience Development Plan.</p>
<p>The development plan should build upon the move towards hybrid working by ensuring suitable facilities and infrastructure are available within County Monaghan to host high income jobs and projects within our communities.</p>	<p>Monaghan County Council acknowledges the changing trends in working patterns accelerated by the Covid 19 Pandemic and recognises that more flexible working patterns provides an ideal opportunity to retain high income jobs in our county, provided that appropriate facilities are in place. The development plan will make reference to this, and it will be reflected by suitable supporting objectives and policy in the development plan.</p> <p>Addressing economic resilience and connectivity in County Monaghan should be a strategic priority /objective for the County's future. Monaghan's strategic border location along the Dublin to Letterkenny/ Derry City corridor, and adjacent to the Dublin/Belfast eastern economic corridor together with improvements in digital and physical infrastructure, will create new opportunities for strengthening the local employment base and fostering sustainable population growth centred around County towns. The need to strengthen digital networks to accommodate emerging technology is noted.</p>	<p><b>EA2.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that emphasise improving digital infrastructure and connectivity to support business growth, innovation, and remote working opportunities.</p> <p><b>EA26.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to facilitate the conditions necessary for skilled jobs to be developed and retained in County Monaghan.</p> <p><b>EA27.</b> The draft Monaghan County Development Plan 2025-2031 should include an objective to enhance economic resilience and connectivity in Monaghan having regard to its strategic location.</p> <p><b>EA28.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies that acknowledge and seek to deliver synergy between the key themes of place making, regeneration, climate change adaptation and integrated land use and transport</p>

		as a mechanism to attract future investment and jobs in the County over the plan period.
<p>There is a need to build upon the County's successful history of developing successful food and engineering companies by ensuring appropriate start-up spaces and step-up facilities are available.</p> <p>The development plan needs to ensure larger suitable industrial units /sites are available to retain those companies that outgrow their start up units within the area.</p>	<p>The Council acknowledges the need to adopt a proactive approach to the identification of sites and opportunities to support economic development and employment. It is acknowledged that all future employment land use zonings need to be based on a strong evidence base. The Development Plan should be grounded in in up-to-date data and spatial analysis of population growth, economic growth rates/areas, employment typologies, locations and servicing availability.</p>	<p><b>EA29.</b> The draft Monaghan County Development Plan 2025-2031 should include zoning objectives informed by the preparation of a spatial analysis of the quantum of employment lands both developed and undeveloped, the rate of take up of zoned employment land, servicing information including accessibility, and based on population growth, and economic and employment growth and change over the lifetime of the plan.</p> <p><b>EA30.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies that have a proactive approach to the identification of suitable sites for business start-ups and larger sites to cater for expanding industries.</p>
<p>The Council should build on the success of the Lough Egish Food Park and the Ballybay Food Hub project by replicating this for the engineering sector which is significant employer in Monaghan.</p>	<p>The comments made in relation to the importance of the agri-food and engineering sectors in Co. Monaghan are acknowledged. The Economic Activity Chapter of the development plan should reference the importance of these sectors and should contain policies which support their further development.</p>	<p><b>EA31.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies that support the concept of developing an engineering hub in County Monaghan in consultation with relevant industry stakeholders.</p> <p><b>EA30.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies that have a proactive approach to the identification of suitable sites for business start-ups and larger sites to cater for expanding industries.</p>
<p>Need to abolish rates for small active retail shops and services to encourage vibrant town centres and give locals a reason to go to town in lieu of online shopping.</p>	<p>The levying/non levying of commercial rates is not within the remit of the Development Plan.</p>	<p>No specific Recommendation</p>
<p>The Council should review current employment policies to encourage and promote commercial and industrial development on the southern section of Monaghan Town.</p>	<p>The Council acknowledges the need to adopt a proactive approach to the identification of sites and opportunities to support economic development and employment in Monaghan Town as a key town in the Regional Spatial and Economic Strategy (RSES). It is acknowledged that all future employment zonings need to be based on a strong evidence base. The Economic Strategy and Employment zoning in the Development Plan should be based on robust data and spatial analysis of population growth,</p>	<p><b>EA29.</b> The draft Monaghan County Development Plan 2025-2031 should include zoning objectives informed by the preparation of a spatial analysis of the quantum of employment lands both developed and undeveloped, the rate of take up of zoned employment land, servicing information including accessibility, and based on</p>

	employment projections, typologies, locations, servicing availability and future economic growth areas. The Economic Strategy in the Draft Plan should also have regard to the Economic Objectives of the RSES.	population growth, and economic and employment growth and change over the lifetime of the plan.
<p>Large processing and manufacturing should be contained to Industrial Estates.</p> <p>Industry is unsightly but necessary and the planning system needs to make our towns/villages better, and specifically public transport to places of work must be improved.</p> <p>Planning permission should stipulate exactly how industry will make their processes more "green" and native planting should be required to soften the impact of industrial development.</p>	<p>The Council acknowledges that the optimum location for industrial development is within the footprint of existing settlements on lands zoned for industry and employment where existing infrastructure is in place and where travel to/from work may be possible via alternatives other than the private vehicle. However, there are instances where industry relies on a fixed resource and is location specific. Small scale indigenous industry is a prominent feature in Monaghan's economic profile and in certain instances this can be considered outside of settlements subject to compliance with development management policies in respect to access, visual impact, environmental considerations, etc.</p> <p>Although the development plan cannot regulate how environmentally friendly industrial processes are, it can regulate the environmental impact of any development associated with industrial activities. The development plan should contain a set of policies for industrial development and small-scale rural enterprises which provide a framework to assess such proposals through the development management process and ensure such development is provided to a high environmental and visual standard.</p>	<p><b>EA29.</b> The draft Monaghan County Development Plan 2025-2031 should include zoning objectives informed by the preparation of a spatial analysis of the quantum of employment lands both developed and undeveloped, the rate of take up of zoned employment land, servicing information including accessibility, and based on population growth, and economic and employment growth and change over the lifetime of the plan.</p> <p><b>EA13.</b> The draft County Development Plan 2025 – 2031 should include an objective to zone new large-scale employment sites in appropriate locations accessible to town centres, accessible by public transport and active travel modes like cycling and walking.</p> <p><b>EA32.</b> The draft Monaghan County Development Plan 2025-2031 should include policies to guide the location, scale, design, layout, amenity and landscaping details of all new industrial and employment uses.</p>
There should be more Farmers Markets in rural locations and supports to make this happen.	This is not within the remit of the plan. Casual Trading By-Laws apply and would be relevant in this regard.	No specific recommendation
<p>There is too much land zoned for industry along the by-pass in Castleblayney, and none of it has been developed.</p> <p>The submission states that over zoning of industrial land on the outside of towns results in hollowing out of the town centre and alleges examples of the Council allowing this to happen in Castleblayney, contrary to plan.</p>	<p>Zoned Industry and Employment land is generally located on the edge of town (except for pre-existing uses) where larger sites are available which are readily accessible to/from the road network. Some Industrial uses may not be incompatible with residential and/or town centre uses due to traffic considerations, noise and amenity reasons.</p> <p>In relation to the assertion that none of the Industrial/Employment lands have been developed, the Council acknowledges that while development has been minimal, some has occurred, and permission has been granted for a significant food production facility on Industrial/Employment zoned land close to the town centre. It is acknowledged that the future economic and zoning strategy for employment uses should be grounded in a robust understanding of how population growth, economic trends, and employment dynamics are expected to evolve over the plan's lifetime. The Economic Strategy of the development plan for the period 2025-2031</p>	<p><b>EA29.</b> The draft Monaghan County Development Plan 2025-2031 should include zoning objectives informed by the preparation of a spatial analysis of the quantum of employment lands both developed and undeveloped, the rate of take up of zoned employment land, servicing information including accessibility, and based on population growth, and economic and employment growth and change over the lifetime of the plan.</p> <p><b>EA33.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies that are consistent with the methodology set out in the Development Plan – Guidelines for Planning Authorities (DHLGH, 2022).</p>

	<p>should demonstrate that the quantum of land zoned is not at odds with estimated future demand. The Strategy should align with the economic policy objectives of the Regional Spatial and Economic Strategy.</p> <p>The Development Plan - Guidelines for Planning Authorities (DHLGH, 2022) advises against the use of General Employment Zoning as they can result in conflicting uses with competing operational and environmental requirements. The development plan 2025-2031 should give strong consideration to the use of more specific employment zoning types to reflect the differing characteristics of employment activity.</p> <p>The development plan 2025-2031 will contain a zoning matrix which will provide clarity on the type of land uses that are permissible on this zoning type to ensure there is no conflict with the town centre. Certain types of development may be deemed open for consideration and can be assessed through the development management process.</p>	
<p>The County should link to surrounding cultural assets in adjoining counties both north and south of the border.</p>	<p>The Tourism Strategy for County Monaghan recognises the links to cultural assets in adjoining counties for example through the promotion of the Ireland's Ancient East brand in conjunction with Failte Ireland, Tourism Ireland and other Local Authorities .Monaghan County Council has been developing the "Borderland Concept" which seeks to link and market the existing natural and heritage and cultural assets of the border counties, north and south from the Mournes in Co. Down to Ben Bulbin in Co Sligo. A new Tourism Strategy for County Monaghan has been prepared and the development plan for the period 2025-2031 shall align with this strategy.</p>	<p><b>EA23.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to promote sustainable tourism and improvement of existing tourist facilities (including visitor accommodation) to enhance the County's tourism offering in line with the objectives of the Monaghan Tourism Strategy 2023-2028 and Failte Ireland's Destination and Experience Development Plan.</p>
<p>The Council should encourage easy sale of locally produced food which would encourage a high-quality restaurant economy.</p>	<p>The sale of locally produced food produce is outside the scope of the development plan to deliver. The Council does however acknowledge and support the local food production Industry in Monaghan and it should be referenced and supported by appropriate/relevant objectives and policies in the development plan.</p>	<p><b>EA34.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to support the local food production industry and facilitate new development or the expansion of existing development in this sector, subject to satisfactory compliance with planning and environmental standards.</p>
<p>Retail in town centres is under pressure from online e commerce and supports are needed to help retailers to respond to this.</p>	<p>The provision of financial support to the retail industry is outside the scope of the development plan. However, the development plan should include objectives and policies that support the vitality and vibrancy of town centres.</p>	<p><b>EA16.</b> The draft County Development Plan 2025-2031 should include objectives and policies that promote the regeneration of town centres.</p>
<p>The rates model needs to be revised as retail shops pay high rates while virtual businesses pay none. A future decline in retail in towns will make this unviable.</p>	<p>The application of commercial rates is not within the remit/scope of the development plan.</p>	<p>No specific recommendation</p>

<p>The Chamber of Commerce would like to see more options for craft studios, artist facilities and cultural events. There should be the provision of incubator units and pop-up shops for artists and crafters to showcase their work.</p>	<p>The provision of suitable units for craft studios, pop up shops, and artist facilities can be accommodated in a range of land use zoning including town centre and community zonings. The Council acknowledges the potential for underused or vacant buildings to be used for these purposes and the plan should contain an objective to look favourably on proposals to re-use existing vacant or underutilised buildings within the town for subject to normal planning requirements.</p>	<p><b>EA16.</b> The draft County Development Plan 2025-2031 should include objectives and policies that promote the regeneration of town centres.</p> <p><b>CSF26.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to promote and facilitate the re-use of existing vacant or underutilised buildings in town/villages for cultural/community uses.</p>
<p>The development plan should acknowledge that the roll-out of fibre optic broadband over the next few years opens up new opportunities for Innovation and new online enterprises.</p> <p>There is a need to develop tourism further and promote the use of the Ulster Canal as flagship tourism attraction. There should be collaboration with Waterways Ireland, Tourism Ireland and other agencies and departments to maximise resources for development.</p>	<p>The need to strengthen digital networks to accommodate emerging technology is noted. The Council acknowledges the importance of incorporating Smart Technologies into the Development Plan as highlighted in the submission received by the Northern Western Regional Assembly and Enterprising Monaghan.</p> <p>Section 15.5.3 of the development plan 2019-2025 contains reference to home-based working and policies RDP20 and RDP21 refer. These policies should be reviewed and updated to reflect the trend toward remote/hybrid working practices.</p> <p>Objectives and policies for Tourism in the Monaghan County Development Plan 2025-2031 shall closely align with the Monaghan Tourism Strategy 2023-2028 to facilitate the growth of a sustainable, innovative, and inclusive tourism sector in Monaghan.</p> <p>The County Development Plan 2025-2031 should reference the Monaghan Destination and Experience Development Plan prepared by Failte Ireland in collaboration with Monaghan County Council and tourism stakeholder and objectives and policies shall align with the DECP. The plan identifies 15 tourist attractions and set out objectives centred around the tourism industry, destination hubs, linking and developing the outdoors, creating hero sites, sustaining rural communities and rewilding the ancient story. The Ulster Canal and Marina development projects are identified in this plan.</p>	<p><b>EA2.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that emphasise improving digital infrastructure and connectivity to support business growth, innovation, and remote working opportunities.</p> <p><b>EA26.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to facilitate the conditions necessary for skilled jobs to be developed and retained in County Monaghan.</p> <p><b>EA5.</b> The draft County Development Plan 2025 – 2031 should include an objective that commits to ongoing collaboration with Failte Ireland and other relevant tourism stakeholders during the lifetime of the plan to further develop tourism in the County.</p> <p><b>EA23.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to promote sustainable tourism and improvement of existing tourist facilities (including visitor accommodation) to improve the County's tourism offering in line with the objectives of the Monaghan Tourism Strategy 2023-2028 and Failte Ireland's Destination and Experience Development Plan.</p>
<p>The development plan should be prepared for more remote/hybrid working practices.</p>	<p>Section 15.5.3 of the development plan 2019-2025 contains reference to home-based working and policies RDP20 and RDP21 refer. This policy should be reviewed and updated to reflect the trend toward remote/hybrid working practices.</p>	<p><b>EA2.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that emphasise improving digital infrastructure and connectivity to</p>



		<p>support business growth, innovation, and remote working opportunities.</p> <p><b>EA26.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to facilitate the conditions necessary for skilled jobs to be developed and retained in County Monaghan.</p> <p><b>CEH22.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to reduce the need for commuting to and from work, and to promote the creation of remote working hubs in rural towns and villages.</p>
<p>In Glaslough there is an opportunity to create a visitor hub, in line with the Failte Ireland strategy for Monaghan.</p> <p>Economic opportunities will create meaningful employment in tourism, agriculture, and traditional skills.</p> <p>The proposed Walled Garden project at Castle Leslie and big green box provides a great</p>	<p>Objectives and Policies for Tourism in the Monaghan County Development Plan 2025-2031 shall closely align with the Monaghan Tourism Strategy 2023-2028 to facilitate the growth of a sustainable, innovative, and inclusive tourism sector in Monaghan. The development plan for the period 2025-2031 should reference the Monaghan Destination and Experience Development Plan (DEDP) prepared by Failte Ireland in collaboration with the Council and tourism stakeholders, and objectives and policies in the development plan shall align with the DEDP. The DEDP plan identifies 15 tourist attractions and sets out objectives centred around the tourism industry which includes Glaslough.</p> <p>The Council acknowledges that the identification and development of economic opportunities will lead to employment in sectors such as agriculture, tourism and traditional skills. Addressing economic resilience and connectivity in County Monaghan should be a strategic priority /objective for the County's future. Monaghan's strategic border location along the Dublin to Letterkenny/ Derry City corridor, and adjacent to the Dublin/Belfast eastern economic corridor together with improvements in digital and physical infrastructure, will create new opportunities for strengthening the local employment base and fostering sustainable population growth centred around County towns.</p> <p>The Council acknowledges the potential benefits of community projects, and the plan should provide an objective to support and promote such projects subject to compliance with environmental/planning standards.</p>	<p><b>EA23.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to promote sustainable tourism and improvement of existing tourist facilities (including visitor accommodation) to improve the County's tourism offering in line with the objectives of the Monaghan Tourism Strategy 2023-2028 and Failte Ireland's Destination and Experience Development Plan.</p> <p><b>EA27.</b> The draft Monaghan County Development Plan 2025-2031 should include a strategic objective to enhance economic resilience and connectivity in Monaghan having regard to its strategic location.</p> <p><b>CSF5.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that provide,</p>

<p>opportunity for innovation and trialling technology.</p>		<p>promote and facilitate active transport, green space initiatives, climate change adaptations, and environmental programmes within its functional area.</p>
<p>Tourism can be expanded by the development of more trails for cycling and walking and better signage of existing ones. We need more picnic tables or places to stop and relax such as Emy Lough. Tydavnet has Killylough, a great potential. Sliabh Beagh also has great tourism potential.</p>	<p>The development plan for the period 2025-2031 is a strategic plan for the spatial development of County Monaghan over the plan period. The current plan contains a comprehensive suite of policies to promote and enhance tourism in the County, these policies shall be reviewed and updated having regard to recent policy development and strategies. The development plan will include objectives and policies to promote and develop existing and new tourism products and facilities/resources including Sliabh Beagh in sustainable matter over the lifetime of the plan in accordance with the Monaghan Tourism Strategy 2023-2028 and any subsequent strategy.</p>	<p><b>EA23.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to promote sustainable tourism and improvement of existing tourist facilities (including visitor accommodation) to improve the County's tourism offering in line with the objectives of the Monaghan Tourism Strategy 2023-2028 and Failte Ireland's Destination and Experience Development Plan.</p> <p><b>EA12.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that address various facets of tourism, including Natural Heritage, Greenways, Public Transport, Cycling and Walking, Tourist Accommodation, Tourism Amenities and Assets, Sustainable Tourism, Renewable Energy, and Landscape Character Assessment to support a holistic approach to sustainable tourism development.</p>

### Infrastructure & Services

Raised in submissions PDS2, PDS3, PDS5, PPDS6, PDS14, PDS15, PDS16, PDS18, PDS20, PDS21, PDS25, PDS26, PDS29, PDS30, PDS32, PDS33, PDS34, PDS40, PDS42, PDS 45, PDS48, PDS50, PDS51, PDS54, PDS55.

Issue Raised	Chief Executive's opinion on issues raised	Chief Executive's recommendation
<ul style="list-style-type: none"> <li>•A number of submissions made reference to the need to encourage and promote active travel within the County.</li> <li>•Several submissions made reference to the need to provide safe cycle lanes, with mention made to specific settlements and providing cycle lanes along main roads.</li> <li>•Ensuring the safety of cycle lanes was also referenced in submissions, and ensuring cycle lanes are used only by cyclists.</li> <li>•The introduction of walking/cycling tracks to settlements was referenced as being of potential benefit to settlements.</li> <li>•Cycle friendly infrastructure in town and villages can attract tourists and cycling enthusiasts, by providing an attraction that can boost tourism and generate revenue for local business.</li> <li>•Specific locations for walkways/walking tracks were cited in some submissions.</li> <li>•There should be an aim to have greenways between every village and town in Monaghan.</li> <li>•Safe cycle lanes would increase the number of children who cycle to school.</li> <li>•Cycle parking infrastructure (racks/shelters) areas should be provided which would help encourage more people to cycle and visit locations in the County.</li> <li>•Separate provision for cycling/walking should be made on new/upgraded roads.</li> <li>•Make large scale new development contingent on off-road cycle and walking connections to the nearest villages and towns.</li> </ul>	<p>Monaghan County Council acknowledges the points made in relation to cycling infrastructure and the need for a quality sustainable transport network in the County. The Monaghan County Development Plan 2019-2025 contains a comprehensive range of objectives and policies to enhance cycling and walking and to expand the network of greenways and blueways.</p> <p>It is agreed that there should be greater provision for walking and cycling within all towns and villages, especially in the five town centres, in accordance with Government policy such as Smarter Travel, National Sustainable Mobility Policy and National Cycle Policy Framework.</p> <p>Existing cycling and walking policies will be reviewed and updated where appropriate to ensure that the objectives and policies of the Draft Monaghan County Development Plan 2025-2031 align with National Policy, National Guidelines and best practice and mechanisms such as Smarter Travel and Active Travel measures will be utilised to deliver a modal shift to more sustainable forms of transport.</p> <p>It is notable that there is an existing policy in the current plan in relation to the provision of cycling infrastructure such as bicycle racks, shelters, etc and this will be translated into the new plan. The requirement to provide such infrastructure for new development proposals will be determined and conditioned for through the development management process.</p> <p>The regulation of the use of cycle lanes is a matter outside the remit of the County Development Plan.</p> <p>The current Monaghan County Development Plan 2019-2025 contains a specific policy (Policy CFP 16) which seeks to protect established/historic railway corridors and other disused transport infrastructure routes throughout the County primarily for strategic infrastructure provision and</p>	<p><b>IS93.</b> The draft County Development Plan 2025-2031 should include objectives and policies that support the provision of walking and cycling infrastructure and prioritise the expansion of the greenway network to encourage a modal shift away from the private car towards more sustainable modes of transport.</p> <p><b>IS94.</b> The draft County Development Plan 2025-2031 should include an objective to incorporate separate provision for walking and cycling within proposals for new or upgraded roads.</p> <p><b>IS95.</b> The draft County development plan should include objectives and policies to promote Active Travel by the provision of cycle lanes and associated infrastructure and pedestrian friendly infrastructure, and to prioritise areas in need of provision, particularly near schools and on busy routes.</p>

<ul style="list-style-type: none"> <li>•Utilise the disused Great Northern Railway Line as a potential for cycling/walking.</li> </ul>	<p>recreational development. There is also an extensive suite of policies to promote walking and cycling. These policies will be reviewed and updated as required in the Monaghan County Development Plan 2025-2031.</p>	
<p>There is a need to end the dominance of vehicular traffic in towns and make town centres pedestrian friendly by limiting car influence, thus resulting in cleaner air, reduced noise pollution, and lessening disturbance caused by cars and HGVs.</p>	<p>It is acknowledged and accepted that the dominance of vehicular traffic in towns and the resultant deterioration in air quality and increased levels of noise associated with it must be addressed by encouraging a modal shift to walking, cycling and public transport. A reduction in vehicular trips into town centres will make town centres more pedestrian and cyclist friendly.</p> <p>There are a number of objectives and policies in relation to air pollution and noise within the current County Development Plan that should be reviewed and updated if necessary and incorporated within the County Development Plan for the period 2025-2031.</p>	<p><b>IS8.</b> The draft County Development Plan 2025 – 2031 should include an objective to produce a Local Transport Plan for Monaghan Town along with policies that advocate sustainable mobility such as reduced car reliance, promoting walking, cycling, and public transport as alternatives.</p>
<p>The following was suggested for Glaslough:</p> <ul style="list-style-type: none"> <li>• Trial electric carpools, e-bikes, and micro transport.</li> <li>• Establish bicycle comfort station or repair stations for bikes.</li> </ul>	<p>The Council welcome the suggestions made in relation to infrastructure and transport. While Monaghan County Council have no direct role in the organisation of carpools or other forms of private transport, or in the provision repairs to bicycles it will collaborate and engage with all stakeholders to support the provision of associated facilities in the County.</p>	<p>No specific recommendation.</p>
<p>The Council should establish a library of “things” in the community centre which can be borrowed and returned that people use intermittently and repair clinics to be held a few times per year.</p>	<p>The suggestion to establish a “library of things” in the community centre is outside the remit of the development plan.</p>	<p>No specific recommendation.</p>
<p>Some submissions identified specific road infrastructure upgrades/ improvements which were considered to be necessary. These included the Carrickmacross to Kingscourt Exit, an overpass bridge for pedestrians &amp; wheelchairs at Coolshannagh Roundabout, Monaghan Town and suggested increases to pedestrian crossing times at traffic lights.</p>	<p>Proposed road infrastructure upgrades/ improvements to be carried out during the lifetime of the development plan will be incorporated within the development plan were identified as necessary.</p> <p>The Council have received an allocation for funding under Active Travel to deliver an urban greenway between the Coolshannagh Roundabout and Collegiate School at Corlat, Monaghan. As this greenway is located along a busy National Primary Route the project will be implemented in consultation with Transport Infrastructure Ireland and the National Transportation Authority and its delivery will be subject to public safety factors and the availability of funding/resources.</p>	<p><b>IS95.</b> The draft County development plan should include objectives and policies to promote Active Travel by the provision of cycle lanes and associated infrastructure and pedestrian friendly infrastructure, and to prioritise areas in need of provision, particularly near schools and on busy routes.</p> <p><b>IS96.</b> The draft Monaghan County Development Plan 2025-2031 should include an objective to engage with relevant stakeholders, such as the Minister for Transport, the National Transport Authority, Transport Infrastructure</p>

	<p>An Active Travel funding allocation has been provided to deliver a safe pedestrian footpath/cycling path including public lighting from the existing Monaghan Town Greenway, along Coolshannagh Road (N54), Tullyhirm Lane and into town centre to include Glaslough Street &amp; North Road. Active Travel measures will be delivered on a priority basis and subject to available funding.</p> <p>Pedestrian crossing times at traffic lights are a matter for the Municipal District.</p>	<p>Ireland to prioritise and facilitate viable transport infrastructure projects in the County.</p>
<p>A submission outlined what they considered to be the benefits of pedestrianising urban areas, including the positive economic benefits that would result from increased footfall to town centres, promoting economic activity and the promotion of walking, cycling and other forms of public transport.</p> <p>Pedestrianisation can attract new businesses to town centres and increase property values, which has positive benefits for businesses.</p>	<p>The Council acknowledges the comments made and agree that pedestrianisation has the potential to bring several positive benefits, particularly within towns, including increased footfall, and the promotion of walking and cycling.</p> <p>The comments made in relation to town centres are noted. Supporting town centre vitality and viability is a key objective of the Monaghan County Development Plan 2019-2025, and this will be reviewed and updated within the Draft County Development Plan 2025-2031. Earlier comments made in relation to supporting town centres also applies in this regard.</p>	<p><b>IS12.</b> The draft County Development Plan 2025-2031 should include objectives and policies that seek to reallocate road space in appropriate locations, in accordance with the road user hierarchy, to prioritise walking, cycling and public transport use and to reinforce the place-making functions of the urban street network.</p>
<p>Footpaths in many areas of main street (Carrickmacross) need to be reviewed, and the Council should consider reverting back to concrete rather than bricks or flagstones.</p> <p>There have not been improvements to footpaths despite the increase in population and the increases in the number of new houses.</p>	<p>The Council acknowledges that the management, safety, visual amenity and accessibility of public spaces including footpaths are an important aspect of the public realm which warrant consideration in the development plan.</p> <p>The Council would dispute the claim that no footpaths have been provided or improved in recent years. The Monaghan County Development Plan 2019-2025 contains policies in relation to roads/footpath and these will be reviewed, strengthened, and updated in the Development Plan for the period 2025-2031.</p>	<p><b>IS97.</b> The draft Monaghan County Development Plan 2025-2031 should include an objective to prepare a public realm strategy to promote and maintain a high quality public realm within the settlements of County Monaghan.</p>
<p>There needs to be a link to the national strategy for skills and a centre for learning and traditional skills should be established.</p> <p>Local communities should be encouraged to work with Monaghan County Council and to</p>	<p>The provision of a centre for learning and traditional skills lies outside the remit of the development plan.</p> <p>The Council acknowledges and agrees with the comment that local communities should be encouraged to work with the Council to resolve</p>	<p>No specific recommendation.</p>

<p>resolve issues of traffic, transport and parking in sustainable way.</p>	<p>issue of traffic, transport and parking in a sustainable way. This is a matter that is best addressed at Municipal District level.</p>	
<p>There is a cohort of people who can't participate in cycling or walking, and Monaghan could be a leading light in providing accessible routes around parks with golf buggies, or mopeds to hire.</p>	<p>The Council recognises the need to build accessibility and equality into all policies and functions. The Monaghan County Development Plan 2019-2025 committed to ensuring accessibility proofing exercises are carried out on policies and projects and services where relevant. This will also be carried out as part of the Draft County Development Plan 2025-2031.</p>	<p>No specific recommendation.</p>
<ul style="list-style-type: none"> <li>• Public transport does not exist between villages &amp; towns.</li> <li>• Carrickmacross needs more public transport options.</li> <li>• Public transport availability makes it difficult for tourists to visit/access all areas.</li> <li>• Population is reliant upon private transport but there is limited parking.</li> <li>• A number of submissions suggested making improvements to existing bus services/ infrastructure, including in Castleblayney (improve bus area at Lower Commons, with a second shelter, pedestrian crossings, larger &amp; more visible bus stop) and a second bus shelter for North bound passengers, better road layout at York Street).</li> <li>• Suggested amendments to bus station which included space for private operators, more sheltered area for passengers, sheltered areas for passengers, etc.</li> <li>• Suggested improvements to Local Link Bus Service, for example, an extension of the Local Link Bus to service more rural areas.</li> </ul> <p>There is a need to increase local link transport services and provide bus shelters with green roof and solar panels.</p>	<p>The Council acknowledges the need to improve public transport within the County. Although the Council are not a transport provider, it is committed to engaging with all relevant transport stakeholders to provide an integrated and sustainable transport system for the County. Proposals for new or expanded public transport infrastructure would be reliant on being feasible, economically viable and funding being available. Monaghan County Council will engage with all relevant stakeholders including the Minister for Transport, National Transport Authority, Transport Infrastructure Ireland, Bus Eireann, and Local Link to prioritise and facilitate viable public transport projects in the County throughout the plan preparation process and during the lifetime of the plan.</p> <p>County Monaghan is a predominantly rural county and the availability of co-ordinated Rural Transport Programme which sustains and expands existing rural transport services is vital. The Council will work with the National Transport Authority and Local Link to help provide service solutions in areas where there is a demand for services.</p> <p>The provision of an improved bus area at Lower Commons would better facilitate the use and accessibility of public transport in line with Smarter Travel. This is a matter which would be most appropriately dealt with at an operational level by Carrickmacross-Castleblayney Municipal District.</p> <p>The Draft Monaghan County Development Plan 2025-2031 will include policies which support the provision and enhancement of public transport both in urban and rural areas.</p>	<p><b>IS29.</b> The draft County Development Plan 2025-2031 should include objectives and policies that support and facilitate the provision and enhancement of public transport in both urban and rural areas.</p> <p><b>IS20.</b> The draft County Development Plan 2025-2031 should include objectives and policies to support the role of rural transport, in particular, the Connecting Ireland Rural Mobility Plan (2022-2025) and any subsequent updates.</p> <p><b>IS21.</b> The draft County Development Plan 2025-2031 should include objectives and policies which support the Local Link Rural Transport Strategy.</p> <p><b>IS98.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to expand and improve bus infrastructure and facilities to ensure better facilities and services for passengers.</p> <p><b>IS99.</b> The draft Monaghan County Development Plan 2025-2031 should include an objective to collaborate with relevant stakeholders, such as the Minister for Transport, National Transport Authority, Transport Infrastructure Ireland, Bus Eireann, and Local Link, to prioritise and facilitate viable public transport projects in the county during the lifetime of the plan.</p> <p><b>IS9.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that take account of</p>

<p>There is a need to bring back a rail service providing proper public transport to and from Dublin and Belfast.</p>		<p>the findings of the All-Island Strategic Rail Review advocating for enhanced rail networks and modal shift.</p>
<p>Should create a transport plan for the County for tourists and the wider community</p>	<p>The suggestion to create a transport plan for the County for tourists and wider community is noted. There is a statutory requirement to prepare transport plans for settlements with a population greater than 5,000. The Council, in collaboration with the National Transport Authority, are in the process of preparing a local transport plan for Monaghan Town. The Draft County Development Plan 2025-2031 should align with this transport plan, and any subsequent transport plan. The Planning Department will continue to liaise with internal and external consultees throughout the plan process.</p>	<p><b>IS8.</b> The draft County Development Plan 2025 – 2031 should include an objective to produce a Local Transport Plan for Monaghan Town along with policies that advocate sustainable mobility such as reduced car reliance, promoting walking, cycling, and public transport as alternatives.</p>
<p>Submission suggested the inclusion of a monorail system, to provide a unique tourist attraction and improve/compliment the local transport system.</p>	<p>The suggestion in relation to the provision of mono-rail system is noted. Such a proposal would be reliant on being feasible and economically viable and funding being available. Monaghan County Council will engage with all relevant stakeholders including the Minister for Transport, National Transport Authority, Transport Infrastructure Ireland, Bus Eireann, and Local Link to prioritise and facilitate viable public transport projects in the County throughout the plan preparation process and during the lifetime of the plan.</p>	<p><b>IS99.</b> The draft Monaghan County Development Plan 2025-2031 should include an objective to collaborate with relevant stakeholders, such as the Minister for Transport, National Transport Authority, Transport Infrastructure Ireland, Bus Eireann, and Local Link, to prioritise and facilitate viable public transport projects in the county during the lifetime of the plan.</p>
<p>Suggestions were made in a submission on improving / increasing recycling facilities within the County, including:</p> <ul style="list-style-type: none"> <li>• Recycle bank for plastic bottles suggested to be added to settlements.</li> <li>• Bottle bins suggested as an asset with new housing developments.</li> <li>• Recycling Schemes should be considered for homes.</li> <li>• Compost bins should be distributed to each home &amp; collected with normal rubbish collection.</li> <li>• Ensure that there's a recycling facility convenient to all population centres.</li> <li>• Public notices for waste and recycling collection dates should be published at least 6 months in advance of date.</li> </ul>	<p>The Monaghan County Development Plan 2019-2025 contains a suite of policies in relation to Waste, and these policies and objectives will be reviewed, updated and strengthened as appropriate in the Monaghan County Development Plan 2025-2031. The plan shall align with government policies in relation to waste including the National Waste Management Plan for a Circular Economy (as adopted).</p> <p>Monaghan County Council have no role in Waste Collection, this is administered through the private sector.</p> <p>The issue of the provision of recycling facilities is an operational matter for the Council.</p> <p>The issue raised in relates to dates for Recycling Drops off is not within the remit of the development plan.</p>	<p><b>IS100.</b> The draft County Development Plan 2025 – 2031 should include Waste Management objectives and policies that align with European, National and Regional waste policies including the National Waste Management Plan for a Circular Economy 2023-2029.</p>

<p>The provision of renewable energy across the County should be promoted.</p> <p>Policies and objectives within the Plan that recognise, promote, and facilitate onshore wind developments should be integrated.</p> <p>The County Development Plan should provide for harnessing solar energy.</p> <p>Provision for emerging technologies should be accommodated within the County Development Plan.</p> <p>One submission suggested that the Draft County Development Plan includes a policy to favourably consider the repowering and extension of existing windfarm developments where equipment is upgraded to the best available technology subject to development management standards and environmental considerations.</p> <p>The development plan should aim towards the potential of producing 60% of energy used within the County by renewables.</p>	<p>The comments made in respect of renewable energy are noted. The development plan should include an objective to prepare a Renewable Energy Strategy within the lifetime of the development plan.</p> <p>The Council acknowledges that the installed capacity of on shore windfarms in Monaghan is low relative to other counties. The plan should contain policies which support the provision of on shore wind farms subject to compliance with the applicable Wind Energy Development Guidelines and landscape and environmental consideration including the provisions of Habitats Directive.</p> <p>The draft Development Plan should contain objectives and policies to support the provision of solar farms subject to relevant planning and environmental considerations. The current policies in relation to solar energy in the Monaghan County Development Plan 2019-2025 should be updated and strengthened to take account of technological advancements.</p> <p>Renewable energy policy shall be flexible so that emerging technologies over the lifetime of the development plan can be appropriately provided for.</p> <p>A policy should be included in the development plan to provide for the re-powering and extension of existing windfarms to take account of technological advancements and best available technology subject to relevant planning and environmental considerations.</p> <p>The development plan should include an objective to prepare a Renewable Energy Strategy within the lifetime of the development plan.</p>	<p><b>CEH4.</b> The draft County Development Plan 2025-2031 should include an objective to prepare a comprehensive Renewable Energy Strategy for the County during the lifetime of the plan which is consistent with the Regional Renewable Electricity Strategy (RRES) and which provides clear objectives for renewable energy development in the County.</p> <p><b>CEH52.</b> The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the provisions of the Wind Energy Guidelines (DEHLG, 2006) and any revised Wind Energy Guidelines when finalised.</p> <p><b>CEH57.</b> The draft County Development Plan 2025-2031 should include objectives and policies that support the repowering of older wind farms where appropriate having regard to the Wind Energy Guidelines (DEHLG, 2006) and any revised Wind Energy Guidelines when finalised.</p> <p><b>IS41.</b> The draft County Development Plan 2025-2031 should include objectives and policies that support the development of renewable energy sources and energy storage systems within the County.</p> <p><b>IS40.</b> The draft County Development Plan 2025-2031 should include objectives and policies that seek to protect existing utility infrastructure and promote the incorporation of new technologies and practices to provide for future electricity demands subject to the protection of landscape, archaeology, heritage and biodiversity, and the provisions of the Habitats Directive.</p> <p><b>IS100.</b> The draft County Development Plan 2025 – 2031 should include Waste Management objectives and policies that align with European, National and Regional waste policies including the National Waste Management Plan for a Circular Economy 2023-2029.</p>
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<p>Query whether organic waste can be linked to agriculture in the County.</p>	<p>It is acknowledged that organic waste produced from agricultural development in County Monaghan particularly from the poultry sector has significant potential to be used for energy production. A number of studies and projects are examining the potential for use of this waste stream. This would contribute to the Whole of Government Circular Economy Strategy 2022 -2023 'Living More, Using Less' and a Waste Action Plan for Circular Economy". This potential should be reflected in the Environment Section of the plan and supported by appropriate objectives and policies in conjunction with wider Circular Economy policies.</p> <p>Objectives and policies within the development plan for Greenhouse Gas reduction and the use of renewable energy shall align with the provisions of the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029 and the Monaghan County Development Plan 2025-2031 shall prioritise its implementation.</p>	<p><b>EAM2.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that promote and support the transition to Circular Economy principles having regard to the National Waste Management Plan for a Circular Economy 2023-2029 and any other relevant national policy on waste.</p> <p><b>EAM1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.</p>
<p>The development plan should insist on the undergrounding of all electricity wires from 400kV to 110 kV.</p>	<p>The request for the mandatory undergrounding of all electricity lines from 400kv to 110kv is noted. Electricity regulation is a matter for the Minister for the Environment, Climate and Communications and is not within the remit of the County Development Plan to deliver. The Monaghan County Development Plan 2019-2025 contains policies in relation to the provision of public infrastructure/assets and one of those policies contains a requirement to consider undergrounding of electricity transmission lines in the first instance as part of a detailed consideration and evaluation of all options available in delivering and providing this type of infrastructure. The current policy will be reviewed and updated as necessary, taking account of emerging national policy. The Council will continue to engage/consult with all relevant stakeholders that provide public utilities/assets/ infrastructure, as part of the development plan process.</p>	<p><b>IS101.</b> The draft County Development Plan 2025 – 2031 should include a policy that requires the undergrounding of electricity transmission lines is considered in the first instance as part of a detailed consideration and evaluation of all options available in delivering and providing this type of infrastructure.</p>
<p>The bin charges are too high and are causing many to dump illegally. There is a problem with a small number of people dumping rubbish, and there should be the use of spot checks to deter people from doing this. CCTV is required to catch people dumping in the town.</p>	<p>The comment made in respect of bin charges is noted, however this is not within the remit of the County Development Plan 2025-2031 and the control of illegal dumping is an operational matter rather.</p>	<p>No specific recommendation.</p>
<p>The development plan needs to ensure appropriate infrastructure such as roads,</p>	<p>The Council acknowledges the importance of ensuring that there is appropriate and sufficient infrastructure and community facilities in place</p>	<p><b>IS1.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that support and</p>

<p>housing, medical services, schools, information technology, and energy generation and storage capacity is in place to support new projects grown from within the County's existing company base and new foreign direct investment projects.</p> <p>There should be a review of the current policies to encourage and promote commercial and industrial development on the southern section of Monaghan Town, particularly on areas that are serviced by public water/foul sewer network, public lighting, roads and footpath.</p>	<p>to facilitate economic development and the development plan will contain objectives to plan for and deliver the necessary infrastructure required. There will also be objectives and policies within the development plan to facilitate the provision and the strengthening of digital networks and energy infrastructure to accommodate the development and expansion of existing and new industries.</p> <p>The identification of employment zoning will be done strategically, considering accessibility and the need to ensure appropriate supporting infrastructure is in place to support new projects and to attract inward investment. The Council would highlight the importance of a sequential approach to zoning in accordance with the principles of compact growth and will give due consideration to site servicing, access arrangements, proximity to public transport, and settlement consolidation.</p>	<p>protect all existing and planned key infrastructural projects in the County and prioritise their delivery.</p> <p><b>CSF30.</b> The draft County Development Plan 2025-2031 should include objectives and policies for community services, informed by consultation with relevant stakeholders.</p> <p><b>SS3.</b> The draft County Development Plan 2025 – 2031 should include a robust Settlement Strategy which will be informed by the preparation of a Settlement Capacity Audit (SCA) of the land and sites with potential for delivering sustainable future development at a settlement level over the plan-period based on an Infrastructure Assessment (IA) of the lands which will embody the two-tier approach set out in National Policy Objectives 72a and 72c of the National Planning Framework.</p> <p><b>SS27.</b> The draft County Development Plan 2025-2031 should include zoning objectives that are informed by assessment of the existing quantum and capacity of employment lands, both developed and undeveloped, and future requirements based on sound evidence and spatial analysis of employment typologies, their location and future growth areas.</p>
<p>The Eastern bypass of Clones needs to be reviewed due to the extent of it. There is a need for a western/northern bypass to facilitate St Tiernach's Park.</p>	<p>It is considered that all road proposals for the five towns as set out in Chapter 7, Table 7.5 of the Monaghan County Development Plan 2019-2025 shall be reviewed as part of the preparation of the Monaghan County Development Plan 2025-2031.</p>	<p><b>IS23.</b> The draft County Development Plan 2025-2031 should identify and list strategic road projects.</p>
<p>Guardrails barriers should be placed on the N2 adjacent to traffic lane protecting walking/cycling lane.</p>	<p>Transport Infrastructure Ireland (TII) are responsible for operating, maintaining and improving the national primary and secondary road network in Ireland.</p>	<p>No specific recommendation.</p>
<p>Suitable road networks for cars and buses must be complete to the major towns of Dundalk, Drogheda and Dublin.</p>	<p>Monaghan County Council acknowledges the point made in relation to public road networks and the need for a quality transport network for people working and living in County Monaghan and those commuting beyond the County. The Monaghan County Development Plan 2019-2025 contains a comprehensive suite of objectives and policies in relation to all aspect of transport and these will be reviewed, updated and</p>	<p><b>IS23.</b> The draft County Development Plan 2025-2031 should identify and list strategic road projects.</p> <p><b>IS102.</b> The draft County Development Plan 2025-2031 should include objectives and policies relating to the road</p>

	<p>strengthened as relevant having regard to the national, regional and local policies and best practice.</p>	<p>network and parking, having regard to national policy and best practice.</p>
<p>To prevent and mitigate against flood risk in new development, such development must be contingent on flash flood control, which also encourages bio- diversity.</p> <p>There should be measures to manage upstream bogs in north, mid and west Monaghan to remove the artificial drainage there and use high-level soaks.</p>	<p>The review of the Monaghan County Development Plan 2019-2025 and preparation of the Draft County Development Plan 2025-2031 will be guided by the Strategic Flood Risk Assessment. This will inform land use zoning decisions and the assessment of future development proposals through the development management process. The SFRA will be prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities, published by the Department of Environment, Heritage and Local Government and the Office of Public Works in 2009. Lands that are subject to Flood Risk are subject to the justification test (Flood Risk Management Guidelines 2009) and vulnerable development should only considered if no suitable lands are available on lower flood risk areas and subject to a Flood Risk Assessment by the developer.</p> <p>The use of Nature Based Solutions to alleviate flooding (where feasible) as advocated in the DEHLG publication; Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Water Sensitive Urban Design- Best Practice Interim Guidance should be encouraged and promoted through appropriate policy wording in the Draft County Development Plan 2025-2031. The Council acknowledges the potential benefits this approach would have on flood alleviation/mitigation, the enhancement of biodiversity and the resultant benefits in respect of Climate Change.</p> <p>In relation to the suggestion made in relation to upstream bogs, the Council highlights that a Conservation Management Plan is in place for Sliabh Beagh, in addition the Council commissioned the Sliabh Beagh Masterplan in conjunction with Fermanagh and Omagh District Council in 2017 which included ten projects to be actioned for Sliabh Beagh, some of which include Conservation and Management of the habitats present. In addition, the Interreg funded CANN project implemented a range of actions in Sliabh Beagh including drain blocking, invasive species removal including conifers and Rhododendron, nest protection measures, and the development of a fire management plan for the site. The CANN project</p>	<p><b>SS28.</b> The draft County Development Plan 2025-2031 should include zoning objectives and policies that are informed by a Strategic Flood Risk Assessment.</p> <p><b>CEH14.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to promote the implementation of Nature Based Solutions in all new developments in urban areas in accordance with Nature based solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (DHLGH, 2022).</p> <p><b>CEH19.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to require new developments to incorporate Sustainable Drainage Systems (SuDS) management initiatives in their design and operation such as green infrastructure, water recycling and conservation measures, green roofs, and rainwater harvesting.</p> <p><b>EAM7.</b> The draft Monaghan County Development Plan 2025-2031 should include an objective to protect, maintain, and restore wetlands in the County in recognition of the important role wetlands play in flood mitigation, habitat protection, biodiversity and nature-based tourism.</p> <p><b>CEH68.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies for the protection and enhancement of wetlands in the County having regard to the Monaghan Wetland Action Plan 2020.</p>

	<p>also included the preparation of a Conservation Action Plan for Sliabh Beagh to guide the site toward favourable Conservation Status.</p>	<p><b>CEH33.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies to safeguard and enhance riparian corridors to assist in the preservation of natural habitats, vegetation, and aquatic ecosystems along water bodies. and to maintain water quality and biodiversity.</p>
<p>Development contributions should be taken in lieu of shortfall in parking standards/open space standards</p>	<p>Policy CP5 of the Monaghan County Development Plan 2019-2025 provides for a 50% reduction in parking requirement in the town centre and CSP6 provides for the acceptance of a parking contribution in lieu of spaces in certain instances. Existing parking policies will be reviewed and updated as necessary in the County Development Plan 2025-2031 having regard to national policy and guidelines and the need to deliver compact urban growth, regeneration of town centres, placemaking and encouraging a modal shift to walking and cycling and a reduction in car dependency. The provision sufficient open space is a requirement of national policy in respect of housing development, and it would not be appropriate to accept development contributions in lieu of its provision.</p>	<p><b>IS24.</b>The draft County Development Plan should include within its Development Management Standards parking spaces requirements (vehicle and cycle), appropriate to the type and the location of development.</p>
<p>Sight distance agreements are very onerous on the Grantor, and Grantors are refusing to sign. The agreement should be amended to remove: "Removal and setting back of hedgerows, fences, walls, pillars, or poles" or as indicated on the site plan attached.</p>	<p>This matter was comprehensively considered during the preparation of previous County Development Plans and the use of legal/forms of agreement was considered to be best practice to ensure that adequate road safety is maintained/provided and to prevent issues in the event of a re-sale. Agreements are utilised in situations where the requisite sight splays can only be achieved via third party lands. Existing road policies will be reviewed, updated and strengthened as necessary in the development plan for the period 2025-2031.</p>	<p><b>IS52.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies relating to road and access arrangements (including rural roads) and parking provision having regard to national policy and best practice.</p>

<b>Community Services / Facilities</b>		
Raised in submissions PDS2, PDS6, PDS14, PDS15, PDS21, PDS25, PDS27, PDS29, PDS30, PDS31, PDS42, PDS48, PDS50, PDS51, PDS54, PDS55.		
Issues Raised	Chief Executive's Opinion on Issues Raised	Chief Executive's Recommendation
Independent living (should be available) for elderly people who are in good health & currently residing alone.	The Draft County Development Plan 2025-2031 should contain appropriate objectives and policies to support mixed tenure of residential development and to incorporate lifetime home standards in residential developments, therefore supporting independent living.	<b>CSF21.</b> The draft Monaghan County Development Plan 2025 – 2031 should include objectives and policies that support independent living.
A submission referred to the National Outdoor Recreation Strategy, which requires Local Authorities to develop an Outdoor Recreation Plan. It is suggested this is referenced in County Development Plan.	The importance of outdoor recreation spaces and facilities are recognised by the County Council as being essential for the health and wellbeing of the population. The Monaghan County Development Plan 2019-2025 includes a number of objectives for recreation and amenity. The draft County Development Plan 2025-2031 should review and strengthen, where necessary these objectives, seeking to ensure that outdoor recreation is accessible for both urban and rural dwellers and aiming to protecting existing facilities from inappropriate development. The National Outdoor Recreation Strategy will be referenced in the development plan.	<b>CSF22.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies that will take account of the National Outdoor Recreation Strategy.  <b>CSF4.</b> The draft County Development Plan 2025 – 2031 should include a zoning objective will provide for public parks, playing fields, greenways and any uses ancillary and related to these uses.
Recycling centres and the likes of Recreate should hold training events in the county.	The provision of training is not within the remit of the County Development Plan.	No specific recommendation.
Several submissions suggested a number of facilities / amenities that the County lacked, and which were considered to be of potential benefit. This included community buildings, leisure/entertainment facilities, sports facilities etc.	The County Development Plan 2025-2031 will include objectives and policies to facilitate the provision of community facilities. Suitable locations for the provision and expansion of community facilities in the main towns will be identified as part of the plan preparation process, and the quantum of land zoned for each settlement will accord with the preparation of the Core Strategy which will be designed to reflect population targets, household sizes, etc.  The development plan will include a zoning objective for community facilities to provide for permitted uses principally being community, civic, religious and/or educational facilities uses and any uses ancillary and related to these uses such as playing fields, car parks, community halls or health care facilities.  In addition, in the development plan 2019-2025 there is a specific land use zoning objective for Recreation and Amenity, and the principal permitted uses on lands with this zoning objective are passive and active recreational facilities and any associated recreational buildings/car parks. This zoning	<b>CSF1.</b> The draft County Development Plan 2025 – 2031 should include a zoning objective which will provide for community, civic, religious and educational facilities and any ancillary uses, and should allocate suitable land for the provision of such facilities informed by the Core Strategy.

	objective will be reviewed and translated into the County Development Plan for the period 2025-2031.	
There needs to be an active program by the County Council to bring investment by private firms who deal with the public recreational facilities by producing a package to show the advantages and profits attainable should they choose to invest in our towns.	The management and operation of public recreational facilities is outside the remit of the development plan.	<b>CSF23.</b> The draft Monaghan County Development Plan should include objective to facilitate and support investment in public recreational facilities.
How can existing educational, sport and recreational facilities be protected and improved? And how can wider access be facilitated?	Community Objective CSO 1 of the Monaghan County Development Plan 2019-2025 aims 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”. This will be reviewed and updated as appropriate in the County Development Plan for the period 2025-2031. It should be noted that the Council have consulted stakeholders representing or acting on behalf of children/youth at the pre-draft stage and will continue to do so throughout the plan process.	<b>CSF24.</b> The draft Monaghan County Development Plan 2025-2031 should include and objective to protect and enhance existing community and recreational facilities.
The Peace Link has been very successful since it opened in 2014 but requires additional room to expand. It occupies most of the land it owns with various facilities and any lands undeveloped are the remainders of steep hills. Monaghan County Council should consider zoning additional Recreation/Amenity lands to facilitate our expansion.	This is a submission relating to a general request for additional lands for recreational and amenity use in Clones Settlement to facilitate the expansion of Clones Peace Link Facility. No specific piece of land has been identified. The Council acknowledges the need to identify suitable additional land for recreational and amenity facilities generally. This will be considered and assessed as part of the preparation of the Monaghan County Development Plan 2025-2031.	<b>CSF25.</b> The draft Monaghan County Development Plan 2025-2031 should identify additional suitable lands for recreational and amenity use to facilitate the expansion of the existing Peace Link Facility in Clones.
Are there viable transport links to third level opportunities?	The Forward Planning Team shall engage with transport providers such as Bus Eireann and Local Link to ensure future transport requirements and plans are appropriately reflected and supported by development plan objectives.	<b>IS98.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to expand and improve bus infrastructure and facilities to ensure better facilities and services for passengers.

<p>There is nothing for young people to do in the evening at weekends in Carrickmacross. The building behind the Workhouse should be developed into an Arts Centre where there could be entertainment and opportunities for music, art, etc.</p> <p>The linear park in Carrickmacross needs lighting for the winter months as it would be too dark for people to use safely.</p>	<p>The Workhouse Site and the former jam factory building to the rear are zoned for Community Use within the County Development Plan 2019-2025. Within this zoning objective cultural uses, galleries /museums and tourist facilities are open for consideration. Monaghan County Council is the owner of this site and has plans to provide a viable community use for the former factory building subject to resources becoming available. The Monaghan County Development Plan 2025-2031 should include an objective to identify suitable sites for craft studios, artist facilities, etc and to look favourably on proposals to re-use existing vacant or underutilised buildings within the town for this purpose subject to normal planning requirements.</p> <p>The provision of lighting is outside the remit of the development plan is an operational matter for the Municipal District of Carrickmacross – Castleblaney.</p>	<p><b>CSF26.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to promote and facilitate the re-use of existing vacant or underutilised buildings in town/villages for cultural/community uses.</p> <p>No specific recommendation.</p>
<p>Carrickmacross would benefit from a Farmers/Craft Market once per month.</p>	<p>The comments made in relation to the provision of a suitable site for a farmers' market in the town are noted. This would be provided for through the Casual Trading Bye Laws. The identification of a suitable location could be advanced by the Municipal District of Carrickmacross – Castleblaney.</p>	<p>No specific recommendation.</p>
<p>The Iontas Community Resource Centre in Castleblaney provides a range of services to all members of the local community. There is a need to develop a new library, community and cultural space in Ballybay town.</p>	<p>Monaghan County council has acquired the Market House in Ballybay and is in the early stages of redeveloping it as a community building and library. An objective should be included within the Monaghan County Development Plan 2025-2031 to develop a new library, and community and cultural space in Ballybay town within the lifetime of the plan.</p>	<p><b>CSF27.</b> The draft Monaghan County Development Plan 2025-2031 should include an objective to develop a new library, and community and cultural space in Ballybay town within the lifetime of the plan.</p> <p><b>CSF28.</b> The draft County Development Plan 2025-2031 should include an objective to promote ongoing engagement with relevant stakeholders to facilitate the provision of community and cultural facilities.</p>
<p>One submission recommended the following: -</p> <ul style="list-style-type: none"> <li>• Need to open up lands for diverse sports (not enough community facilities).</li> <li>• Should encourage greenways and lake environments to be developed as recreational areas.</li> <li>• Should develop cross county cycle parks on public lands.</li> </ul>	<p>The need to facilitate the provision of appropriate community and recreation facilities is acknowledged. The provision of these facilities near lakes must be balanced with the need to protect water quality, flora and fauna that rely on the lake/lakeshore as a habitat and also with the need to preserve the scenic quality of lakes. The development plan 2019-2025 contains policies relating to development on or near lakes, and these policies will be reviewed, updated, and strengthened where necessary in the development plan for the period 2025-2031. The draft County Development Plan 2025-2031 should include an objective to promote</p>	<p><b>CSF1.</b> The draft County Development Plan 2025 – 2031 should include a zoning objective which will provide for community, civic, religious and educational facilities and any ancillary uses, and should allocate suitable land for the provision of such facilities informed by the Core Strategy.</p>

<ul style="list-style-type: none"> <li>• Should develop lake shores as community areas.</li> <li>•Transport and a meeting place should be identified for older people in small hamlets and rural areas to prevent social isolation.</li> </ul>	<p>ongoing engagement with relevant stakeholders to facilitate the provision of community and cultural facilities. The provision of transport and meeting places for older people lies outside the remit of the development plan.</p>	
<p>The development plan should remove the requirement for creche facilities to be provided within a development of over 70 houses. Creches should be located in an area of ease of access and outside of estates. The development plan should encourage pre-school development at sports parks where parking access and space can be provided.</p>	<p>Under the County Development Plan 2019-2025 creches and preschool facilities are currently permissible or open for consideration on a range of land use zoning objectives including town centre, residential, community services/facilities, and industry enterprise and employment, but not on recreational and amenity zoned lands. The zoning matrix will be reviewed as part of the preparation of the Monaghan County Development Plan 2025-2031.</p> <p>The assessment of applications for creches/preschools under the current development plan are determined on a case-by-case basis through the development management process. The County Development Plan 2019-2025 contains policies explicitly relating to the provision of creches based on identified need and other considerations such as traffic/road safety, accessibility /proximity to other community facilities, etc. Existing policies will be reviewed, updated and strengthened as appropriate in the draft Monaghan County Development Plan 2025-2031.</p>	<p><b>CSF29.</b> The draft County Development Plan should include a policy requiring the provision of a creche / child care facility within residential developments over 75 units, where deemed necessary by the planning authority, having regard to national policy and best practice, or where there are sufficient childcare spaces available in the locality, developers will be required, in lieu, to provide other community benefits by way of direct provision or financial contribution agreed with the Council.</p>
<p>Development charges should be considered to support major additional facilities and upgrade facilities.</p>	<p>The comments in relation to development contributions are noted, however, the preparation of the Development Contribution Scheme and the level and type of contributions applied is a process outside the preparation of the development plan.</p>	<p>No specific recommendation.</p>
<p>There is a need for additional childcare in Tydavnet. There is no provision for a play area or a new football field in Tydavnet.</p>	<p>The comments made in relation to requiring additional childcare and play facilities in Tydavnet is noted. Tydavnet is a Tier 5 Rural Community Settlement as defined by the Monaghan County Development Plan 2019-2025, and as such, no land is zoned for a specific use. The Council acknowledges that there is a need to ensure the provision of local services are supported commensurate with the scale of the settlement. Supporting rural communities and their associated services, will be addressed through policies and objectives of the draft County Development Plan 2025-2031.</p>	<p><b>CSF1.</b> The draft County Development Plan 2025 – 2031 should include a zoning objective which will provide for community, civic, religious and educational facilities and any ancillary uses, and should allocate suitable land for the provision of such facilities informed by the Core Strategy.</p>
<p>Facilities included in development planning should include transport needs, schooling, childcare, and medical facilities. Ballinode for example would benefit from any of these facilities.</p>	<p>It is acknowledged that the County Development Plan should contain objectives and policies in relation to the provision of facilities in tandem with housing developments, as is the current approach under the County Development Plan 2019-2025. The existing objectives and policies will be reviewed and updated as necessary, taking account of National and</p>	<p><b>CSF1.</b> The draft County Development Plan 2025 – 2031 should include a zoning objective which will provide for community, civic, religious and educational facilities and any ancillary uses, and should allocate suitable land for</p>



	Regional Policy and guidelines. Ballinode is designated as Tier 4 Village in settlement hierarchy of the current development plan and the level of services expected within a settlement will be commensurate with its tier designation within the settlement hierarchy.	the provision of such facilities informed by the Core Strategy.
The Council should investigate the concept of 'Community Wealth Building' and use its strengths to facilitate its implementation. The Council should consult with Dublin City Council and others who are developing Community Wealth Building to ensure maximum community benefits from public and private investments in the County.	The concept of "Community Wealth Building" lies outside the remit of the development plan.	No specific recommendation.
The following suggestions were made, specific to Glaslough: <ul style="list-style-type: none"> <li>• Create a rural respite area for Neurodiversity such autism with equine, animal and natural therapy.</li> <li>• Create a working archive hub, the first of its kind in the country which encourages communities to engage with their history and record their experiences.</li> <li>• Establish a water tap for refilling in the village to avoid need for plastic bottle purchases.</li> </ul>	The comments made in relation to the provision of the proposed community facilities are noted. The existing development plan contains a suite of policies for both community and tourism developments. These will be reviewed and updated in consultation with relevant external and internal stakeholders for inclusion in the Monaghan County Development Plan 2025-2031.  The provision of a water tap in settlements to reduce the need for plastic bottle purchase is a matter that lies outside the remit of the development plan.	<b>CSF30.</b> The draft County Development Plan 2025-2031 should include objectives and policies for community services, informed by consultation with relevant stakeholders.
The Convent Lake should be redeveloped as it has potential for recreation, tourism and biotope creation.	The Council acknowledges the potential for the Convent Lake and surrounding lands to provide a valuable recreational resource in Monaghan Town.	<b>CSF36.</b> The draft Monaghan County Development Plan 2025-2031 should include an objective to sensitively develop the Convent Lake in Monaghan Town for recreation and biodiversity purposes.
A submission suggested a glass roof be provided over Church Square in Monaghan Town to facilitate events and lead to eventual pedestrianisation of Church Square.	Church Square is an Architectural Conservation Area (ACA) due to the arrangement and grouping of buildings in this area, and the Courthouse is a Protected Structure of National Importance. Any such proposal would have to be assessed as regards to the impact upon the Courthouse and the ACA.	<b>CSF31.</b> The draft Monaghan County Development Plan should include a policy to consider impacts on Architectural Conservation Areas and Protected Structures when proposing infrastructure and public realm improvements ensuring they do not negatively impact historic sites.
An Observation Platform should be provided at Knockatallon.	The Monaghan County Development Plan 2025-2031 is a Strategic Plan for the spatial development of County Monaghan over the plan period. The plan will include objectives and policies to promote and develop existing and new tourism products and facilities/resources including in the vicinity	<b>EA35.</b> The draft County Development Plan 2025 – 2031 should include objectives and policies that support and facilitate the development of suitable areas in the County for recreation and tourism in conjunction with

	<p>of Sliabh Beagh in sustainable manner—over the lifetime of the plan, in accordance with the Monaghan Tourism Strategy 2023-2028 and any subsequent strategy.</p>	<p>Monaghan Tourism and the provisions of the Monaghan Tourism Strategy 2023-2028, and any subsequent strategy.</p>
<p>A submission suggested improvements/additions to be made to Rossmore Park, Monaghan Town including the provision of a running track, dog park area, concert stage area, and an adventure park area, as well as visual improvements to the pet cemetery. The submission also stated that there should be no more trees felled in car park area, and replanting of trees should take place. The submission proposed that the hydro-generator in Rossmore Park should be redeveloped to provide electricity for amenities in the park.</p>	<p>The comment made in relation to the provision of facilities are noted. Monaghan County Council commissioned the Rossmore Forest Park Masterplan in 2017 in conjunction with Coillte and the Paul Hogarth Company. This Masterplan was prepared following collaboration with elected members, interest groups and the people of Monaghan to garner the view on how the park should be conserved and developed. The Rossmore Forest Park Masterplan is to be used to guide all future management, infrastructure and activities in the park. It sets out a series of objectives and key principles, followed by a total of 17 different projects designed to help the Council, Coillte and its partners care for the park, balance the interests of its users, and help realise its significant potential. A Memorandum of understanding was signed between Monaghan County Council and Coillte in 2016 for a period of 10 years. The Memorandum provides that the Council will be responsible for the maintenance and repair of all infrastructure used in the park. Coillte undertake and are responsible for the maintenance of other infrastructure including that affected by commercial forestry operations. Coillte are responsible the management of the forest in Rossmore and as such Monaghan County Council have no remit to restrict tree felling in the park.</p>	<p><b>CSF32.</b> The draft Monaghan County Development Plan should include a policy to promote the projects outlined in the Rossmore Forest Park Masterplan and Rossmore Conservation Management Plan, and to maintain and develop the park, respecting the roles and responsibilities of relevant parties.</p>
<p>The development plan should balance the need to create and sustain viable towns and villages with the demand for rural housing by reopening post offices and shops and by moving towards sustainable rural economies with more people employed in ecosystem restorative work.</p>	<p>One of the key aims of the settlement hierarchy outlined in the Monaghan County Development Plan 2019-2025 is to create vibrant and thriving communities in rural settlements by using the extensive village network to support rural communities through the provision of community services, convenience retail services, social functions and transport links. It is not within the remit of the County Council to re-open post offices or shops. Supporting rural communities will however continue to be a key aim and objective of the draft Development Plan 2025-2031. One way in which rural communities will be supported is to ensure that local services are sustained in rural communities.</p>	<p><b>CSF33.</b> The draft Monaghan County Development Plan 2025-2031 should include objectives and policies that help sustain rural communities, subject to normal planning and environmental considerations.</p>
<p>Monaghan has significant world-class businesses with a well-educated workforce. The Council and relevant third level education providers should seek to develop an education cluster in the County rather than needing to travel to larger towns/cities. There should be co-</p>	<p>While the Council has no direct role in the provision of third level educational facilities, the Council is committed to engaging with relevant stakeholders including the Department of Education and Skills, Cavan-Monaghan Education and Training Board and other educational providers in the County to facilitate the provision of educational facilities.</p>	<p><b>CSF34.</b> The draft Monaghan County Development Plan 2025-2031 should include an objective to co-operate with all relevant stakeholders in education to enhance existing third level educational provision and associated facilities and ensure the provision of adequate zoned land for community facilities.</p>

<p>operation with providers in Fermanagh, Tyrone and Cavan to advance and support business.</p>	<p>The County Development Plan 2025-2031 will include a land use zoning objective for community facilities and will zone appropriate and suitable lands for the provision of new community facilities and the expansion of existing facilities where required. The zoning of land for this category of development will be determined using a robust evidence-based assessment so that lands are provided in the correct locations taking account of population growth projects, employment lands and new housing provision.</p>	
<p>The Council should continue to support, rollout and raise awareness of the Monaghan Culture and Creativity 2023-27 strategy on a collaborative and interdisciplinary approach.</p>	<p>The Monaghan County Development Plan 2025-2031 shall reference and support the provisions of the Monaghan Culture and Creativity Strategy 2023-2027.</p>	<p><b>CSF35.</b> The draft County Development Plan 2025-2031 should include objectives that align with the provisions of the Monaghan Culture and Creativity Strategy 2023-2027.</p>

<b>Other Issues</b>		
Raised in submissions PDS4, PDS29, PDS31, PDS45, PDS48, PDS56, PDS57, PDS58, PDS59, PDS60, PDS61, PDS62, PDS63, PDS64, PDS65 & PDS66.		
Issue Raised	Chief Executive's Opinion on Issues Raised	Chief Executive's Recommendation
One submission specifically requested a change of land use zoning.	Any requests related to land use zoning and cannot be considered at this time in accordance with Section 11(2)(bc) of the Planning and Development Act 2000 (as amended).	No specific recommendation.
<p><i>Vision and Strategy</i></p> <p>Does the Development plan incorporate its own vision statement, to provide an anchor point for the Development Plan?</p> <p>Is there a clear strategy for the Development Plan?</p>	<p>The Monaghan County Development Plan 2025-2031 will contain a vision/mission statement which will set out the overarching vision for the County over the six-year plan period. This will be supported by a suite of Strategic Objectives which will be formulated to reflect the Mandatory Objectives of the Development Plan as set out in the Planning and Development Act 2000 (as amended).</p> <p>The Development Plan will set out the strategy for the proper planning and sustainable development of County Monaghan in terms of social, cultural, economic and physical development. This strategy will be shaped by the requirements of the Planning and Development Act 2000 (as amended) and shall be consistent with the Development Plan Guidelines for Planning Authorities (DHLGH, 2022). It is a legal requirement that the development plan is consistent with the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.</p> <p>The Development Plan shall also include a comprehensive suite of policies designed to guide future development of the County and deliver the strategic objectives identified.</p>	<p><b>OI1.</b> The draft County Development Plan 2025 – 2031 should incorporate a strategic vision and policy objectives aligned with the National Strategic Outcomes of the National Planning Framework and the Regional Strategic Outcomes of the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.</p>
<p>A submission recommended the Council to consider plans in other counties particularly those within the Northern and Western Regional Assembly. The submission also suggests forming a special inter county review committee.</p> <p>The Plan fails to comply with, have regard to or take into account the following:</p> <ul style="list-style-type: none"> <li>• Planning &amp; Development Acts</li> <li>• Plans in adjoining counties</li> </ul>	<p>This submission extensively quoted suggested policy wording from other local authority development plans for inclusion in the draft plan. The exhaustive list of policy wording suggested will be considered during the formulation of the development plan.</p> <p>In response to the claim made in this submission that the current plan does not comply with the provisions of the Planning Act, the Council would dispute this. The current plan was reviewed by the OPR and the Minister</p>	<p><b>OI3.</b> The draft County Development Plan 2025 – 2031 should be formulated following a comprehensive review and update as appropriate of all development plan objectives and policies in the Monaghan County Development Plan 2019-2025 having regard to all relevant European, National and Regional policy and guidelines.</p>

<ul style="list-style-type: none"> <li>• Development Plan Guidelines</li> <li>• Heritage Act 1995</li> <li>• National Heritage Plan</li> </ul> <p>Suggested the rewording/omission of a number of phrases/wordings in the County Development Plan 2019-2025 for inclusion in the County Development Plan 2025-2031;</p> <p>“Seek to” and “Contribute to”. “Subject to available resources” (Omit)</p> <p>A number of topics (25) were listed as suggested to be included within the Draft County Development Plan.</p> <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Archaeology</li> <li>• County Heritage Plan</li> <li>• Commerical development in the Countryside</li> <li>• Designated sites</li> <li>• Electricity Transmission</li> <li>• Extractive Industry</li> <li>• Fencing of hitherto open lands</li> <li>• Forestry</li> <li>• Geology</li> <li>• Historic graveyards/burial grounds</li> <li>• Access to Heritage</li> <li>• National Parks</li> <li>• Natural Heritage, Environment and access to the countryside</li> <li>• Peatlands</li> <li>• Greenway, Blueways, Peatways</li> <li>• Public rights of way</li> <li>• Recreation and Sports</li> <li>• Renewable Energy - On Shore Wind Energy - Hydro Energy - Small Scale - Solar Power</li> </ul>	<p>for Housing, Local Government and Heritage and was considered to be consistent with the Planning Act and National Policy/Guidelines.</p> <p>During the previous development plan preparation process, Monaghan County Council consulted adjoining local authorities including those in Northern Ireland to discuss strategic matters of shared importance. Monaghan County Council have consulted adjoining local authorities as part of the Strategic Issues Paper for the Draft Monaghan County Development Plan 2025-2031.</p> <p>The current Monaghan County Development Plan 2019-2025 contains a comprehensive suite of objectives and policies, there are relevant policies in the vast majority of the subject/topic areas quoted in this submission (where relevant in the Monaghan context) . The current policies in the Monaghan County Development Plan 2019-2025 will be reviewed and updated as appropriate and to reflect current best practice and recent national policy developments on guidance for inclusion in the draft County Development Plan 2025-2031. It is likely that some existing policies will be strengthened in this context.</p> <p>The Development Plan Guidelines for Planning Authorities were published in June 2022 and the Council will have full regard to the provisions of these guidelines in the preparation of the new plan.</p>	
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<ul style="list-style-type: none"> <li>• Telecommunications</li> <li>• Tourism Development</li> <li>• Recreational Walking and Cycling</li> <li>• Wetlands</li> <li>• World Heritages Sites</li> <li>• Inland Waterways—Ulster Canal-Lakes</li> </ul>		
<p>A submission identified that in line with the Act na dTeangacha Oifigiúla (Leasú), 2021, public bodies must reach 20% recruitment of Gaelic speakers by 2030. It was suggested in the submission to include a policy in the County Development Plan to actively promote bilingualism in County Monaghan.</p>	<p>The comments made are noted, however this is not within the remit of the County Development Plan.</p>	<p>No specific recommendation.</p>
<p>McNally's shop in the Diamond, should be compulsory purchase and the public sale.</p>	<p>The Council in association with the relevant sections including the Municipal Districts, Housing Section and the Regeneration Team will review vacant/derelict properties in the County with a view to reactivation/reuse via the various mechanisms available through Town Centre First. A Town Regeneration Officer has been appointed to lead the implementation of Town Centre First.</p>	<p>SS23. The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the refurbishment and reuse of vacant and derelict properties, particularly for housing.</p>
<p>Fee's for making a submission/observation on a planning application should be reduced to a nominal amount i.e €2</p>	<p>Planning Fees are set at national level through the Planning and Development Regulations (2001) as amended. As such there is no remit within the development plan to change planning fees payable at local level.</p>	<p>No specific recommendation.</p>
<p>11 generic submissions requesting to meet with the relevant Planning teams to discuss the following items;</p> <ul style="list-style-type: none"> <li>• LZP 1, Land Use Zoning Policy, Developing Zoning Matrix 9.2/9.3</li> <li>• TOUP 1-TOUP 3, Tourism Policy 9.15</li> <li>• 8.41 Air Quality</li> <li>• LP 1/2/3, Lighting Policies</li> <li>• RAS 1, Appropriate Assessment Policy, AAP1</li> <li>• 15.4, Development Management within Architectural Conservation Areas (ACAs)</li> <li>• ACAP 1, Policies for Architectural Conservation Areas (ACAs)</li> </ul>	<p>The policies contained within the Monaghan County Development Plan 2025-2031 will be reviewed and amended as necessary within the Draft County Development Plan 2025-2031, taking account of national and regional planning policy, planning guidelines and best practice.</p> <p>Public consultation is an important part of the plan making process and is carried out at various stages throughout the plan making process, pre-draft, draft-plan and amendments to the draft plan. The request to hold a meeting is acknowledged and will be responded to separately, outside of this report process.</p>	<p>No specific recommendation.</p>

<ul style="list-style-type: none"><li>• 15.8 Recreational Facilities &amp; Open Space 15.13.7, Policy for Residential Amenity 15.33, Accessibility</li><li>• ICP 1, Policy for Industry and Commercial development TCOP 1-TCOP 4, Telecommunications Policy CSO 1, Strategic objectives, SIO1-4</li></ul>		
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## Part 3

### List of Recommendations

<b>Environmental Assessment and Monitoring</b>	
<b>EAM1</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that comply with the provisions and targets set out in the Climate Action Plan (CAP) 2023 and is aligned with the Climate Action Plan (CAP) Guidelines and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.
<b>EAM2</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that promote and support the transition to Circular Economy principles having regard to the National Waste Management Plan for a Circular Economy 2023-2029 and any other relevant national policy on waste.
<b>EAM3</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect the environment and to prevent/minimise pollution (air, noise, land and water) in the County and beyond having regard to European, National and Regional Policy, national guidelines and best practice.
<b>EAM4</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect water resources having regard to the third cycle of the River Basin Management Plan 2022 – 2027.
<b>EAM5</b>	The draft Monaghan County Development Plan 2025-2031 should include an objective to collaborate with relevant stakeholders, including government departments, the Environmental Protection Agency, Irish Farmers Association and the poultry sector with the aim of facilitating sustainable development related to intensive poultry farming.
<b>EAM6</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies in respect of climate change and all aspects of environmental protection in relation to the assessment of development proposals with potential impacts on the environment having regard to European and National Legislation, guidelines, and best practice.
<b>EAM7</b>	The draft Monaghan County Development Plan 2025-2031 should include an objective to protect, maintain, and restore wetlands in the County in recognition of the important role wetlands play in flood mitigation, habitat protection, biodiversity and nature-based tourism.
<b>EAM8</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies promoting the sustainable development of tourism and associated facilities having regard to the Tourism Strategy for County Monaghan 2023-2028.
<b>EAM9</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies for the protection, maintenance and restoration of native hedgerows and woodlands.
<b>EAM10</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect and enhance biodiversity in the County having regard to the 4 <sup>th</sup> National Biodiversity Plan (when adopted) and the Monaghan Biodiversity & Heritage Strategic Plan 2020-2025 (and any subsequent versions).
<b>EAM11</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies providing for the protection of Habitats and Species including those protected under the Habitats Directive having regard to all relevant legislation, guidelines and best practice.
<b>EAM12</b>	The draft County Development Plan 2025-2031 should include an objective to identify suitable council owned lands within the settlements which could be developed as biodiversity areas in a manner consistent with the action's identified in the Climate Action Plan 2024-2029.
<b>EAM13</b>	The draft Monaghan County Development Plan 2025-2031 should include policies in relation to the Extractive Industry/Minerals having regard to European, National and Regional Policy and national guidelines.
<b>EAM14</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to protect water quality including groundwater, Biodiversity, Archaeology, Architecture, Air quality, Noise and Habitats (including European Sites) and policies to mitigate Climate Change and promote Renewable Energy and the transition to a Circular Economy consistent with European and National Legislation and emerging best practice.
<b>EAM15</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to support and facilitate a transition to more sustainable methods of farming where this involves development.



<b>EAM16</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to assess proposals for intensive agriculture / poultry operations having regard to all relevant environmental legislation and the provisions of the Habitats Directive and the EIA Directive as relevant.
<b>EAM17</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to support innovative projects to address waste streams from the agricultural sector such as anaerobic digestion and CHP (Combined Heat and Power) subject to satisfactory compliance with Environmental Regulations.

<b>Settlement Strategy</b>	
<b>SS1</b>	The draft County Development Plan 2025 – 2031 should include an evidence-based Core Strategy and Settlement Strategy which will be informed by land availability, demographics, population and housing targets, and planning and construction activity, and which will identify population growth and future projections in line with the National Planning Framework Implementation Roadmap, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area, and the Housing Supply Target Methodology for Development Planning issued by the Minister of Housing, Local Government and Heritage in December 2020.
<b>SS2</b>	The draft County Development Plan 2025 – 2031 should include a robust Settlement Strategy which will deliver development in areas identified for growth including the Key Town of Monaghan and also Carrickmacross which is a town with regional potential.
<b>SS3</b>	The draft County Development Plan 2025 – 2031 should include a robust Settlement Strategy which will be informed by the preparation of a Settlement Capacity Audit (SCA) of the land and sites with potential for delivering sustainable future development at a settlement level over the plan-period based on an Infrastructure Assessment (IA) of the lands which will embody the two-tier approach set out in National Policy Objectives 72a.
<b>SS4</b>	The draft County Development Plan 2025 – 2031 should include objectives to prepare Local Area Plans for Monaghan and Carrickmacross following its adoption.
<b>SS5</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies to prioritise the redevelopment of brownfield sites and promote urban regeneration to foster compact, sustainable growth.
<b>SS6</b>	The draft County Development Plan Development Plan 2025 – 2031 should include objectives to promote proactive measures for rejuvenating and revitalising rural towns and villages to enhance their viability and attractiveness.
<b>SS7</b>	The draft County Development Plan 2025 – 2031 should include rural housing objectives and policies in line with the requirements of the National Planning Framework, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area, and the Sustainable Rural Housing Development Guidelines for Planning Authorities (2005) and should be informed by spatial analysis of development patterns, including rural housing trends.
<b>SS8</b>	The draft County Development Plan 2025 – 2031 should include objectives related to housing land activation and facilitating the construction of homes in existing towns and villages to optimise the use of existing infrastructure and facilities.
<b>SS9</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with National Policy Objective 19 and National Policy Objective 20 of the National Planning Framework and Regional Policy Objective 3.3 of the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area to deliver at least 20% of new housing in rural areas on brownfield sites
<b>SS10</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that prioritise growth allocation for towns and villages in accordance with the National Planning Framework Implementation Roadmap, the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.
<b>SS11</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that facilitate and encourage compact growth through a proactive land management approach to the development of brownfield sites for housing.
<b>SS12</b>	The Draft County Development Plan 2025-2031 should include objectives and policies that promote and facilitate the provision of serviced sites within towns and villages.
<b>SS13</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with the Development Plan Guidelines for Planning Authorities (2022), particularly with respect to the preparation of the Core Strategy

<b>SS14</b>	The draft County Development Plan 2025 – 2031 should include an objective that encourages collaboration between Monaghan and Cavan County Councils regarding a combined approach to Carrickmacross and Virginia as places of Regional Potential as set out in the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.
<b>SS15</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that seek to achieve the National Planning Framework (NPF) target of developing 30% of new housing on brownfield lands.
<b>SS16</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with the local transport plan for Monaghan Town.
<b>SS17</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that ensures the integration of land use and transport planning, facilitates the development of the 10-minute town concept and ensures access by walking, cycling and public transport is a key determinant in the location of local services such as schools, retail, and leisure facilities.
<b>SS18</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that promote and facilitate the sequential approach to consolidate urban-generated development within existing urban areas, prevent urban sprawl, reduce the demand for long-distance travel, and maximise the use of existing transport infrastructure and services
<b>SS19</b>	The draft County Development Plan 2025 – 2031 should include a Core Strategy and Settlement Strategy for the County over the plan period in line with the requirements of the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.
<b>SS20</b>	The draft County Development Plan 2025 – 2031 should include objective to carry out an assessment of inter-settlement travel patterns across the County and to key settlements in neighbouring counties.
<b>SS21</b>	The draft County Development Plan 2025 – 2031 should have land zonings that are determined in a sequential manner and in accordance with the requirements of National Policy Objectives 72a and 72c of the National Planning Framework that is focussed on areas that are adequately serviced by public water supply and wastewater collection networks, or where there are proposals to adequately service the lands during the lifetime of the development plan.
<b>SS22</b>	The draft County Development Plan 2025 – 2031 should have regard to the provisions of Sustainable and Compact Settlements Guidelines for Planning Authorities.
<b>SS23</b>	The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the refurbishment and reuse of vacant and derelict properties, particularly for housing.
<b>SS24</b>	The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with, support, and promote the implementation of compact urban development and the Town Centre First Policy.
<b>SS25</b>	The draft County Development Plan 2025-2031 should include objectives and policies that recognise that the hinterland of Monaghan extends into Northern Ireland and seek to strengthen the links with this hinterland.
<b>SS26</b>	The draft County Development Plan 2025-2031 should include a Core Strategy that is based on average County Monaghan household sizes, and the densities set out in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.
<b>SS27</b>	The draft County Development Plan 2025-2031 should include zoning objectives that are informed by assessment of the existing quantum and capacity of employment lands, both developed and undeveloped, and future requirements based on sound evidence and spatial analysis of employment typologies, their location and future growth areas.
<b>SS28</b>	The draft County Development Plan 2025-2031 should include zoning objectives and policies that are informed by a Strategic Flood Risk Assessment.
<b>SS29</b>	The draft County Development Plan 2025-2031 should include zoning objectives and policies that prioritise the redevelopment of brownfield sites and promote urban regeneration to foster compact, sustainable growth in line with the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.
<b>SS30</b>	The draft County Development Plan 2025-2031 should include objectives and policies that encourage and facilitate the reuse of brownfield sites and former homesteads in the rural area to accommodate new rural housing.
<b>SS31</b>	The draft County Development Plan 2025-2031 should include zoning objectives and policies that facilitate the better integration of land uses to reduce the need to travel and also encourage the provision and uptake of sustainable modes of transport.

<b>SS32</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies to ensure that town and village development aligns with the 'Town Centre First' approach to create and deliver dynamic public spaces, to encourage community interaction, to give pedestrian priority, to provide diverse cultural activities, and to support the work of the Town Regeneration Office.
<b>SS33</b>	The draft County Development Plan 2025-2031 should include an objective to collaborate with the Land Development Agency and other relevant stakeholders to develop state land and maximise the effectiveness of housing and development initiatives within the County to create sustainable residential communities.

### Housing Strategy

<b>HS1</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that actively encourage the activation of council-owned land for the sustainable development of housing.
<b>HS2</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies for Housing that align with the provisions of Housing for All – A New Housing Plan for Ireland (DOEHLG,2021).
<b>HS3</b>	The draft County Development Plan 2025 – 2031 should reference Cost Rental Housing model as per the Affordable Housing Act 2021 and include specific objectives and policies that support the implementation of Cost Rental Housing projects where appropriate and feasible in line with the provisions of the Act
<b>HS4</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies for social housing that are based on robust evidence from the Housing Need and Demand Assessment and Core Strategy and implement Government guidelines and standards for sustainable urban housing and design
<b>HS5</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DHLGH, 2023), Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DHLGH, 2022), Design Manual for Quality Housing (DHLGH, 2022), Design Manual for Urban Roads and Streets (2019), Urban Design Manual, A Best Practice (DEHLG, 2009), Sustainable Residential Development in Urban Areas (DHLGH, 2009), Quality Housing for Sustainable Communities (DEHLG, 2007), Part V Guidelines (DHPCLG, 2017), Universal Design concept and all other relevant guidance.
<b>HS6</b>	The draft County Development Plan 2025-2031 should include objectives and policies within the Housing Strategy that provide an appropriate number of single occupancy housing units.
<b>HS7</b>	The draft County Development Plan 2025-2031 should include objectives and policies within the Housing Strategy to ensure that appropriate and sufficient housing for older people is provided in settlements where sufficient need and feasibility has been established.
<b>HS8</b>	The draft County Development Plan 2025-2031 should include objectives and policies within the Housing Strategy to ensure that a security bond of minimum €7,000 per unit is lodged with the planning authority.
<b>HS9</b>	The draft County Development Plan 2025-2031 should include objectives and policies that guides the development of housing in urban and rural areas based on national guidelines and having regard to local conditions based on the prevalent character of development in the area.
<b>HS10</b>	The draft County Development Plan 2025-2031 should include objectives and policies within the Housing Strategy to ensure that a sufficient range and variety of residential units are provided based on the Housing Need and Demand Assessment for the County.
<b>HS11</b>	The draft County Development Plan 2025-2031 should include objectives and policies within the Housing Strategy that will support Monaghan County Council in providing Social and Affordable houses in towns and villages over the plan period where need and feasibility have been established.

### Climate Change, Environment and Heritage

<b>CEH1</b>	The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with National Policy Objectives set out in the National Planning Framework and Regional Planning Objectives expressed in the Regional Spatial and Economic Plan for the Northern and Western Regional Assembly area.
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<b>CEH2</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies to facilitate the transition to a low-carbon and climate-resilient society.
<b>CEH3</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that promote a reduction in energy demand and emissions, sustainability, and climate resilience.
<b>CEH4</b>	The draft County Development Plan 2025-2031 should include an objective to prepare a comprehensive Renewable Energy Strategy for the County during the lifetime of the plan which is consistent with the Regional Renewable Electricity Strategy (RRES) and which provides clear objectives for renewable energy development in the County.
<b>CEH5</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies to progress sustainable transportation measures, electric vehicles, and public transport options while promoting compact growth and brownfield land redevelopment.
<b>CEH6</b>	The draft County Development Plan 2025 – 2031 should include a Strategic Flood Risk Assessment (SFRA) carried out in accordance with the relevant guidelines and include policies and objectives to ensure compliance with the outcome of the SFRA
<b>CEH7</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that align with the principles of the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area emphasising Climate Action, compact growth, and the promotion of a low carbon region.
<b>CEH8</b>	The draft County Development Plan 2025 – 2031 should include an objective to support the development of Bio-refining Hubs as outlined in the Regional Policy Objectives 4.27 - 4.29 of the Regional Spatial Economic Strategy for the Northern and Western Regional Assembly area.
<b>CEH9</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that integrate land-use and transport planning to encourage a modal shift away from the use of the private car and to promote walking, cycling and public transport.
<b>CEH10</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that facilitate and promote renewable energy development where appropriate, subject to normal planning and environmental considerations.
<b>CEH11</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that facilitate and promote active transport as means of reducing carbon emissions and increasing physical activity.
<b>CEH12</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that encourage and promote the restoration of ecosystems and the protection and enhancement of biodiversity.
<b>CEH13</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies to promote and enhance green infrastructure in the County and acknowledge the multiple benefits of green infrastructure in terms of health/wellbeing, climate adaptation, social inclusion, and tourism.
<b>CEH14</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies to promote the implementation of Nature Based Solutions in all new developments in urban areas in accordance with Nature based solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (DHLGH, 2022).
<b>CEH15</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies to maintain safe drinking water.
<b>CEH16</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies promoting water conservation.
<b>CEH17</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to require all proposed waste water treatment systems and domestic septic tanks meet the current standards set out in the Environmental Protection Agency publication Code of Practice for Domestic Waste Water Treatment System (Population equivalent $\leq 10$ ) (EPA,2021).
<b>CEH18</b>	The draft County Development Plan 2025-2031 should include objectives and policies that promote carbon-neutral and sustainable building practices in the County, in line with the Climate Action Plan and the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.
<b>CEH19</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies to require new developments to incorporate Sustainable Drainage Systems (SuDS) management initiatives in their design and operation such as green infrastructure, water recycling and conservation measures, green roofs, and rainwater harvesting.
<b>CEH20</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies requiring climate action and energy efficiency proposals to be submitted with planning applications for large-scale development.

<b>CEH21</b>	The draft County Development Plan 2025 – 2031 should include objectives to promote innovative, low carbon, renewable energy design and technology in the provision of local authority housing.
<b>CEH22</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies to reduce the need for commuting to and from work, and to promote the creation of remote working hubs in rural towns and villages.
<b>CEH23</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies to support and promote the Sustainable Energy Communities Programme to enable communities to develop new and innovative, locally-based solutions to energy.
<b>CEH24</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies relating to the control of Environmental Noise to ensure that the impacts of noise are considered where new developments have the potential to give rise to significant noise impacts.
<b>CEH25</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that ensures adherence to European, National, and Regional policies on air quality and pollution.
<b>CEH26</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that promote renewable energy in line with the Renewable Electricity Spatial Policy Framework, particularly Action EL/23/2, for strategic renewable energy infrastructure planning and facilitate renewable energy development in appropriate locations.
<b>CEH27</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies consistent with the provisions of the National Retrofit Plan and the National Heat Study.
<b>CEH28</b>	The draft County Development Plan 2025 – 2031 should include a policy that requires new developments to adhere to the Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction and demolition projects (EPA, 2021).
<b>CEH29</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies that are consistent with the Draft Policy Statement on Mineral Exploration–Critical Raw Minerals for the Transition to a Circular Economy (DECC, 2022) or any finalised version.
<b>CEH30</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that have regard to the Policy Statement on Geothermal Energy for a Circular Economy 2023-2028 (DECC, 2023) and any subsequent policy statement.
<b>CEH31</b>	The draft County Development Plan 2025 – 2031 should list the County Geological Sites and include objectives and policies to protect them from inappropriate development while promoting them in terms of their cultural, educational/scientific and tourism values where appropriate.
<b>CEH32</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies to protect geological Natural Heritage Areas as they become designated during the lifetime of the Plan.
<b>CEH33</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies to safeguard and enhance riparian corridors to assist in the preservation of natural habitats, vegetation, and aquatic ecosystems along water bodies. and to maintain water quality and biodiversity.
<b>CEH34</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies to protect all elements of archaeological heritage including:- a) those contained within the Sites and Monuments Record maintained by the Department of Housing, Local Government and Heritage b) those contained within the Record of Monuments and Places (RMP). c) those contained within the Register of Historic Monuments. d) National Monuments subject to Preservation Orders under the National Monuments Acts and those in ownership or guardianship of the Minister for Housing, Local Government and Heritage. e) Archaeological objects within the meaning of the National Monuments Acts. f) Archaeological features not as yet identified but which may be impacted on by development.
<b>CEH35</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies to: a) safeguard and enhance archaeological monuments, town defences, medieval structures, historic graveyards, industrial heritage, battlefields, national monuments owned by authorities, and heritage sites that offer tangible historical evidence.

	<p>b) encourage and facilitate suitable forms of access, including disabled access, to archaeological sites and/or the provision of appropriate signage, interpretive material, and virtual access options.</p> <p>c) promote understanding and appreciation of archaeological and underwater cultural heritage.</p>
<b>CEH36</b>	<p>The draft County Development Plan 2025 – 2031 should include objectives and policies that require all development proposals to: -</p> <p>a) consider archaeological heritage in all environments, even potential unknown elements.</p> <p>b) evaluate the impact of development on archaeological heritage.</p> <p>c) undergo archaeological assessment were considered appropriate in accordance with established policies and standards.</p> <p>d) adhere to recommendations from the Department's Development Applications Unit.</p> <p>e) protect archaeological heritage either in-situ or through preservation by record.</p>
<b>CEH37</b>	<p>The draft County Development Plan 2025 – 2031 should include objectives and policies that have regard to the Department of Housing, Local Government and Heritage Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage.</p>
<b>CEH38</b>	<p>The draft County Development Plan 2025 – 2031 should include objectives that:-</p> <p>a) promote awareness and the appropriate adaptation of Ireland's built and archaeological heritage to deal with the effects of climate change.</p> <p>b) identify the built and archaeological heritage in local authority ownership and areas at risk from climate change.</p> <p>c) undertake climate change vulnerability assessments for the historic structures and sites in the County.</p> <p>d) develop disaster risk reduction policies addressing direct and indirect risks to the built and archaeological heritage.</p> <p>e) develop resilience and adaptation strategies for the built and archaeological heritage.</p> <p>f) develop the skills capacity within the local authority to address adaptation / mitigation/ emergency management issues affecting historic structures and sites in order to avoid loss or damage in the course of climate change adaptation or mitigation works.</p>
<b>CEH39</b>	<p>The draft County Development Plan 2025 – 2031 should include objectives and policies that support the overarching goals of mitigating and adapting to climate change in relation to water and wastewater.</p>
<b>CEH40</b>	<p>The draft County Development Plan 2025-2031 should include a policy to ensure that private wastewater treatment facilities, where permitted, are operated in compliance with their wastewater discharge licence, in order to protect water quality.</p>
<b>CEH41</b>	<p>The draft County Development Plan 2025 – 2031 should include objectives and policies relating to matters that have a cross county dimension such as water quality biodiversity and flood risk, aligning with similar objectives and policies in the adjoining county development plans.</p>
<b>CEH42</b>	<p>The draft County Development Plan 2025 – 2031 should include objectives and policies relating to the protection of landscapes and visual amenity that align with similar objectives and policies in adjoining county development plans.</p>
<b>CEH43</b>	<p>The draft County Development Plan 2025 – 2031 should include objectives and policies relating to the protection of designated nature sites, and in particular cross border sites, that align with similar objectives and policies in adjoining county development plans.</p>
<b>CEH44</b>	<p>The draft County Development Plan 2025-2031 should include objectives and policies to protect and enhance aquatic habitats, native species and ecosystems, and prohibit activities that may disrupt or degrade these environments.</p>
<b>CEH45</b>	<p>The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and the associated Circulars and Technical Appendices.</p>
<b>CEH46</b>	<p>The draft County Development Plan 2025-2031 should include an objective to support the delivery/implementation of the Flood Relief Measures for the towns of Monaghan, Ballybay, Carrickmacross and Inniskeen as set out in the CFRAM programme Flood Risk Management Plans.</p>
<b>CEH47</b>	<p>The draft County Development Plan 2025-2031 should include objectives and policies that require the identification and protection of flood risk infrastructure in the County.</p>

<b>CEH48</b>	The draft County Development Plan 2025-2031 should include an objective to update areas identified as being at risk of flooding if revised information is received from the Office of Public Works or provided to the Council such as flood risk assessments and the provision of flood risk infrastructure.
<b>CEH49</b>	The draft County Development Plan 2025-2031 should include objectives and policies to require the consideration of the Office of Public Works Flood Mapping where development is proposed in areas where there is the potential for flooding.
<b>CEH50</b>	The draft County Development Plan 2025-2031 should include objectives and policies to require the consideration of the effects of climate change where development is proposed in areas where there is the potential for flooding.
<b>CEH51</b>	The draft County Development Plan 2025-2031 should include objectives and policies to require that access for the maintenance of Arterial Drainage Schemes and Drainage Districts are not obstructed by development.
<b>CEH52</b>	The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the provisions of the Wind Energy Guidelines (DEHLG, 2006) and any revised Wind Energy Guidelines when finalised.
<b>CEH53</b>	The draft County Development Plan 2025-2031 should include objectives and policies that promote the delivery of innovative renewable energy projects having regard to national legislation, best practice, emerging technologies, and the actions identified in the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029.
<b>CEH54</b>	The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the document Energy Security in Ireland to 2030 (DECC, 2023).
<b>CEH55</b>	The draft County Development Plan 2025-2031 should include objectives and policies to facilitate and support the enhancement of electricity and gas supplies and associated networks to serve the future needs of the County and wider region including linkages of renewable energy proposals to the electricity grid in a sustainable and timely manner and subject to environmental assessment and the planning process.
<b>CEH56</b>	The draft County Development Plan 2025-2031 should include a policy on Data Centres which has regard to sustainability and resource efficiency and aligns with national policy.
<b>CEH57</b>	The draft County Development Plan 2025-2031 should include objectives and policies that support the repowering of older wind farms where appropriate having regard to the Wind Energy Guidelines (DEHLG, 2006) and any revised Wind Energy Guidelines when finalised.
<b>CEH58</b>	The draft County Development Plan 2025-2031 should include objectives and policies that encourage the use of innovative and energy-efficient technologies in construction projects.
<b>CEH59</b>	The draft County Development Plan 2025-2031 should include policies to minimise the loss of hedgerows and trees, as well as detailed guidelines on landscaping/boundaries to guide development proposals.
<b>CEH60</b>	The draft County Development Plan 2025-2031 should include an objective to support projects aimed at restoring native woodlands in collaboration with all relevant stakeholders including National Parks and Wildlife Service, Teagasc, and Coillte.
<b>CEH61</b>	The draft County Development Plan 2025-2031 should include objectives and policies to protect and enhance areas of primary and secondary amenity.
<b>CEH62</b>	The draft County Development Plan 2025-2031 should include objectives and policies to protect and enhance Natural Heritage Areas and Proposed Natural Heritage Areas.
<b>CEH63</b>	The draft County Development Plan should include an objective to prepare a Green Infrastructure Strategy during the lifetime of the plan.
<b>CEH64</b>	The draft County Development Plan should include policies to assist in the control of the spread of invasive species.
<b>CEH65</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies for the protection and enhancement of built heritage in the County to provide a robust framework for the assessment of development proposals affecting heritage buildings, including their sensitive reuse where feasible, and have regard to the Architectural Heritage Guidelines for Planning Authorities (DAHG, 2011) and other relevant national policy.
<b>CEH66</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to provide favourable policy support for innovative community projects to enhance the settlements and promote community engagement and participation.
<b>CEH67</b>	The draft Monaghan County Development Plan 2025-2031 should include a policy requiring that any proposals for infilling of land that are not subject to mandatory Environmental Impact Assessment should be required to carry out an Ecological Impact Assessment.

<b>CEH68</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies for the protection and enhancement of wetlands in the County having regard to the Monaghan Wetland Action Plan 2020.
<b>CEH69</b>	The draft Monaghan County Development Plan 2025-2031 should include an objective to support the Kavanagh Country Landscape Assessment and Management Plan or any subsequent plan and include a policy requiring any development proposals with potential to impact on these buildings to have regard to the plan.
<b>CEH70</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that protect aquatic habitats, promote the creation and protection of riparian corridors, prevent the degradation of habitats within riparian corridors, and prevent any instream works unless in accordance with the Inland Fisheries (IFI) Guidance Document and in consultation with the IFI.

<b>Economic Activity</b>	
<b>EA1</b>	The draft County Development Plan 2025 – 2031 should include economic development objectives that are informed by an employment lands capacity analysis setting out the existing quantum and capacity of employment lands both developed and undeveloped and servicing information to inform future employment land zonings, and that are based on sound evidence and spatial analysis of employment typologies, their location, concentration, and future growth areas.
<b>EA2</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that emphasise improving digital infrastructure and connectivity to support business growth, innovation, and remote working opportunities.
<b>EA3</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies to support the strengthening of digital networks and promote Smart Places in line with Regional Policy Objectives 6.36 -6.60 of the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.
<b>EA4</b>	The draft County Development Plan 2025 – 2031 should include objectives to support tourism infrastructure investment and placemaking projects and to co-operate with Cavan County Council via Failte Ireland's Branding proposition of Ireland's Ancient East to deliver on the ambitions of RPOs 4.6, 4.7 and 4.8 of the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.
<b>EA5</b>	The draft County Development Plan 2025 – 2031 should include an objective that commits to ongoing collaboration with Failte Ireland and other relevant tourism stakeholders during the lifetime of the plan to further develop tourism in the County.
<b>EA6</b>	The draft County Development Plan 2025 – 2031 should include a section on Tourism in the Economic Development Chapter.
<b>EA7</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that recognise the interplay between the County's tourism product and broader national and regional objectives, such as climate change mitigation/adaptation, biodiversity conservation, health and well-being, and place-making, and that synergise the goals of tourism development with these overarching objectives.
<b>EA8</b>	The draft County Development Plan 2025 – 2031 should include an objective that supports the implementation of the Ireland's Ancient East Regional Tourism Strategy.
<b>EA9</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that align with the provisions of the Monaghan Destination and Experience Development Plan.
<b>EA10</b>	The draft County Development Plan 2025-2031 should comprehensively reference the key tourism assets and initiatives highlighted in Failte Ireland's submission and should include objectives and policies that ensure that these significant aspects of tourism development are acknowledged and supported.
<b>EA11</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that have regard to the relevant contents of the Development Guidelines for Tourism Destination Towns (Failte Ireland, 2019), particularly in respect of public realm, accommodation, and signage.
<b>EA12</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that address various facets of tourism, including Natural Heritage, Greenways, Public Transport, Cycling and Walking, Tourist Accommodation, Tourism Amenities and Assets, Sustainable Tourism, Renewable Energy, and Landscape Character Assessment to support a holistic approach to sustainable tourism development.
<b>EA13</b>	The draft County Development Plan 2025 – 2031 should include an objective to zone new large-scale employment sites in appropriate locations accessible to town centres, accessible by public transport and active travel modes like cycling and walking.



<b>EA14</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies requiring the provision of amenities, such as bicycle parking and shower facilities, to support a modal shift to walking and cycling to work.
<b>EA15</b>	The draft County Development Plan 2025-2031 should include objectives and policies that support and promote angling as a recreational activity, seeks to facilitate public access to water bodies for angling purposes and facilitates the provision of supporting infrastructure where appropriate and sustainable.
<b>EA16</b>	The draft County Development Plan 2025-2031 should include objectives and policies that promote the regeneration of town centres.
<b>EA17</b>	The draft County Development Plan 2025-2031 should include an objective to initiate engagement between the Land Development Agency and the Town Regeneration Office if towns within the County reach a population of 10,000.
<b>EA18</b>	The draft County Development Plan 2025-2031 should include objectives to develop Town Centre First Plans for each of the five towns over the lifetime of the development plan.
<b>EA19</b>	The draft County Development Plan 2025-2031 should include objectives to promote the night-time economy which are consistent with the recommendations within the Report of the Night-time Economy Task Force (Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media,2021)
<b>EA20</b>	The draft County Development Plan 2025-2031 should reference the potential for geo-tourism and should list the County Geological Sites and include objections and policies for their protection.
<b>EA21</b>	The Draft County Development Plan 2025-2031 should include an objective to prepare a new Retail Strategy for the County over the lifetime of the plan
<b>EA22</b>	The draft Monaghan County Development Plan 2025-2031 should include zoning objectives to ensure sufficient lands are zoned for Town Centre uses including retail, residential, commercial and tourist facilities, and that the zoning matrix is sufficiently flexible to allow such uses in other zoning categories subject to the land uses being compatible.
<b>EA23</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to promote sustainable tourism and improvement of existing tourist facilities (including visitor accommodation) to improve the County's tourism offering in line with the objectives of the Monaghan Tourism Strategy 2023-2028 and Failte Ireland's Destination and Experience Development Plan.
<b>EA24</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to provide favourable support for projects to implement and deliver habitat restoration and recognise the economic potential of this approach in terms of farm diversification, nature-based tourism, etc.
<b>EA25</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies that facilitate and encourage the development of new business start-ups and/or the expansion of existing enterprises, subject to the normal planning and environmental considerations.
<b>EA26</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to facilitate the conditions necessary for skilled jobs to be developed and retained in County Monaghan.
<b>EA27</b>	The draft Monaghan County Development Plan 2025-2031 should include a strategic objective to enhance economic resilience and connectivity in Monaghan having regard to its strategic location.
<b>EA28</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies that acknowledge and seek to deliver synergy between the key themes of place making, regeneration, climate change adaptation and integrated land use and transport as a mechanism to attract future investment and jobs in the County over the plan period.
<b>EA29</b>	The draft Monaghan County Development Plan 2025-2031 should include zoning objectives informed by the preparation of a spatial analysis of the quantum of employment lands both developed and undeveloped, the rate of take up of zoned employment land, servicing information including accessibility, and based on population growth, and economic and employment growth and change over the lifetime of the plan.
<b>EA30</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies that have a proactive approach to the identification of suitable sites for business start-ups and larger sites to cater for expanding industries.
<b>EA31</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies that support the concept of developing an engineering hub in County Monaghan in consultation with relevant industry stakeholders.
<b>EA32</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to guide the location, scale, design, layout, amenity and landscaping details of all new industrial and employment uses.

<b>EA33</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies that are consistent with the methodology set out in the Development Plan – Guidelines for Planning Authorities (DHLGH, 2022).
<b>EA34</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to support the local food production industry and facilitate new development or the expansion of existing development in this sector, subject to satisfactory compliance with planning and environmental standards.
<b>EA35</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that support and facilitate the development of suitable areas in the County for recreation and tourism in conjunction with Monaghan Tourism and the provisions of the Monaghan Tourism Strategy 2023-2028, and any subsequent strategy.

<b>Infrastructure &amp; Services</b>	
<b>IS1</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that support and protect all existing and planned key infrastructural projects in the County and prioritise their delivery.
<b>IS2</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that ensures the integration of transport and land use planning is a key component of the Development Plan including place making, public realm, regeneration, and climate change.
<b>IS3</b>	The draft County Development Plan 2025 – 2031 should include an objective to set baseline modal share targets.
<b>IS4</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that progress a modal shift away from the private car and reduce the need to travel to ensure infrastructure improvements in capacity and safety are not undermined by increased usage.
<b>IS5</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that support the implementation of the Design Manual for Urban Roads and Streets (DMURS) as revised.
<b>IS6</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that support and facilitate the Capital Investment Programme of Uisce Éireann.
<b>IS7</b>	The draft County Development Plan 2025 – 2031 should include a policy to protect the selected N2 upgrade route between Ardee and the Border.
<b>IS8</b>	The draft County Development Plan 2025 – 2031 should include an objective to produce a Local Transport Plan for Monaghan Town along with policies that advocate sustainable mobility such as reduced car reliance, promoting walking, cycling, and public transport as alternatives.
<b>IS9</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that take account of the findings of the All-Island Strategic Rail Review advocating for enhanced rail networks and modal shift.
<b>IS10</b>	The draft County Development Plan 2025-2031 should include a policy to consult with the Irish Aviation Authority (IAA) and AirNav Ireland in relation to proposals that have the potential to have an adverse impact upon aviation such as solar and wind energy development.
<b>IS11</b>	The draft County Development Plan 2025-2031 should include objectives and policies that align with the provisions of the National Sustainable Mobility Policy and the National Investment Framework for Transport in Ireland.
<b>IS12</b>	The draft County Development Plan 2025-2031 should include objectives and policies that seek to reallocate road space in appropriate locations, in accordance with the road user hierarchy, to prioritise walking, cycling and public transport use and to reinforce the place-making functions of the urban street network.
<b>IS13</b>	Include objectives that support for the delivery of a modern transport system that enables and encourages modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all, through quality of service and frequency.
<b>IS14</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that support the delivery of an integrated transport and spatial planning approach in line with the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.
<b>IS15</b>	The draft County Development Plan 2025-2031 should include objectives and policies that requires new development and public realm projects to provide an emphasis on pedestrian permeability.

<b>IS16</b>	The draft County Development Plan 2025-2031 should include objectives and policies that support the provision of walking and cycling infrastructure, including the retrospective implementation of walking and cycling facilities in existing neighbourhoods where practicable.
<b>IS17</b>	The draft County Development Plan 2025-2031 should include objectives and policies that facilitate and support the delivery of active travel projects.
<b>IS18</b>	The draft County Development Plan 2025-2031 should include objectives and policies that supports the development of 'CycleConnects: Ireland's Cycle Network' and details the existing and planned cycle routes in the County set out within it.
<b>IS19</b>	The draft County Development Plan 2025-2031 should include objectives and policies that facilitates the provision of a safe, accessible and convenient cycling network.
<b>IS20</b>	The draft County Development Plan 2025-2031 should include objectives and policies to support the role of rural transport, in particular, the Connecting Ireland Rural Mobility Plan (2022-2025) and any subsequent updates.
<b>IS21</b>	The draft County Development Plan 2025-2031 should include objectives and policies which support the Local Link Rural Transport Strategy.
<b>IS22</b>	The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the Spatial Planning and National Roads Guidelines (DECLG, 2012).
<b>IS23</b>	The draft County Development Plan 2025-2031 should identify and list strategic road projects.
<b>IS24</b>	The draft County Development Plan should include within its Development Management Standards parking spaces requirements (vehicle and cycle), appropriate to the type and the location of development.
<b>IS25</b>	The draft County Development Plan 2025-2031 should include objectives and policies that require the incorporation of universal design within new developments and public realm works.
<b>IS26</b>	The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the National Cycle Manual, the Permeability Best Practice Guide, Achieving Effective Workplace Travel Plans: Guidance for Local Authorities, Workplace Travel Plans: A Guide for Implementers, the Toolkit for School Travel, and the Guidance Note on Area Based Transport Assessment.
<b>IS27</b>	The draft County Development Plan 2025-2031 should include objectives and policies that support walking, cycling, and the enhancement of public transport to encourage a modal shift away from private cars.
<b>IS28</b>	The draft County Development Plan 2025-2031 should include an objective to designate specific areas for housing and employment development within existing town footprints.
<b>IS29</b>	The draft County Development Plan 2025-2031 should include objectives and policies that support and facilitate the provision and enhancement of public transport in both urban and rural areas.
<b>IS30</b>	The draft County Development Plan 2025-2031 should include objectives and policies that that prioritise the enhancement of the built environment, and promotes cycling, walking, smarter travel/active travel, integrated land use and sustainable transport.
<b>IS31</b>	The draft County Development Plan 2025-2031 should include objectives and policies that support the Council's Active Travel Unit and provide for key projects to enhance walking and cycling infrastructure and investment.
<b>IS32</b>	The draft County Development Plan 2025-2031 should include objectives and policies that prioritise compact growth and brownfield land renewal /regeneration in accordance with the National Planning Framework and the Regional Spatial & Economic Strategy for the Northern & Western Regional Assembly area.
<b>IS33</b>	The draft County Development Plan 2025-2031 should include objectives and policies that restrict the potential for the development of out-of-town retail centres.
<b>IS34</b>	The draft County Development Plan 2025-2031 should include objectives and policies that prioritise and provide for the enhancement of walking and cycling infrastructure and safe routes serving workplaces, educational establishments and commercial premises that are accessible to all users.
<b>IS35</b>	The draft County Development Plan 2025-2031 should include objectives and policies that support and facilitate the provision of e-working centres.
<b>IS36</b>	The draft County Development Plan 2025-2031 should include objectives and policies that support and facilitate the provision of walking and cycling trails along Council and State-owned lands such as canal towpaths and former rail lines, where appropriate.

IS37	The draft County Development Plan 2025-2031 should include objectives and policies that support and facilitate the provision of park and ride facilities at appropriate locations throughout the County.
IS38	The draft County Development Plan 2025-2031 should include objectives and policies that aligns with the provisions of the National Cycling Policy Framework
IS39	The draft County Development plan should include an objective for quality audits to be prepared for all new significant infrastructural projects or expansion/reconfiguration of existing facilities to ensure pedestrian routes are safe, well-lit and enticing for users.
IS40	The draft County Development Plan 2025-2031 should include objectives and policies that seek to protect existing utility infrastructure and promote the incorporation of new technologies and practices to provide for future electricity demands subject to the protection of landscape, archaeology, heritage and biodiversity, and the provisions of the Habitats Directive.
IS41	The draft County Development Plan 2025-2031 should include objectives and policies that support the development of renewable energy sources and energy storage systems within the County.
IS42	The draft County Development Plan 2025-2031 should include an objective that promotes the co-location of renewable energy sources where such development has satisfactorily demonstrated that it will not have adverse impacts on the surrounding environment.
IS43	The draft County Development Plan 2025-2031 should reference that to ensure security of electricity supply in the transition to a low carbon economy natural gas, including renewable and indigenous gas, will have a diminishing role to play to support renewable energy developments in times of high energy demand.
IS44	The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities (DELG, 1996) as revised by Circular Letter PL 07/12.
IS45	The draft County Development Plan 2025-2031 should include within its development management standards a requirement that a minimum of one in five parking spaces provided with new developments have provision for electric vehicle charging infrastructure.
IS46	The draft County Development Plan 2025-2031 should include objectives and policies that support and facilitate the extension of charge point infrastructure for both public and domestic use.
IS47	The draft County Development Plan 2025-2031 should include an objective to identify-areas where it may be appropriate to facilitate or enable the provision of public art and the improvement of the quality of the physical environment to enable formal or informal Arts and Culture activities to occur.
IS48	The draft County Development Plan 2025-2031 should include objectives and policies that align with the provisions of Harnessing Digital – The Digital Ireland Framework (Department of the Taoiseach, 2022).
IS49	The draft County Development Plan 2025-2031 should include a policy which supports digitisation, 5G deployment and connectivity enhancement, subject to the proper planning and sustainable development of the area.
IS50	The draft County Development Plan 2025-2031 should include a policy which requires the laying of ducting within new all developments, where appropriate to facilitate telecommunications installations and a choice of service provider.
IS51	The draft County Development Plan 2025 – 2031 should include objectives and policies that protect water quality and prioritise water quality improvement measures, including the implementation of best practices for land use management to minimise runoff, pollution, and sedimentation.
IS52	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies relating to road and access arrangements (including rural roads) having regard to national policy and best practice.
IS53	The draft County Development Plan 2025 – 2031 should include an objective to support the upgrading of wastewater treatment works throughout the County where deficiencies or limited capacity has been identified.
IS54	The draft County Development Plan 2025 – 2031 should include an objective to support and facilitate the proposals to upgrade the Old Cross Square wastewater pumping station.
IS55	The draft County Development Plan 2025 – 2031 should include an objective to support and facilitate works being carried out under the Local Flood Mitigation Programme.
IS56	The draft County Development Plan 2025 – 2031 should include an objective to support and facilitate the proposals to upgrade water treatment plants throughout the County.

IS57	The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with the Regional Water Resources Plan - North West.
IS58	The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with the objectives of the Monaghan Climate Adaptation Plan 2019-2024 or any superseding plan.
IS59	The draft County Development Plan 2025 – 2031 should include objectives and policies that require appropriate catchment-based measures with respect to natural flood management techniques.
IS60	The draft County Development Plan 2025 – 2031 should include objectives and policies which require the provision of Sustainable Drainage Systems (SuDS) within new developments, including public realm/regeneration projects.
IS61	The draft County Development Plan 2025 – 2031 should include objectives and policies which align with the Interim Guidance by the Department of Housing, Local Government and Heritage (DHLGH) in the Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Water Sensitive Urban Design Best Practice.
IS62	The draft County Development plan 2025 – 2031 should include objectives and policies to encourage and promote the inclusion of Green and Blue Infrastructure into all new developments, including public realm/regeneration projects.
IS63	The draft County Development Plan 2025 – 2031 should include a policy to engage with Uisce Éireann in relation to development that has the potential to impact upon public Water and Wastewater Infrastructure.
IS64	The draft County Development Plan 2025-2031 should include a policy that requires the developer to demonstrate that adequate water services are available to service the development and that existing water services will not be negatively impacted.
IS65	The draft County Development Plan 2025-2031 should include a policy to protect existing wayleaves and buffer zones around public water services infrastructure through appropriate zoning and to facilitate the provision of appropriate sites for required water services infrastructure as necessary.
IS66	The draft County Development Plan 2025-2031 should include a policy to protect both ground and surface water sources, to avoid water quality deterioration and reduce the level of treatment required in the production of drinking water, in accordance with Article 7(2) of the Water Framework Directive.
IS67	The draft County Development Plan 2025-2031 should include an objective to support Irish Water in the development and implementation of Drinking Water Safety Plans which seek to protect human health by identifying, assessing, and managing risks to water quality and quantity; taking a holistic approach from source to tap.
IS68	The draft County Development Plan 2025-2031 should include an objective to support Irish Water in the development and implementation of the National Water Resources Plan for Ireland's public water supplies which seeks to address issues around the availability of water.
IS69	The draft County Development Plan 2025-2031 should include an objective to promote water conservation and demand management measures among all water users, and to support Irish Water in implementing water conservation measures such as leakage reduction and network improvements, including innovative solutions in specific situations.
IS70	The draft County Development Plan 2025-2031 should include an objective to provide adequate storm water infrastructure in order to accommodate the planned levels of growth within the plan area and to ensure that appropriate flood management measures are implemented to protect property and infrastructure.
IS71	The draft County Development Plan 2025-2031 should include a policy that prohibits the discharge of additional surface water to combined (foul and surface water) sewers.
IS72	The draft County Development Plan 2025-2031 should include an objective to support Irish Water in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on sewage treatment works.
IS73	The draft County Development Plan 2025-2031 should include a policy to ensure that, subject to a connection agreement with Irish Water, all new developments connect to the public wastewater infrastructure, where available, and to encourage existing developments that are in close proximity to a public sewer to connect to that sewer.
IS74	The draft County Development Plan 2025-2031 should include a policy to resist residential development that requires the provision of private waste water treatment facilities (i.e. Developer Provided Infrastructure), other than for single house systems.
IS75	The draft County Development Plan 2025-2031 should include objectives and policies that are consistent with the Water Services Policy Statement, the Water Services Strategic Plan, the Uisce Éireann Strategic Funding Plan, the Capital Investment Plan 2020-2024, the National Water Resources Plan, and the River Basin Management Plan

<b>IS76</b>	The draft County Development Plan 2025-2031 should include objectives and policies that protect drinking water sources and are consistent with the Drinking Water Safety Plans for all Water Supply Zones within County Monaghan.
<b>IS77</b>	The draft County Development Plan 2025 – 2031 should include an objective to support and collaborate with the adjoining local authorities of Meath, Louth and Cavan in the delivery of the Lakelands Greenway.
<b>IS78</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012).
<b>IS79</b>	The draft County Development Plan 2025 – 2031 should include land use zonings that will not be detriment to the strategic nature and capacity of the national road network and are determined having regard to the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities DECLG, 2012).
<b>IS80</b>	The draft County Development Plan 2025 – 2031 should include a policy which seeks to avoid the creation of any additional access point from new development or the generation of increased traffic from existing access to national roads to which speed limits greater than 60kmph apply.
<b>IS81</b>	The draft County Development Plan 2025 – 2031 should include a policy to require a Road Safety Audit (RSA) to accompany an application for a new development, where deemed necessary.
<b>IS82</b>	The draft County Development Plan 2025 – 2031 should include a policy to require a Road Safety Impact Assessment (RSIA) to accompany an application for a new development, where deemed necessary.
<b>IS83</b>	The draft County Development Plan 2025 – 2031 should include a policy to require a Traffic and Transport Assessment (TTA) to accompany an application for a new development, where deemed necessary.
<b>IS84</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with the Traffic and Transport Assessment Guidelines (TII, 2014) relating to development proposals with implications for the national road network.
<b>IS85</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with the requirements of Section 2.8 of the Spatial Planning and National Roads Guidelines (DECLG, 2012) in relation to the provision of roadside service facilities on non-motorway national roads and their junctions.
<b>IS86.</b>	The draft County Development Plan 2025 – 2031 should include a policy to prohibit non-traffic road signage on or adjacent to National Roads in accordance with the Spatial Planning and National Roads Guidelines (DECLG, 2012).
<b>IS87</b>	The draft County Development Plan 2025 – 2031 should include a policy to promote the implementation of the Noise Directive 2002/49/EC and associated Environmental Noise Regulations 2006.
<b>IS88</b>	The draft County Development Plan 2025 – 2031 should include a policy that safeguards the capacity and efficiency of the national road network drainage regime.
<b>IS89</b>	The draft County Development Plan 2025 – 2031 should include a policy to safeguard the strategic function of the national road network in accordance with Government policy by utilising available alternative routes for the transport of renewable energy development components.
<b>IS90</b>	The draft County Development Plan 2025 – 2031 should include a policy to require planning applications for photovoltaic (PV) farm developments to be accompanied by glint and glare assessments, where deemed necessary.
<b>IS91</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with the Transport Infrastructure Ireland (TII) publication The Treatment of Transition Zones to Towns and Villages on National Roads and should include a policy that requires works to national roads in urban areas adhere to TII Publication Standards such as DN-GEO-03030, as well as the Design Manual for Roads and Streets (DMURS).
<b>IS92</b>	The draft County Development Plan 2025 – 2031 should include objectives, policies and standards that align with the "whole of Government" National Disability Inclusion Strategy (NDIS) 2017-2022 and the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD).

<b>IS93</b>	The draft County Development Plan 2025-2031 should include objectives and policies that support the provision of walking and cycling infrastructure and prioritise the expansion of the greenway network to encourage a modal shift away from the private car towards more sustainable modes of transport.
<b>IS94</b>	The draft County Development Plan 2025-2031 should include an objective to incorporate separate provision for walking and cycling within proposals for new or upgraded roads.
<b>IS95</b>	The draft County development plan should include objectives and policies to promote Active Travel by the provision of cycle lanes and associated infrastructure and pedestrian friendly infrastructure, and to prioritise areas in need of provision, particularly near schools and on busy routes.
<b>IS96</b>	The draft Monaghan County Development Plan 2025-2031 should include an objective to engage with relevant stakeholders, such as the Minister for Transport, the National Transport Authority, Transport Infrastructure Ireland to prioritise and facilitate viable transport infrastructure projects in the County.
<b>IS97</b>	The draft Monaghan County Development Plan 2025-2031 should include an objective to prepare a public realm strategy to promote and maintain a high quality public realm within the settlements of County Monaghan.
<b>IS98</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies to expand and improve bus infrastructure and facilities to ensure better facilities and services for passengers.
<b>IS99</b>	The draft Monaghan County Development Plan 2025-2031 should include an objective to collaborate with relevant stakeholders, such as the Minister for Transport, National Transport Authority, Transport Infrastructure Ireland, Bus Eireann, and Local Link, to prioritise and facilitate viable public transport projects in the county during the lifetime of the plan.
<b>IS100</b>	The draft County Development Plan 2025 – 2031 should include Waste Management objectives and policies that align with European, National and Regional waste policies including the National Waste Management Plan for a Circular Economy 2023-2029.
<b>IS101</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that requires the undergrounding of electricity transmission lines is considered in the first instance as part of a detailed consideration and evaluation of all options available in delivering and providing this type of infrastructure.
<b>IS102</b>	The draft County Development Plan 2025-2031 should include objectives and policies relating to the road network and parking, having regard to national policy and best practice.

<b>Community Services / Facilities</b>	
<b>CSF1</b>	The draft County Development Plan 2025 – 2031 should include a zoning objective which will provide for community, civic, religious and educational facilities and any ancillary uses, and should allocate suitable land for the provision of such facilities informed by the Core Strategy.
<b>CSF2</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that support and facilitate the provision of new school accommodation, including the development of new schools and the expansion or alteration of existing ones.
<b>CSF3</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that are consistent with the relevant current suite of Department of Education Technical Guidance Documents and school design guides.
<b>CSF4</b>	The draft County Development Plan 2025 – 2031 should include a zoning objective to provide for public parks, playing fields, greenways and any uses ancillary and related to these uses.
<b>CSF5</b>	The draft County Development Plan 2025 – 2031 should include zoning objectives and policies that provide, promote and facilitate active transport, green space initiatives, climate change adaptations, and environmental programmes within its functional area.
<b>CSF6</b>	The draft County Development Plan 2025 – 2031 should include an objective to prepare a directory of publicly accessible sports and recreational facilities in the County in consultation with other relevant departments in the Council and stakeholders.
<b>CSF7</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies which promote and encourage high quality environments within nursing homes, residential care facilities and sheltered housing with opportunities for access to recreational facilities and outdoor space for users.

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<b>CSF8</b>	The draft County Development Plan 2025 – 2031 should include a policy to consult with the Environmental Health Service prior to the granting of planning permission for a smoking area.
<b>CSF9</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that promotes sustainable food production, emphasising support for the local food industry, agriculture, and horticulture and facilitating the sustainable growth and development of this sector.
<b>CSF10</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that promote and facilitate provision of age-friendly public transport, the integration of the Rural Transport Programme with other local transport services, and public transport linkages to major health facilities and personal social services.
<b>CSF11</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that promote, support and facilitate the design and development of age friendly public spaces, transport and buildings.
<b>CSF12</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that promote a universal design approach in the built environment to ensure inclusivity.
<b>CSF13</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that ensure inclusivity in development planning to address the needs of marginalised groups.
<b>CSF14</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that support the ongoing development of cultural infrastructure and the provision of public art.
<b>CSF15</b>	The draft County Development Plan 2025 – 2031 should include an objective to establish an evidence-based spatial strategy for Arts and Culture in alignment with the National planning guidelines.
<b>CSF16</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies concerning arts and culture that are clear, concise and can be readily implemented, and where appropriate, are accompanied by measurable targets that enable assessment of success and performance which explicitly define responsibility for delivery.
<b>CSF17</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies to prioritise the delivery of high-quality architectural design and accessible urban spaces to enhance 'placemaking' and 'civic art'.
<b>CSF18</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that align with the objectives of the Framework Agreement between Monaghan County Council and the Arts Council 2020-2027.
<b>CSF19</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that support the continued development of artist live-work spaces and creative cultural hubs.
<b>CSF20</b>	The draft County Development Plan 2025 – 2031 should include objectives and policies that promote accessibility, participation, and shared cultural experiences to enhance social cohesion and community identity.
<b>CSF21</b>	The draft Monaghan County Development Plan 2025 – 2031 should include objectives and policies that support independent living.
<b>CSF22</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies that will take account of the National Outdoor Recreation Strategy.
<b>CSF23</b>	The draft Monaghan County Development Plan 2025-2031 should include an objective to facilitate and support investment in public recreational facilities.
<b>CSF24</b>	The draft Monaghan County Development Plan 2025-2031 should include an objective to protect and enhance existing community and recreational facilities.
<b>CSF25</b>	The draft Monaghan County Development Plan 2025-2031 should identify additional suitable lands for recreational and amenity use to facilitate the expansion of the existing Peace Link Facility in Clones.
<b>CSF26</b>	The raft Monaghan County Development Plan 2025-2031 should include objectives and policies to promotes and facilitate the re-use of existing vacant or underutilised buildings in town/villages for cultural/community uses.
<b>CSF27</b>	The draft Monaghan County Development Plan 2025-2031 should Include an objective to develop a new library, and community and cultural space in Ballybay town within the lifetime of the plan.



Monaghan County Development Plan 2025-2031 - Chief Executive's Report on Pre-Draft Submissions Received

<b>CSF28</b>	The draft County Development Plan 2025-2031 should include an objective to promote ongoing engagement with relevant stakeholders to facilitate the provision of community and cultural facilities.
<b>CSF29</b>	The draft County Development Plan should include a policy requiring the provision of a creche / child care facility within residential developments over 75 units, where deemed necessary by the planning authority, having regard to national policy and best practice, or where there are sufficient childcare spaces available in the locality, developers will be required, in lieu, to provide other community benefits by way of direct provision or financial contribution agreed with the Council.
<b>CSF30</b>	The draft County Development Plan 2025-2031 should include objectives and policies for community services, informed by consultation with relevant stakeholders.
<b>CSF31</b>	The draft Monaghan County Development Plan should include a policy to consider impacts on Architectural Conservation Areas and Protected Structures when proposing infrastructure and public realm improvements ensuring they do not negatively impact historic sites.
<b>CSF32</b>	The draft Monaghan County Development Plan should include a policy to promote the projects outlined in the Rossmore Forest Park Masterplan and Rossmore Conservation Management Plan, and to maintain and develop the park, respecting the roles and responsibilities of relevant parties.
<b>CSF33</b>	The draft Monaghan County Development Plan 2025-2031 should include objectives and policies that help sustain rural communities, subject to normal planning and environmental considerations.
<b>CSF34</b>	The draft Monaghan County Development Plan 2025-2031 should include an objective to co-operate with all relevant stakeholders in education to enhance existing third level educational provision and associated facilities and ensure the provision of adequate zoned land for community facilities.
<b>CSF35</b>	The draft County Development Plan 2025-2031 should reference and align with the provisions of the Monaghan Culture and Creativity Strategy 2023-2027.
<b>CSF36</b>	The draft Monaghan County Development Plan 2025-2031 should include an objective to sensitively develop the Convent Lake in Monaghan Town for recreation and biodiversity purposes.

<b>Other Issues</b>	
<b>OI1</b>	The draft County Development Plan 2025 – 2031 should incorporate a strategic vision and policy objectives aligned with the National Strategic Outcomes of the National Planning Framework and the Regional Strategic Outcomes of the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly area.
<b>OI2</b>	The draft County Development Plan 2025 – 2031 should include objectives to monitor and evaluate the implementation of the objectives and policies contained within it.
<b>OI3</b>	The draft County Development Plan 2025 – 2031 should be formulated following a comprehensive review and update as appropriate of all development plan objectives and policies in the Monaghan County Development Plan 2019-2025 having regard to all relevant European, National and Regional policy and guidelines.

## **PART 4**

### Appendices

## Appendix 1- Person/bodies that made written submissions / observations.

Ref No.	Received	Name
PDS1	24/05/2023	Dublin Airport Authority
PDS2	19/06/2023	Brigitte Le Juez
ACPDS3	19/06/2023	Pat Merrick
PDS4	20/06/2023	Peadar Mackle (Silverstream Service Station)
PDS5	21/06/2023	Brian Duffy
PDS6	21/06/2023	Conan Connolly
PDS7	26/06/2023	Office of Public Works
PDS8	29/06/2023	Minister for Transport
PDS9	30/06/2023	Transport Infrastructure Ireland
PDS10	03/07/2023	Minister for Education
PDS11	03/07/2023	Fáilte Ireland
PDS12	03/07/2023	Land Development Agency
PDS13	03/07/2023	Not Here Not Anywhere (Britta Thiemt)
PDS14	04/07/2023	Carol Lambe
PDS15	04/07/2023	Latton Social Services & Development CLG (Alice Forde)
PDS16	04/07/2023	Enterprising Monaghan (Finbarr Daly)
PDS17	04/07/2023	Office of the Planning Regulator
PDS18	04/07/2023	Liz Todd
PDS19	05/07/2023	Meath County Council Planning Department
PDS20	05/07/2023	Pearse McNally
PDS21	05/07/2023	Anna Marie McConnon
PDS22	06/07/2023	HSE
PDS23	06/07/2023	National Transport Authority
PDS24	06/07/2020	An Chomhairle Ealaíon (The Arts Council)
PDS25	06/07/2023	Ballinode Community Projects (Elaine Coyle)
PDS26	06/07/2023	Joe Brennan
PDS27	06/07/2023	The Peace Link (Adam Graham)
PDS28	07/07/2023	ESB (Keith O'Brien)
PDS29	07/07/2023	The Royal Institute of the Architects of Ireland - RIAI (Deirdre Keeley)
PDS30	07/07/2023	Carrickmacross Tidy Towns
PDS31	07/07/2023	Monaghan County Library Services (Deirdriu Mc Quaid)
PDS32	07/07/2023	Síolta Chroí (Gareth Conlon)
PDS33	07/07/2023	Energia (Sara Tinsley)
PDS34	07/07/2023	Carrickmacross Chamber of Commerce
PDS35	07/07/2023	Health Executive (Environmental Health)
PDS36	07/07/2023	Drumgossat Knocknacran Residents Group (Geraldine Ward)
PDS37	07.07/2023	Northern Western and Regional Assesmbly (Denis Kelly)
PDS38	07/07/2023	Department of Environment, Climate Change and Communication
PDS39	07/07/2023	Department of Housing, Local Government and Heritage (Diarmuid Buttimer)
PDS40	07/07/2023	Liam Murtagh
PDS41	07/07/2023	Greensource Ltd. (Susan Byrne)
PDS42	07/07/2023	Kenneth Lonergan
PDS43	07/07/2023	Brian Mac Domhnaill
PDS44	07/07/2023	Inland Fisheries Ireland
PDS45	07/07/2023	Keep Ireland Open (Roger Garland)
PDS46	07/07/2023	Uisce Eireann
PDS47	07/07/2023	Peter Coyle
PDS48	07/07/2023	Pat Treanor
PDS49	07/07/2023	Barry Aughey c/o Genesis Planning Consultants
PDS50	07/07/2023	Seamus Treanor
PDS51	07/07/2023	Samantha Leslie
PDS52	07/07/2023	Heike Kleschautzky
PDS53	07/07/2023	Wind Energy Ireland
PDS54	07/07/2023	Tydavnet Smart Village Plan (Michael Fisher)
PDS55	07/07/2023	Gordon Read

## Monaghan County Development Plan 2025-2031 - Chief Executive's Report on Pre-Draft Submissions Received

PDS56	07/07/2023	Robert and Wilma Simpson
PDS57	07/07/2023	Fergal O Brien
PDS58	07/07/2023	Edmund Mc Philips
PDS59	07/07/2023	George Wright
PDS60	07/07/2023	Teresa O Hanlon
PDS61	07/07/2023	John Fahy
PDS62	07/07/2023	Glaslough Tidy Towns (Louise Duffy)
PDS63	07/07/2023	Antonia Leslie
PDS64	07/07/2023	Glaslough Development Association (Helen Irwin)
PDS65	07/07/2023	Ron Kendrick
PDS66	07/07/2023	David O'Rourke

## Appendix 2 - Prescribed bodies, elected members, etc, informed of the Plan Review.

### County Councillors

Cllr. Aidan Campbell	Cllr. Aoife McCooey
Cllr. Brian McKenna	Cllr. Cathy Bennett
Cllr. Colm Carthy	Cllr. David Maxwell
Cllr. Hugh McElvaney	Cllr. Noel Keelan
Cllr. Pat Treanor	Cllr. Paudge Connolly
Cllr. Peter Conlon	Cllr. PJ O'Hanlon
Cllr. Raymond Aughey	Cllr. Richard Truell
Cllr. Seamus Coyle	Cllr. Seamus Treanor
Cllr. Sean Conlon	Cllr. Sean Gilliland

### Government Departments & Prescribed Bodies

Department of Children, Equality, Disability, Integration and Youth  
Department of Rural and Community Development  
National Transport Authority  
Office of Public Works  
Tegasc  
Minister for Housing, Local Government and Heritage  
Office of the Planning Regulator  
An Bord Pleanála  
Minister for Agriculture, Food and the Marine  
Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media  
Minister for Environment, Climate and Communications  
Minister for Defence  
Minister for Education  
Minister for Transport  
An Chomhairle Ealaíon  
Dublin Airport Authority plc  
EirGrid plc  
Environmental Protection Agency  
ESB  
Electric Ireland  
Minister for Enterprise, Trade and Employment  
Fáilte Ireland  
Health Service Executive  
Heritage Council  
Health and Safety Authority  
Inland Fisheries Ireland  
Transport Infrastructure Ireland  
An Taisce  
Cavan County Council Planning Section  
Louth County Council Planning Section  
Meath County Council Planning Department  
Monaghan Local Community Development Committee  
Northern & Western Regional Assembly  
Eastern and Midland Regional Assembly  
Uisce Éireann

### Non-Prescribed Bodies

Armagh City, Banbridge and Craigavon Borough Council  
Mid Ulster District Council  
Fermanagh and Omagh District Council  
Newry, Mourne and Down District Council  
Cavan and Monaghan Education and Training Board  
Chief Superintendent (Monaghan Garda Station)  
Comhairle na nÓg c/o Monaghan County Council  
Enterprising Monaghan  
Enterprise Ireland  
Federation of Irish Sports  
Housing Agency  
IDA Ireland  
Local Health Office, Primary Community and Continuing Care Directorate  
Local Link Cavan / Monaghan  
Monaghan County Athletic Board  
Monaghan County Childcare Committee  
Monaghan Integrated Development  
Monaghan Youth Federation  
Monaghan GAA County Board  
Sport Ireland  
Youth Work Ireland  
3 Ireland  
Bord Gáis  
Eircom Ltd  
Vodafone Ireland Ltd

### Schools

Ballybay Community College  
Beech Hill College  
Castleblayney Community College  
Coláiste Oiriall Inver College  
Inver College  
Largy College  
Monaghan Collegiate School  
Our Ladys Secondary School  
Patrician High School  
St Louis Convent  
St Macartans College

### Planning Agents

A total of 102 planning agents were notified on the publication of the Strategic Issues and Options paper and the public engagement sessions, by way of email on Wednesday 7<sup>th</sup> June 2023.

### Appendix 3 - Attendees at consultation events

Planning Offices, Monaghan (1)	
Monday 12 <sup>th</sup> June 2023	
Name	Organisation / Group
Aidan Sherlock	A Sherlock & Associates
John Boyle	Killygoan, Monaghan
Dan Murphy	Cressie, Tydavnet Co Monaghan
Civic Offices, Carrickmacross	
Tuesday 13 <sup>th</sup> June 2023	
Name	Organisation / Group
Tommy Duffy	Broomfield
Emmet Rogers	P Rogers
Anne Rogers	P Rogers
Ken Lonergan	Ken Lonergan & Associates
Anna McConnon	
Joseph McConnon	Magheraclone
Mikhail	
Pat Byrne	Northern Standard
Sammy Leslie	Glaslough / Leslie Foundation
Breda McGuigan	Carrickmacross, Tidy Towns
Elaine Coyle	Carrickmacross
D & S Gouly	Nafferty, Carrickmacross
Bernie Collins	Drumgossatt, Carrickmacross
Geraldine Ward	
Noel Keelan	Monaghan County Council
Gate Lodge, Castleblayney	
Monday 19 <sup>th</sup> June	
Name	Organisation / Group
Noel Treanor	Treinfhir Clann
Seamus Treanor	Treinfhir Clann
Ronnie Berry	Emyvale
Brian Duffy	Friends of Lough Muckno
Kathleen Connolly	Conabury Hill Castleblayney
Brigitte Le Juez	Tidy Towns
Pat Merrick	Tidy Towns
Aidan Campbell	MCC
Joe Brennan	Save Muckno Group
Noelle Judge	CS Pringle
Clones Court House	
Tuesday 20 <sup>th</sup> June 2023	
Name	Organisation / Group
Eamonn McDermott	S. Engineering
Adam Graham	The Peace Link
Fintan Hamill	Teehill, Clones
Parochial Hall, Church Street, Ballybay	
Monday 26 <sup>th</sup> June 2023	
Name	Organisation / Group
Gordon Read	NETIRL
Pat Treanor	Ballybay / Clones MD
Planning Offices, Monaghan (2)	
Tuesday 27 <sup>th</sup> June 2023	
Name	Organisation / Group
Pearse McNally	Cootehill Road, Monaghan

Michael Treanor  
Gordon Read  
Emer Brennan  
Cian Curley  
Marie Curley


Emyvale  
Town Team

Moyles



Appendix 4 Press Notices / Publications

Figure 4: Notice of intention to review existing development plan and prepare new development plan



**Comhairle Contae Mhuineacháin**  
**MONAGHAN COUNTY COUNCIL**  
**www.monaghan.ie**

Planning and Development Act 2000 (as amended)  
Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended)

**Notice of Intention to Review the Existing  
Monaghan County Development Plan 2019-2025  
and to Prepare a new Monaghan County  
Development Plan for 2025-2031**

In accordance with Section 11(1) of the Planning and Development Act 2000 (as amended), Monaghan County Council intends to review the existing Monaghan County Development Plan 2019-2025, and to prepare a new Monaghan County Development Plan for the period 2025-2031 for the functional area of Monaghan County Council.

The review of the existing Development Plan and preparation of the new Development Plan will be strategic in nature for the purposes of developing objectives and policies to deliver an overall strategy for the proper planning and sustainable development of the area of the Development Plan and the Core Strategy. In doing so, Monaghan County Council will take account of the statutory obligations of the Council and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

**Strategic Environmental Assessment (SEA)**  
The Planning Authority proposes to carry out a Strategic Environmental Assessment (SEA) pursuant to Article 13B of the Planning and Development (Strategic Environmental Assessment) Regulations (S.I 436 of 2004) (as amended) as part of the review of the existing Development Plan and the preparation of the new Development Plan. For this purpose, the Planning Authority will prepare an environmental report on the likely significant effects on the environment of implementing the new plan, and the provisions of Articles 13C to 13J of the 2004 SEA Regulations shall apply.

**Appropriate Assessment (AA)**  
In accordance with Article 6 of the Habitats Directive 92/43/EEC and Section 177U of the Planning and Development Act 2000 (as amended) a Stage One screening exercise shall be carried out as part of the process. A Stage Two Appropriate Assessment (AA) shall be subsequently carried out, if required.

**Consultation Paper**  
In order to stimulate debate and encourage participation in the process, a consultation paper outlining some of the strategic issues for the County has been prepared and is available online to view and download at [www.monaghan.ie/planning/](http://www.monaghan.ie/planning/)  
Paper copies are also available to view during normal opening hours at the following locations:

- Planning Offices, 1 Dublin Street, Monaghan, H18 X982
- Carrickmacross - Castleblayney Municipal District Offices, Civic Offices, Riverside Road, Carrickmacross, A81 RY22
- Ballybay - Clones Municipal District Offices, Market House, The Diamond, Clones, H23 FK29
- All Monaghan County Council branch libraries

**How to Get Involved**  
Interested parties are now invited to make submissions or observations in writing regarding objectives and policies to deliver an overall strategy for the proper planning and sustainable development of the area of the new Development Plan. Children, or groups or associations representing the interests of children, are also entitled to make submissions or observations.  
Whilst the Planning Authority intends to review the zoning of the area of the Development Plan for the purposes of developing objectives and policies to deliver an overall strategy for the proper planning and sustainable development of the area of the Development Plan and the Core Strategy, requests/proposals for the zoning of particular land for any purpose shall not be considered at this stage.

**Public Consultation Events**  
It is proposed to hold public consultation events in late May / early June and further details of venues, dates and times will be published in due course.

**Making a Submission or Observation**  
Submissions or observations can be made up to 5pm on Friday 7th July 2023 by either:-

- paper copy to the Forward Planning Team, Monaghan County Council, Planning Offices, 1 Dublin Street, Monaghan, H18 X982
- email to [devplan@monaghancoco.ie](mailto:devplan@monaghancoco.ie).
- or via online at [www.monaghan.ie/planning/](http://www.monaghan.ie/planning/)

In order to avoid duplication, only one medium should be used to make a submission. The name and address of the person(s) or body making the submission must be indicated clearly on a cover sheet, separate to the content of the associated submission/observation.

**Signed: Cathal Flynn, Director of Economic Development, Planning & Capital Projects. 11th May 2023**

Figure 5: Northern Standard Newspaper Advertisement – Public Consultation Workshops

Page 248 1st June qpp\_NS GRID 30052023 17:09 Page 1
THURSDAY, 1st June, 2023

• Public Notices • Announcements • Situations Vacant •

**Comhairle Contae Mhuineacháin**  
**MONAGHAN COUNTY COUNCIL**  
www.monaghan.ie

**Public Consultation Event**  
**BALLYBAY TO CASTLEBLAYNEY (B2C) GREENWAY –**  
**STUDY AREA CONSULTATION**

A study area for the Ballybay to Castleblayney Greenway has now been developed. Public Consultation events will be held over the coming weeks for communities along the proposed route. Landowners, local communities, and the general public are invited to review the Study Area and to discuss with the project team. The drop-in sessions will be held in:

**The Doohamlet Community Centre, Thursday 15th June 4:30-7:30pm**

**Comhairle Contae Mhuineacháin**

Ba mbian le Comhairle Contae Mhuineacháin a char in tús go bhfuil eolas maidir leis na bóithre atá sé i gceist a dhínamh agus na bóithre ar aontúidh iad a dhínamh ar <https://www.monaghan.ie/monaghan> agus ar ár suíomh gréasáin <https://monaghan.ie/roadtransport/category/notices/>.

Má tá aon cheist agat maidir le dúnadh na mbóithre seo, déan teagmháil le hoifig chuí an Cheantair Bhardasaigh Ceantar Bardasach Mhuineacháin (047) 73777 nó ríomhphost [monaghan@monaghancoco.ie](mailto:monaghan@monaghancoco.ie) Ceantar Bardasach Bheal Átha Beithe/Chluain Kois (047) 51018 nó ríomhphost [clones@monaghancoco.ie](mailto:clones@monaghancoco.ie) Ceantar Bardasach Charraig Mhuineacháin Róis/Bhaile na Lorgan (047) 9661236 nó ríomhphost [carrickmacross@monaghancoco.ie](mailto:carrickmacross@monaghancoco.ie)

**MONAGHAN COUNTY DEVELOPMENT PLAN 2025-2031**

**PUBLIC CONSULTATION WORKSHOPS**

On Thursday the 11th of May 2023, Monaghan County Council published a notice of the intention to review the current Monaghan County Development Plan 2019-2025 and to prepare a new Monaghan County Development Plan for the period of 2025-2031. In order to encourage discussion on the key issues facing the County over the next plan period 2025-2031, the Forward Planning team will facilitate drop-in workshops in the five towns in the month of June. Please come along, we want to hear what you think should be included in your new development plan!

Details of times and venues below:

DATE	VENUE	TIME
MONDAY JUNE 12TH	1 DUBLIN STREET, MONAGHAN, H18 X982	6-8PM
TUESDAY JUNE 13TH	CIVIC OFFICES, RIVERSIDE ROAD, CARRICKMACROSS A81 RY22	6-8PM
MONDAY JUNE 19TH	GATE LODGE, MARKET SQUARE, CASTLEBLAYNEY A75 KP73	6-8PM
TUESDAY JUNE 20TH	CLONES COURT HOUSE, MC CURTAIN STREET, CLONES H23 N290	6-8PM
MONDAY JUNE 26TH	PAROCHIAL HALL, CHURCH STREET, BALLYBAY A73 AC99	6-8PM

These workshops are informal so call in at any time on these dates to chat with the Forward Planning Team. For more information check out: Website: [www.monaghan.ie](http://www.monaghan.ie). Email: [devplan@monaghancoco.ie](mailto:devplan@monaghancoco.ie) Phone: 047 39532

**TOSNU INUUCHTA**  
**Á FHÓGAIRT**

Monaghan County Council gives notice of its intention to close the following road in the Municipal District of Monaghan in County Monaghan:  
**Date of Closure:** Sunday 25th June 2023

**Temporary Closing of Road**

Figure 6: Flyer for Monaghan Meeting



The flyer features a background image of a council chamber with people seated at desks. At the top left, the text 'MONAGHAN COUNTY COUNCIL' is displayed in white. To the right is the Monaghan County Council crest. The main headline reads 'Let's Talk about the future of Monaghan.....'. Below this, a large white box contains the text 'Monaghan County Development Plan 2025-2031'. To the right of this box is an illustration of three people talking, with speech bubbles above them. Below the illustration is a white box with the text 'Public Consultation Event'. At the bottom left, the date and time 'TUESDAY JUNE 27TH 6-8pm' are listed, along with the address 'THE PLANNING OFFICE NO 1 DUBLIN STREET, MONAGHAN H18 X982'. A vertical line separates this from a document icon and the text 'Make a submission by 7th of July @5pm'. At the bottom, a dark blue bar contains the text 'For more Information: https://monaghan.ie/planning/'.

**MONAGHAN COUNTY COUNCIL**

**Let's Talk about the future of Monaghan.....**

**Monaghan County Development Plan 2025-2031**

**Public Consultation Event**

**TUESDAY**

**JUNE 27TH 6-8pm**

THE PLANNING OFFICE  
NO 1 DUBLIN STREET,  
MONAGHAN H18 X982

**Make a submission by 7th of July @5pm**

**For more Information: <https://monaghan.ie/planning/>**

Figure 7: Social Media Post 11<sup>th</sup> May 2023



Figure 8: Social Media Post 22<sup>nd</sup> May 2023

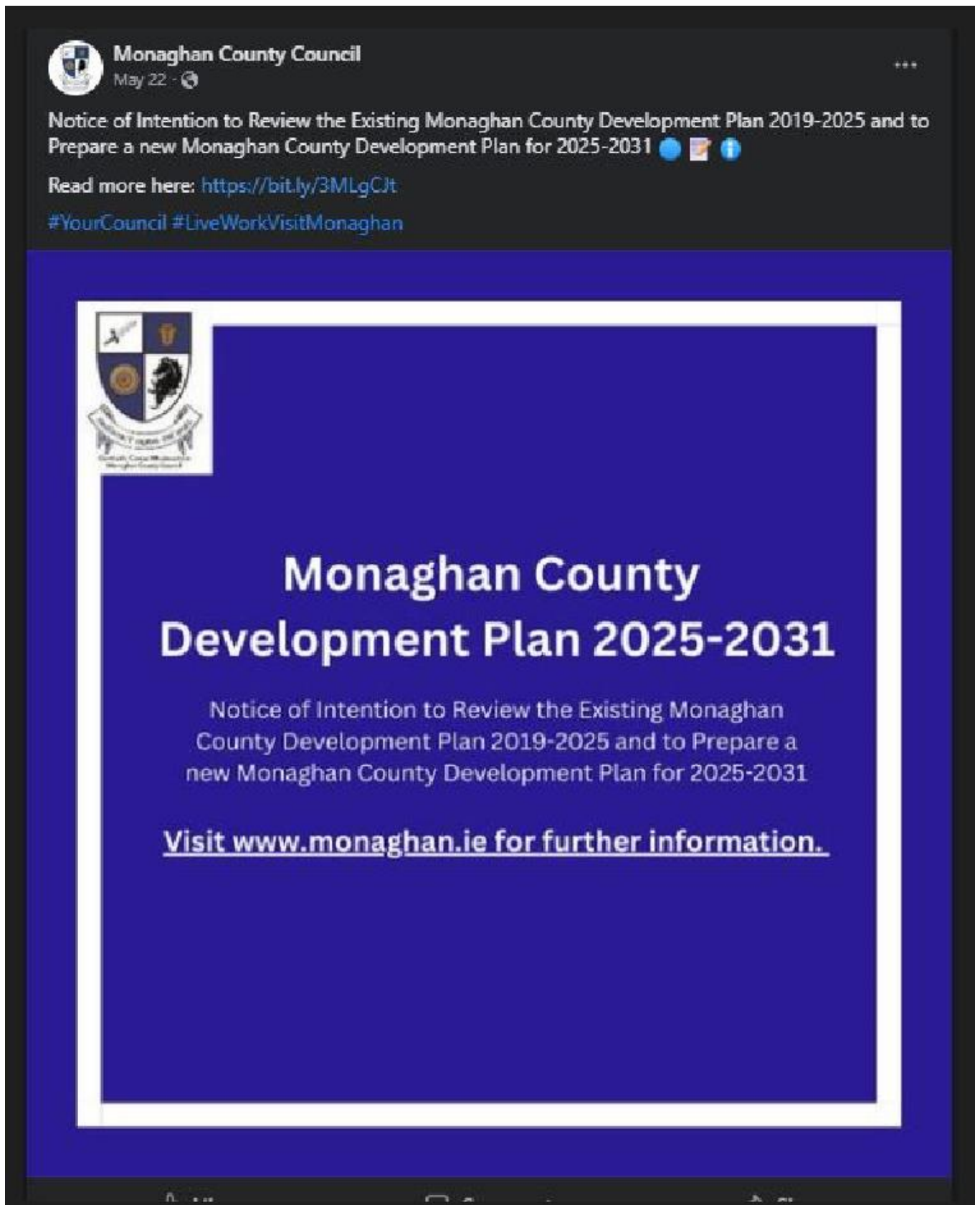


Figure 9: Social Media Post 20<sup>th</sup> June 2023



Figure 10: Social Media Post 7<sup>th</sup> July 2023



## Appendix 5 Monaghan County Development Plan 2025 – 2035 – Pre-Draft Submission Form

### Monaghan County Development Plan 2025-2031 - Pre Draft Submission Form

**Deadline for submissions is Friday 7th July 2023 at 5 p.m.**

Please read the [Privacy Statement](#) before completing this form.

#### Introduction

A number of different topics relevant to the preparation of the Monaghan County Development Plan 2025-2031 are set out below. In order to stimulate comments a number of pertinent questions relating to each topic are set out under each topic heading. Please enter "N/A" in any comment box where you have no comments to make under a particular topic.

**Please note, at this pre-draft stage, any submissions relating to requests or proposals for zoning of particular land for any purpose cannot be considered.**

Please note that submissions or observations made to Monaghan County Council will be made available for public inspection on the Council's website and may be redacted in line with GDPR and other legal requirements. By making this submission you give Monaghan County Council permission to analyse and include your response in any reports generated from this information.

If you have any queries when making this submission, please contact the Forward Planning Team at 047 30532 or at [devplan@monaghancoco.ie](mailto:devplan@monaghancoco.ie) for assistance. Individuals making a submission will receive an email / letter confirming receipt.

#### Q1 Contact Details of Person / Body Submission is being made by or on behalf of

Name

Address Line 1

Address Line 2

Address Line 3



**Address Line 4**

**County**

**Eircode**

**Telephone No**

**Email**

**Confirm Email**

**Q2 Are you an agent making a submission on behalf of someone else?**

**Yes/No**

**If not, please proceed to Q3 on page 3**

**If so, please provide your contact details below**

**Name**

**Address Line 1**

**Address Line 2**

**Address Line 3**

**Address Line 4**

**County**

**Eircode**

**Telephone No**

**Email**

**Confirm Email**

Below there are a list of questions on a range of topics. These questions should be considered as they may be helpful when drafting your submission. Please note this is not an exhaustive list of topics and space is provided below (Q10) to insert comments relating to any other topics you consider that important for consideration in the Monaghan County Development Plan 2025-2031.

**Q3 Environmental Assessment and Monitoring**

- What are the significant environmental pressures in County Monaghan?
- How do we balance development with the protection of the environment?
- What objectives and policies are needed within the development plan to protect and enhance the environment?

Please provide your comments in the box below. If you require additional space, please insert remaining comments under Q10. Enter N/A if no comments.

**Q4 Settlement Strategy**

- Does the current rural housing policy and objectives need to change?
- Should there be greater emphasis on the development of our towns and villages?
- How do we balance the need to create and sustain viable towns and villages with the desire for rural housing?
- Should there be a stronger focus on bringing vacant and derelict properties in towns and villages into residential use?
- How do we best achieve compact urban form in settlements?

Please provide your comments in the box below. If you require additional space, please insert remaining comments under Q10. Enter N/A if no comments.

**Q5 Housing Strategy**

- Where should new housing be located?
- What type of housing should be provided to cater for different needs?
- Is there enough social housing and is it in the right places?
- How can housing affordability issues be overcome?
- What are the barriers to the delivery of housing in towns and villages?
- What facilities are required to support housing in both rural and urban locations?

Please provide your comments in the box below. If you require additional space, please insert remaining comments under Q10. Enter N/A if no comments.

**6 Climate Change, Environment and Heritage**

- What should we be doing within the County to address climate change?
- How do we address / prevent increasing loss of biodiversity and habitats?
- How can our natural, cultural, and archaeological heritage be best protected?
- How can we facilitate development in the County whilst preserving and protecting our natural heritage?
- Should there be more favourable policies and objectives on renewable energy development?

- How can ground and surface quality water be protected and secured whilst ensuring the sustainable development of our County?

Please provide your comments in the box below. If you require additional space, please insert remaining comments under Q10. Enter N/A if no comments.

**Q7 Economic Activity**

- What key drivers, strengths or competitive advantages can be harnessed to increase economic growth in the County?
- How can land use planning best facilitate sustainable economic development?
- In which ways should the development plan underpin and support new work practices and patterns?
- Should indigenous town centre retail activities be protected?
- How can small-scale enterprise, including rural and agriculture-based enterprise, be encouraged and supported through land use planning?
- How can the development plan ensure the sustainable expansion of the tourism offering of County Monaghan?

Please provide your comments in the box below. If you require additional space, please insert remaining comments under Q10. Enter N/A if no comments.

**Q8 Infrastructure and Services**

- How can the use of public transport, cycling and walking be encouraged?
- How can we ensure that sufficient water and drainage facilities are available to accommodate the growth in housing, industry, employment, etc, to 2031?
- How can the prevention and alleviation of flooding be incorporated within development?
- Are there adequate recycling facilities available to serve County Monaghan?
- Where should we facilitate mobile communication structures while ensuring a modern mobile telecommunication network throughout the County?
- What policies should we have for waste and recycling?

Please provide your comments in the box below. If you require additional space, please insert remaining comments under Q10. Enter N/A if no comments.

**Q9 Community Services / Facilities**

- Are there any facilities, amenities or type of development that the County is missing and which you believe are important?
- How can existing educational, sport and recreational facilities be protected and improved?
- What can the new County Development Plan do to promote social inclusion?
- Are there sufficient education and training opportunities in the County?
- Is there a need to improve public and rural transport services?
- Should there be more greenways and safe walking routes provided?

Please provide your comments in the box below. If you require additional space, please insert remaining comments under Q10. Enter N/A if no comments.

**Q10 Are there any other topics/comments you wish to make in relation to the Monaghan County Development Plan 2025-2031.**

Please provide your comments in the box below (additional space overleaf). Enter N/A if no comments.