



Comhairle Contae Mhuineacháin
Monaghan County Council

Draft Monaghan County Development Plan 2025-2031

(Volume 2 – Appendices)



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Appendix 1(a)
Record of Protected
Structures for County
Monaghan
(excluding the towns
of Monaghan,
Carrickmacross,
Castleblayney and
Clones)

Reference Number	Structure	Location
41400711	The Gothic Gate Lodge	Castle Leslie, Glaslough
41400717	Castle Leslie	Glaslough
41400938	Asymmetrical three storey above basement Venetian Gothic revival house	Bessmount Park, Armagh Road, Monaghan
41401605	Hilton House	Scotshouse
41401809	First Ballybay Presbyterian Church	Derryvalley, Ballybay
41402301	Dawson Mausoleum	Dartrey Estate, Rockcorry
41402302	Island Bridge	Dartrey Estate, Rockcorry
41402306	Dartrey Column - Memorial Doric Ashlar Column	Dartrey
41402509	Grave of Thomas Hughes	Taplagh Graveyard, Broomfield
41402913	Church of Ireland Church	Inniskeen
41403112	Lough Fea House - Tudor-Gothic style country house	Carrickmacross
41403403	Maghernacloy Castle	Carrickmacross
41400303	St. Muadains Church of Ireland	Mullanacross, Emyvale
41400311	Fort Singleton - Detached five bay two storey country house	Fort Singleton, Emyvale
41400501	St. Joseph's Roman Catholic Church	Knockatallon
41400604	St. Dympna's Church	Tydavent
41400605	Cornagilty National School	Tydavent
41400607	Detached five bay two storey house	Anketell Grove, Emyvale
41400608	Detached seven bay two storey stables	Anketell Grove, Emyvale
41400703	Glennan Presbyterian Church	Glennan, Glaslough
41400705	St. Mary's Roman Catholic Church	Glennan, Glaslough
41400707	The Station - Detached single storey multi gabled former railway station	Glaslough
41400709	Trinity House - Four bay three storey former RIC barracks	Glaslough
41400710	West Lodge (gatehouse)	Castle Leslie, Glaslough
41400712	Steward's House	Castle Leslie, Glaslough
41400713	Farmyard complex of single and two storey range of coach houses	Castle Leslie, Glaslough
41400714	The Old Stables	Castle Leslie, Glaslough
41400716	Single bay timber framed open ended Boathouse	Castle Leslie, Glaslough

Reference Number	Structure	Location
41400719	St. Salvator's Church of Ireland	Castle Leslie, Glaslough
41400720	Walled garden with brick and string gate piers and decorative cast iron double gates	Castle Leslie, Glaslough
41400721	Greystone House - Detached two storey former dower house	Castle Leslie, Glaslough
41100937	Post box	Gallanagh Monaghan
41100938	Post box	Roosky, Monaghan
41100939	Post box	Tirkeenan, Monaghan
41101140	Post box	Largy, Clones
41101141	Post box	Largy, Clones
41101942	Post box	Cornamucklaglass, Ballybay
41102043	Post box	Connabury Castleblayney
41102044	Post box	Onomy Castleblayney
41103145	Post box	Drummond Otra, Carrickmacross
41100146	Post box	Tavanagh
41101347	Post box	Corcaghan
41101848	Post box	Dromore
41101949	Post box	Doohamlet
41103150	Post box	Garlegobban, Essexford
41103451	Post box	Mullaghrafferty
41100752	Bridge	Mullyjordan, Glaslough
41100753	Train shed at Glaslough Railway Station	Glaslough
41100954	Water pump	Mullaghadun, Monaghan
41100455	Burns' Bridge	Figanny, Emyvale
41100956	Wind Mill	Lisnare Tyholland
41100957	Monument	Cornecassa Demesne, Monaghan

Reference Number	Structure	Location
41101058	Pipers Bridge	Killeef Tyholland
41101059	Section of Ulster Canal	Crowey, Tyholland
41101060	Crowey Bridge	Crowey, Tyholland
41101061	Glebe Bridge	Tullylish, Tyholland
41101062	Leitrim Bridge	Killyneill, Tyholland
41101063	Section of Ulster Canal (11th Lock)	Tuckmilltate, Tyholland
41101064	Castleshane House	Castleshane Demesne
41101065	Monument at Clontibret First Presbyterian Church	Legnacreeve, Clontibret
41101466	Ulster Canal Stores	Crossmoyle, Clones
41101167	Bridge	Corkeeran, Newbliss
41101768	Ballybay National School	Cornamucklaglass, Ballybay
41101969	Benson's Bridge	Carrivetragh, Clones
41101170	Priest's Bridge	Burdautien Clones
41101171	Bridge	Eldron, Smithborough
41101272	Monaghan Road Railway Station	Lismaconway, Monaghan
41101873	Gates/railings/walls at Castleblayney Railway Station	Moraghy, Castleblayney
41102074	Water pump	Drummond Etra Carrickmacross
41103175	Holy Trinity Church of Ireland Church	Brackagh
41103176	Gates/railings/walls at Saint Joseph's Cemetery	Drummond Otra, Carrickmacross
41400722	Main Street Lodge - Pair of semidetached two bay two storey houses with basements	Castle Leslie, Glaslough
41400723	Entrance gateway comprising ashlar piers, ball finials, screen of cast iron railings and pair of double gates	Castle Leslie, Glaslough

Reference Number	Structure	Location
41400724	Pillar House Hotel	Glaslough
41400725	The Leslie Memorial	Glaslough
41400726	The Cottage Orne Lodge - Detached three bay single storey cottage-orne style lodge	Castle Leslie, Glaslough
41400727	Estate boundary wall	Castle Leslie, Glaslough
41400728	Wright's Shop - Terraced four bay two storey commercial premises	Glaslough
41400731	Wallace's Corn & Flax Mill	New Mills, Glaslough
41400732	Entrance and avenue to former railway station	Glaslough
41400804	Clonamully House - Range of two storey stables	Scotstown
41400901	Mullaghmore House Lodge - Detached three bay single storey gate lodge	Scotstown
41400902	St. Mary's Roman Catholic Church	Urbleshanny, Scotstown
41400903	Scotstown Bridge - Single arch hump backed road bridge	Tydavnet Road, Scotstown
41400905	Carrolls Corn Mill - Detached three bay two storey corn mill	Scotstown
41400908	Aghnamallagh House - Detached three bay two storey house	Monaghan
41400909	Drumac Connor House - Detached three bay two storey house	Smithborough
41400910	St. Aidan's Church of Ireland	Kilmore, Monaghan
41400911	Mausoleum, St. Aidan's Churchyard	Kilmore, Monaghan
41400913	Kilmore House - Detached three bay two storey former glebe house	Kilmore, Monaghan
41400915	St. Davnet's Church	Ballinode
41400917	Ballinode Bridge - Three arch hump back road bridge	Ballinode
41400918	Six bay two storey house	Drumreaske, Monaghan
41400919	Drumreaske Lodge - Gate lodge	Drumreaske, Monaghan
41400920	Detached seven bay two storey house	Raconnell, Monaghan
41400922	Ballyleck House - Detached two storey house	Ballyleck, Clones Road, Monaghan
41400923	Brandrum House - Five bay two storey house	Monaghan
41400925	Hare's Lodge - Detached three bay single storey gate lodge	Camla, Newbliss Road
41400932	Mortuary Chapel	Latlurcan Cemetery, Monaghan
41400936	Coolmain House - Detached seven bay two storey house	Tyholland, Monaghan

Reference Number	Structure	Location
41400939	St Macartan's Seminary College - Five bay three storey Neoclassical style seminary	Emyvale Road, Monaghan
41400950	Ballyleck House - Enclosed stable yard with two storey stables	Clones Road, Monaghan
41400953	Carsons Bridge/Whites Bridge - Stretch of Ulster Canal with two single arch road bridges	Ulster Canal, Monaghan
41401001	St. Sillian's Church of Ireland	Tyholland, Monaghan
41401002	Tyholland School House	Tyholland, Monaghan
41401003	St. Patrick's Roman Catholic Church	Tyholland, Monaghan
41401006	Castleshane House Lodge - Detached two bay two storey Tudor revival former gate lodge	Castleshane, Monaghan
41401007	Rice Tomb at St. Patrick's Church - Freestanding Celtic revival tombstone	Tyholland, Monaghan
41401008	Ardgonnell Bridge - Single	Tamlet, Monaghan
41401201	Thornhill House - Detached three bay two storey house	Smithborough
41401207	St. Mary's Roman Catholic Church	Templetate, Magherarney
41401209	Single elliptical arched stone railway bridge	Magherarney, Smithborough
41401210	Loughoony House - Detached five bay single storey house	Smithborough
41401211	Three arch road bridge over river with low parapets	Stonebridge, Clones
41401214	Aghafin House - Detached three bay two storey house	Clones
41401215	Aghafin House Lodge - Three bay single storey lodge	Clones
41401216	Detached three bay three storey house	Bishopscourt, Clones
41401217	Annalore Bridge - Two arch road bridge over river	Annalore, Clones
41401220	Killeevan Folly - Freestanding hexagonal folly with vaulted roof	Killeevan, Newbliss
41401221	Killeevan Rectory - Detached five bay two storey rectory	Killeevan, Newbliss
41401223	St. Laebhan's Church of Ireland	Killeevan, Newbliss
41401227	Killygorman House - Detached three bay two storey house	Newbliss
41401228	Wright's Mill View Corn Mill - Irregular bay four storey mill	Killeevan, Newbliss
41401301	St. Mollua's Church	Drumsnat
1401302	Mullanacross House - Detached three bay three storey former rectory	Threemilehouse
41401305	Rossmore Mausoleum	Brown's Wood Rossmore Estate,

Reference Number	Structure	Location
41401307	Cootehill Gate - Detached three bay single storey gatelodge	Rossmore Estate, Cormeen, Monaghan
41401309	St. Michael's Catholic Church	Corcaghan
41401310	Trinity Church - Three bay hard Gothic style church	Stranoodan
41401311	St. Mary's Catholic Church	Latnamard, Smithborough
41401401	St. Mary's Catholic Church	Ardaghey
41401402	Braddock's Presbyterian Church	Clontibret
41401408	Moys National School	Clontibret
41401409	St. Mary's Catholic Church	Tullybuck, Clontibret
41401411	St. Coleman's Church	Clontibret
41401412	Clontibret Orange Hall	Clontibret
41401414	St. Coleman's Church - Ruins of a bell tower	Clontibret
41401501	McKelvey's Grove Presbyterian Church	Annyalla
41401601	Ferneyhill House - Detached five bay two storey house	Clones
41401602	Camber Bridge - Three arch stone road bridge	Finn River, Clones
41401603	Clones Gatelodge - Detached three bay gatelodge	Hilton Park, Scotshouse
41401606	Scotshouse Gatelodge - Two bay single storey gatelodge	Hilton Park, Scotshouse
41401608	Church of the Immaculate Conception	Scotshouse
41401610	St. Andrew's Church	Currin, Scotshouse
41401611	St. Alphonsus Catholic Church	Clontask, Connons
41401612	St. Mary's Church of Ireland	Drummully
41401613	Hilton Park - Enclosed two storey stableyard	Scotshouse
41401614	Hilton Park - Freestanding four stage entrance/viewing tower	Scotshouse
41401615	St. Andrew's Church graveyard	Currin, Scotshouse

Reference Number	Structure	Location
41401701	Scarvey House Gatelodge - Detached three bay single storey gatelodge	Killeevan, Newbliss
41401702	Scarvey House – detached three bay single storey house over basement with Greek revival tetrastyle portico	Killeevan, Newbliss
41401703	St. Mary's Catholic Church	Aghnamard, Clones
41401706	Glinch House – Detached three bay two storey house above basement.	Newbliss
41401707	Newbliss Presbyterian Church	Newbliss
41401708	Market House - Five bay two storey former market house	Newbliss
41401709	The Inn - Three bay three storey house	Main Street, Newbliss
41401711	Church of Ireland - Three bay cruciform plan	Newbliss
41401712	The Parsonage - Detached three bay two storey house	Lisdarragh, Newbliss
41401713	Aghaboy Church of Ireland - Five bay single cell church	Newbliss
41401716	Annaghmakerrig House - Three bay two storey Tudor revival house	The Tyrone Guthrie Centre, Newbliss
41401717	Lake Lodge - Detached three bay single storey red brick gatelodge	The Tyrone Guthrie Centre, Newbliss
41401718	Scarvey House - Farmyard buildings	Killeevan
41401801	Soupy Mills - Corn and flax mill	Aghnaskew, Newbliss
41401802	W. Sloan - Detached three bay two storey house	Swan's Cross
41401805	Cahans Presbyterian Church	Ballybay
41401806	Dunraymond House	Dunraymond, Ballybay
41401807	Creevagh Reformed Presbyterian Church	Creevagh, Ballybay
41401810	St. Mary's Catholic Church	Corravaghan, Rockcorry
41401811	Rockcorry Bridge - Two arch road bridge	Rockcorry
41401812	Rockcorry Mill - Detached six bay two storey disused mill	Rockcorry

Reference Number	Structure	Location
41401813	Rockcorry Mill Chimney Stack - Freestanding obelisk shaped brick chimney	Rockcorry
41401814	The Pots - Terrace of six single storey millworkers cottages	Rockcorry
41401816	Windmill Stump - Stump of late 18 th century windmill tower	Rockcorry
41401817	Market House - Detached three bay two storey corner site	Rockcorry
41401819	Rockcorry Presbyterian Church	Rockcorry
41401821	The Griffith Almshouses - Terrace of four three bay alms houses	Rockcorry
41401822	St. James Church of Ireland	Rockcorry
41401823	Hillcrest - Detached five bay two storey house	Newbliss Road, Ballybay
41401901	Church of the Holy Rosary	Tullycorbet, Ballybay
41401902	St. Patrick's Catholic Church	Monaghan Road, Ballybay
41401903	Ballybay Second Presbyterian Church	Ballybay
41401907	Terraced three bay three storey house & shopfront	58 Main St, Ballybay
41401910	Library	Main St, Ballybay
41401911	Ballybay Market House	Main St, Ballybay
41401913	Terraced three bay three storey house	14 Main St, Ballybay
41401919	Our Lady of Knock Church	Ballintra
41401920	All Saints Catholic Church	Doohamlet, Ballybay
41401921	St. Michael's Catholic Church	Annyalla, Castleblayney
41402001	Hill's Corn Mill - Four bay three storey disused corn mill	Carrickaslane, Castleblayney
41402002	St. Patrick's Catholic Church	Oram, Castleblayney
41402003	Garmoney's Grove Presbyterian Church	Newtownhamilton Road, Castleblayney
41402203	Church of Ireland Church	Drum
41402204	Minore House - Detached three bay two storey house	Drum
402206	Detached three bay two storey house	Freame Mount, Dartrey
41402208	The New Bridge - Single arch road bridge	Cootehill
41402209	The Tower House (Damien House)	Dartrey
41402211	Dartrey New Stables - Two storey semi octagonal stable complex	Dartrey
41402303	Dartrey Old Stables - Two storey semi octagonal enclosed stable complex	Dartrey
41402305	The Church of St. John the Evangelist	Dartrey
41402307	Holy Trinity Catholic Church	Rockcorry

Reference Number	Structure	Location
41402308	Rockcorry Lodge - Detached two bay two storey Tudor revival gatelodge	Dartrey Demesne
41402310	Ballycoghill Bridge	Rockcorry
41402312	Mullanary Glebe House - Detached five bay two storey glebe house	Aughnamullen, Ballybay
41402313	Aughnamullen Orange Hall	Aughnamullen, Ballybay
41402314	Christ Church	Aughnamullen, Ballybay
41402315	Millmore House	Aughnamullen, Ballybay
41402316	Bolwelk House	Ballybay
41402317	Wrights Corn Mill - Seven bay four storey former water mill	Corwillin, Ballybay
41402318	Drumfaldra House - Detached three bay two storey house	Ballybay
41402319	St. Mary's Catholic Church	Latton
41402321	The Church of St. John the Evangelist - Entrance gateways to churchyard	Dartrey
41402322	Bolwelk House - Hexagonal sandstone gate posts	Ballybay
41402323	St. Mary's Catholic Church - Curbed entrance sweeps and inscribed rusticated gate piers	Latton
41402402	Creevelands - Detached 3 bay two storey house	Creeve, Ballybay
41402404	Creeve Chimney Stack - Freestanding industrial brick chimney stack	Creeve, Ballybay
41402406	Carnaveagh House - Detached three bay three storey house	Creeve, Ballybay
41402407	St. Mary's Catholic Church	Annahaia, Carrickatee
41402409	Church of the Sacred Heart,	Tullynamaltra Crossroads, Lough Egish
41402410	Single storey gatelodge	Creevelands, Creeve Ballybay
41402411	Markey's Corn Mill - Detached four bay two storey former corn mill	Gragarnagh
41402501	The Temple - Ruin of a temple-style summerhouse, built c.1840	Hope Castle Estate, Castleblayney
41402502	Estate House - Detached three bay two storey house	Hope Castle Estate, Castleblayney
41402504	Broomfield Presbyterian Church (refurbished as a community hall)	Broomfield
41402505	Mount Carmel Glebe - Detached five bay two storey house	Broomfield
41402507	St. Patrick Catholic Church	Broomfield
41402508	Detached three bay single storey house	Taplagh, Broomfield

Reference Number	Structure	Location
41402508	Detached three bay single storey house	Taplagh, Broomfield
41402601	St. Patrick's Catholic Church	Drumcunnion
41402701	Loughbawn House - Large detached two storey house	Bellatrain, Shantonagh
41402702	Corlea Presbyterian Church	Bellatrain, Shantonagh
41402703	Corlat National School	Ballatrain, Shantonagh
41402704	Crossduff Church of Ireland	Shantonagh
41402706	Farm Hill Flax Mill complex consisting of five bay two storey central building with water wheel	Reduff
41402710	Laragh Hill workers cottages - Terraced of four two bay single storey mill worker's cottages with attic storeys	Laragh, Castleblayney
41402712	St. Michael's Catholic Church	Corduff, Carrickmacross
41402713	St. Patrick's Church	Ardagh, Carrickmacross
41402715	Three bay two storey over basement house.	Shantonagh, Castleblayney
41402802	Cornanure Forge - Detached single storey forge	Cornanure, Carrickmacross
41402806	St. Patrick's Church	Donaghmoyne
41402808	Donaghmoyne House - Detached three bay two storey house	Donaghmoyne
41402811	Donaghmoyne Post Office - Detached three bay single storey estate cottage	Donaghmoyne
41402812	St. Anne's Catholic Church	Drumcattan, Inniskeen
41402901	Church of Mary Mother of Mercy	Inniskeen
41402903	MacMahon Wayside Cross	Inniskeen
41402904	Daniel McNello & Co - Eight bay two storey commercial premises	Inniskeen
41402905	St. Mary's Catholic Church	Inniskeen
41402906	O'Rourke's Mill - Five bay three storey former corn mill	Inniskeen
41402907	Church of Ireland Church	Inniskeen
41402908	Inniskeen Bridge - Five arch road bridge	Inniskeen
41403001	Corvally Presbyterian Church	Corvally, Carrickmacross
41403002	Corvally School - Five bay single storey Tudor revival schoolhouse	Corvally, Carrickmacross
41403003	St. Peter and St. Paul's Church	Drumgoosat, Magheraclone
41403101	Barton's Mill - Corn mill complex	Derrylavan, Carrickmacross
41403102	Carrick Lodge - Detached two bay two storey gatelodge	Lough Fea Estate, Kingscourt Road, Carrickmacross
41403103	Home Lodge - Detached three bay single storey gatelodge	Lough Fea Estate, Kingscourt Road, Carrickmacross

Reference Number	Structure	Location
41403104	Sforza Lodge - Detached three bay single storey gatelodge	Lough Fea Estate, Kingscourt Road, Carrickmacross
41403105	Lake Lodge - Detached single storey gatelodge	Lough Fea Estate, Kingscourt Road, Carrickmacross
41403106	Losset School House - Detached six bay single storey Tudor revival schoolhouse	Kingscourt Road, Carrickmacross
41403107	Protestant Hall	Lough Fea Estate, Carrickmacross
41403109	Dublin Lodge - Detached two bay single storey gatelodge	Lough Fea Estate, Drumcondra Road, Carrickmacross
41403111	Bracken Lodge - Detached three bay two storey lodge	Lough Fea Estate, Carrickmacross
41403114	Monalty House - Detached five bay three storey house	Ballymackney, Carrickmacross
41403117	Windmill stump - Stump of early 19 th Century windmill tower	Ballymackney, Carrickmacross
41403118	McArdles Public House - Detached six bay two storey public house	Essexford, Carrickmacross
41403119	The Forge - Detached single bay forge with horseshoe shaped door	Essexford, Carrickmacross
41403120	Corcrin Cottage - Detached four bay single storey farmhouse	Dundalk Road, Carrickmacross
41403185	Monalty House - Range of two storey out-buildings	Ballymackney, Carrickmacross
41403186	Ballymackney House	Ballymackney, Carrickmacross
41403201	Rocksavagh - Five bay two storey house	Inniskeen
41403301	St. Molua's Church	Maghera cloone, Carrickmacross
41403401	St. Patrick's Catholic Church	Maghera cloone, Carrickmacross
41403402	Late 19 th Century limekiln	Carrickashedge, Carrickmacross
41403406	Ballyhoe Bridge - Three arch road bridge	Ballyhoe, Carrickmacross
41400931	Detached five bay two storey farmhouse known as "Will Ville"	Laturcan
41400928	Ballyleck Gate	Rossmore Estate, Newbliss Road, Monaghan
41401404	St. Patrick's Church of Ireland	Tullycorbet, Ballybay
41401303	Newbliss Lodge	Rossmore Park, Newbliss Road, Monaghan

Reference Number	Structure	Location
41401912	Christ Church	Church Hill, Ballybay
41402210	Dartrey Post Office Lodge	Dartrey
41402801	St. Peter's Church of Ireland	Laragh
41400941	Ballyalbany Presbyterian Church	Derrynagrew, Monaghan
41400312	Carrickroe Catholic Church	Carrickroe, Emyvale
41401808	Derryvalley Presbyterian Church	Derryvalley, Ballybay
41402205	Drum Presbyterian Church	Drum
41401225	St. Livinius Catholic Church	Killyfuddy, Killevan
41400305	St. Mary's Catholic Church	Knockconan Emyvale
41402803	St. Mary's Catholic Church	Lisdoonan, Ballybay
41400308	Church of Ireland	Shanco, Emyvale
41401804	Methodist Church and Graveyard	Cortober, Rockcorry
41402810	St. Michael's Church	Donaghmoyne, Carrickmacross
41400606	House and Gates	Mullaghmore, North Scotstown
41401004	Bell Tower	Castleshane, Monaghan
41401413	Glebe House	Clontibret, Monaghan
Local 44	Thatched Cottage	Feahoe, Carrickmacross
Local 58	Railway Bridge	Ballynure, Annalore
Local 59	Abandoned Railway Tunnel	Ballynure, Annalore
Local 60	Thatched Cottage	Clonagore, Clones
Local 39	Mount Carmel House	Mount Carmel, Ballybay
Local 61	St. Mary's Parochial Hall	Latton, Ballybay
41403202	Home of Patrick Kavanagh	Mucker, Inniskeen
41401407	Ballagh's Flax Mill	Moy Otra, Clontibret
41401218	Annalore Mill	Annalore, Newbliss
Local 50	Railway Bridge	Cornamucklaglass, Ballybay
Local 51	Water Tower	Cornamucklaglass, Ballybay
41401915	Crawford's Shopfront	Main Street, Ballybay
41401914	Murnane's Shopfront	Main Street, Ballybay
Local 54	A Marron Shopfront	Main Street, Ballybay
41400916	Mitchell Mausoleum	Main Street, Ballinode
Local 9	Water Pump	Mullaghmore West, Ballinode
Local 10	Single storey houses	Village centre, Ballinode
41400601	Magee Meats	Main Street, Emyvale
41400708	The Firs	Drumbanagher, Glaslough
41400718	Water Tower	Castle Leslie, Glaslough
41400729	The Coach House	Glaslough
41400730	Church of Ireland Parochial Hall	Glaslough
Local 21	Old Water System	Castle Leslie, Glaslough
Local 22	Old Laundry	Castle Leslie, Glaslough
Local 23	Ambledown	Barrack Hill, Glaslough
Local 24	The Orange Hall	Glaslough
Local 25	Annie Huston's House	Castle Leslie, Glaslough
Local 26	The Ice House	Castle Leslie, Glaslough
Local 27	Burial Ground and Lych Gate	Drumbanagher, Glaslough

Reference Number	Structure	Location
Local 28	Layby, Horse Pond	Barrack Hill, Glaslough
Local 41	Hamilton Crest date 1698	Corraghdown, Glaslough
Local 67-79	Stone Houses (13)	Glaslough
41402909	Glebe house	Inniskeen Glebe
41402911	Old Railway Station	Mucker, Inniskeen
Local 56	Railway Bridge	Inniskeen
Local 57	Billy Brennan's Barn	Inniskeen
41401710	County Council Offices	Main Street, Newbliss
Local 5	Lodge at Church of Ireland	Newbliss
Local 6	Water Pump	Main Street, Newbliss
Local 7	Millennium Pole	Main Street, Newbliss
41401815	The Hall	Monaghan Road, Rockcorry
41401818	M.J. Linden	Main Street, Rockcorry
41401820	Former Constabulary Barracks	Main Street, Rockcorry
Local 46	Dartrey Estate Wall	Dartrey, Rockcorry
Local 17	Water Pump/Green in centre of village	Fair Green, Scotstown
41401204	Presbyterian Church	Smithborough
41401206	Garda Station	Smithborough
41401208	Magherarney Primary School	Smithborough
41401205	Railway Station	Smithborough
Local 47	Estate Wall	Rossmore, Monaghan
Local 65	Dwellinghouse	Creeve, Castleshane
Local 80	Anderson's Pub	Drum
41100701	Gates/railings/walls at Glaslough Railway Station	Glaslough
41100702	Station master's house at Glaslough Railway Station	Glaslough
41100903	Frank Hamilton- House	Mullaghadun, Monaghan
41100904	Post box	Mullaghmonaghan, Monaghan
41101305	Post box	Tirkeenan, Monaghan
41101706	Masonic lodge/hall	Lisdarragh, Newbliss
41102007	Convent of Mercy National School	Connabury Castleblayney
41103108	McEaney's House at 5 Parnell Street	Drummond Etra, Carrickmacross
41103109	Parochial House	Drummond Otra, Carrickmacross
41100310	Saint Endas' Hall	Derryveagh Carrickroe
41100611	Saint Patrick's Church	Derryhallagh
41100712	Scoil Mhuire National School	Tullyree
41100713	Annagola House	Annagola
41100914	Water tower	Mullatishaughlin
41100915	Gates/railings/walls	Tullycroman
41100916	Post box	Tullycroman
41100917	House	Tullycroman
41100918	Sluice/sluice gate	Drumreask
41101019	Rectory	Templetate
41101020	Dromore Corn Mill	Clonlonan
41101221	Wind Mill	Carrivetragh
41101222	Latgallan Mill	Latgallan, Smithborough
41101223	Water mill	Killycoonagh

Reference Number	Structure	Location
41101324	Saint Joseph's Church	Drumguill, Three Mile House
41101325	Finlay's Mill	Tullyard
41101426	Post box	Tullybuck
41101827	Drumkeen Presbyterian Church	Aghadrumkeen
41101828	Drumbrean Cottage,	Drumbrean
41101929	Walled garden at Ballybay House	Knocknamaddy
41101430	Post box at Corvoy School	Cornahoe,
41102031	Water will	Lurganmore
41101732	Corrinshigo Catholic Church	Corrinshigo
41102433	Post box	Drumillard
41102734	Bawn Handball Alley	Lisinisky, Bawn
41102935	Water Mill	Colgagh
41100938	Post box	Roosky, Monaghan
41100939	Post box	Tirkeenan, Monaghan
41101140	Post box	Largy, Clones
41101141	Post box	Largy, Clones
41101942	Post box	Cornamucklaglass, Ballybay
41102043	Post box	Connabury Castleblayney
41102044	Post box	Onomy Castleblayney
41103145	Post box	Drummond Otra, Carrickmacross
41100146	Post box	Tavanagh
41101347	Post box	Corcaghan
41101848	Post box	Dromore
41101949	Post box	Doohamlet
41103150	Post box	Garlegobban, Essexford
41103451	Post box	Mullaghrafferty
41100752	Bridge	Mullyjordan, Glaslough
41100753	Train shed at Glaslough Railway Station	Glaslough
41100954	Water pump	Mullaghadun, Monaghan
41100455	Burns' Bridge	Figanny, Emyvale
41100956	Wind Mill	Lisnanore Tyholland
41100957	Monument	Cornecassa Demesne, Monaghan
41101058	Pipers Bridge	Killeef Tyholland
41101059	Section of Ulster Canal	Crowey, Tyholland
41101060	Crowey Bridge	Crowey, Tyholland
41101061	Glebe Bridge	Tullylish, Tyholland
41101062	Leitrim Bridge	Killyneill, Tyholland
41101063	Section of Ulster Canal (11th Lock)	Tuckmilltate, Tyholland
41101064	Castleshane House	Castleshane Demesne
41101466	Ulster Canal Stores	Crossmoyle, Clones
41101167	Bridge	Corkeeran, Newbliss
41101768	Ballybay National School	Cornamucklaglass, Ballybay

Reference Number	Structure	Location
41101969	Benson's Bridge	Carrivetragh, Clones
41101170	Priest's Bridge	Burdautien Clones
41101171	Bridge	Eldron, Smithborough
41101272	Monaghan Road Railway Station	Lisnacconway, Monaghan
41101873	Gates/railings/walls at Castleblayney Railway Station	Moraghy, Castleblayney
41102074	Water pump	Drummond Etra Carrickmacross
41103175	Holy Trinity Church of Ireland Church	Brackagh
41103176	Gates/railings/walls at Saint Joseph's Cemetery	Drummond Otra, Carrickmacross
41100937	Post box	Gallanagh Monaghan
41100938	Post box	Roosky, Monaghan
41100939	Post box	Tirkeenan, Monaghan
41101140	Post box	Largy, Clones
41101141	Post box	Largy, Clones
41101942	Post box	Cornamucklaglass, Ballybay
41102043	Post box	Connabury Castleblayney
41102044	Post box	Onomy Castleblayney
41103145	Post box	Drummond Otra, Carrickmacross
41100146	Post box	Tavanagh
41101347	Post box	Corcaghan
41101848	Post box	Dromore
41101949	Post box	Doohamlet
41103150	Post box	Garlegobban, Essexford
41103451	Post box	Mullaghrafferty
41100752	Bridge	Mullyjordan, Glaslough
41100753	Train shed at Glaslough Railway Station	Glaslough
41100954	Water pump	Mullaghadun, Monaghan
41100455	Burns' Bridge	Figanny, Emyvale
41100956	Wind Mill	Lisnanore Tyholland
41100957	Monument	Cornecassa Demesne, Monaghan
41101058	Pipers Bridge	Killeef Tyholland

Reference Number	Structure	Location
41101059	Section of Ulster Canal	Crowey, Tyholland
41101060	Crowey Bridge	Crowey, Tyholland
41101061	Glebe Bridge	Tullylish, Tyholland
41101062	Leitrim Bridge	Killyneill, Tyholland
41101063	Section of Ulster Canal (11th Lock)	Tuckmilltate, Tyholland
41101064	Castleshane House	Castleshane Demesne
41101065	Monument at Clontibret First Presbyterian Church	Legnacreeve, Clontibret
41101466	Ulster Canal Stores	Crossmoyle, Clones
41101167	Bridge	Corkeeran, Newbliss
41101768	Ballybay National School	Cornamucklaglass, Ballybay
41101969	Benson's Bridge	Carrivetragh, Clones
41101170	Priest's Bridge	Burdautien Clones
41101171	Bridge	Eldron, Smithborough
41101272	Monaghan Road Railway Station	Lismaconway, Monaghan
41101873	Gates/railings/walls at Castleblayney Railway Station	Moraghy, Castleblayney
41102074	Water pump	Drummond Etra Carrickmacross
41103175	Holy Trinity Church of Ireland Church	Brackagh
41103176	Gates/railings/walls at Saint Joseph's Cemetery	Drummond Otra, Carrickmacross

Appendix 1(b)
Record of Protected
Structures for
Towns

Monaghan Town			
Reference No.	Structure	Street Name	Town
41000170	Monaghan Courthouse	Church Square	Monaghan
41000283	Market House	Market Street	Monaghan
41001042	Old Town Cross	Old Cross Square	Monaghan
41001091	St. Patrick's Church	Church Square	Monaghan
41001248	Site of Fort	Roosey	Monaghan
41002040	Crannog	Convent Lake	Monaghan
41002085	Site of Fort	Tully	Monaghan
41002086	Site of Fort	Mullaghcroghery	Monaghan
41003001	St. Macartan's Cathedral	Latlurcan	Monaghan
41000065	Terraced two storey house	17 Market St	Monaghan
41000066	Terraced two storey house	16 Market St	Monaghan
41000067	Marie Corrigan (Hairdresser)	15 Market St	Monaghan
41000068	Monaghan County Museum	1 Hill St	Monaghan
41000069	Monaghan County Museum	2 Hill St	Monaghan
41000073	Five bay two storey house	4 Hill St	Monaghan
41000074	Hillside Restaurant & B&B	5 Hill St	Monaghan
41000076	Aviemore House	6 Hill St	Monaghan
41000286	Aviemore House (Outhouse)	6 Hill St	Monaghan
41000077	Laurel Lodge	7 Hill St	Monaghan
41000331	Gardner's House (rear)	7 Hill St	Monaghan
41000080	Terraced two storey house	8 Hill St	Monaghan
41000081	Terraced two storey house	8a Hill St	Monaghan
41000083	Terraced two storey house	9 Hill St	Monaghan
41000086	Former T.S.B. Bank	1 High St	Monaghan
41000087	Former Surgeon's residence	High St	Monaghan
41000128	Terraced three storey house	6 Mill St	Monaghan
41000129	Terraced two storey house	4-5 Mill St	Monaghan
41000136	Orange Hall	28 North Rd	Monaghan
41000137	Former Banking Hall	27 North Rd	Monaghan
41000138	Five bay two storey	27 North Rd	Monaghan
1000139	Detached two storey house	26 North Rd	Monaghan
41000144	Three bay three storey house	20 North Rd	Monaghan
41000145	Two bay three storey house	19 North Rd	Monaghan
41000167	Bank of Ireland	Church Sq	Monaghan
41000168	W. S. Black	Mill St	Monaghan
41000169	W. S. Black	Mill St	Monaghan
41000175	Three bay two storey house	17 Dawson St	Monaghan
41000176	Monaghan Methodist Church	Dawson St	Monaghan
41000177	Assembly Rooms	Dawson St	Monaghan
41000186	Our Lady's Convent	Louisville	Monaghan
41000187	Convent Chapel	Louisville	Monaghan
41000190	Former National School	Louisville	Monaghan
41000192	Two bay two storey house & paving	1 Lakeview	Monaghan
41000193	Two bay two storey house & paving	2 Lakeview	Monaghan

Reference No.	Structure	Street Name	Town
41000194	Two bay two storey house & paving	3 Lakeview	Monaghan
41000195	Two bay two storey house & paving	4 Lakeview	Monaghan
41000196	Two bay two storey house & paving	5 Lakeview	Monaghan
41000199	Entrance gates to Convent	Clones Rd	Monaghan
41000205	Parochial House (St. Josephs)	29 Park St	Monaghan
41000206	St. Josephs Church	Park St	Monaghan
41000276	Three bay three storey house	18 Mill St	Monaghan
41000279	Post Office	Mill St	Monaghan
41000280	A.C.C. House	Mill St/North Rd	Monaghan
41000282	Dawson Memorial	Church Sq	Monaghan
41000300	Flemings/Super Valu	Church Sq	Monaghan
41000302	Corn store	rear of 15 Hill St	Monaghan
41001050	First Presbyterian Church	Old Cross Sq	Monaghan
41001252	Graveyard First Presbyterian Church	Old Cross Sq	Monaghan
41001056	Ballywollen Lounge	24 Dublin St	Monaghan
41001080	Town Council Offices	1 Dublin St	Monaghan
41001081	Terraced three storey house	9 The Diamond	Monaghan
41001082	Terraced three storey house	8 The Diamond	Monaghan
41001086	C. McNally's	4 The Diamond	Monaghan
41001095	Patsy Boyle's	The Diamond	Monaghan
41001096	Allied Irish Bank Ltd	The Diamond	Monaghan
41001098	Westenra Arms Hotel	The Diamond	Monaghan
41001100	Former Town Hall	19 The Diamond	Monaghan
41001101	Dining room rear of Westenra	The Diamond	Monaghan
41001102	Beauty Salon	18 The Diamond	Monaghan
41001103	Boutique	17 The Diamond	Monaghan
41001104	Rossmore Memorial	The Diamond	Monaghan
41001106	McManus Bar	Glaslough St	Monaghan
41001107	Wineways Off Sales	Glaslough St	Monaghan
41001108	Vacant retail unit (O'Dongaile)	Glaslough St	Monaghan
41001109	Terraced three storey house	93 Glaslough St	Monaghan
41001110	Terraced three storey house	92 Glaslough St	Monaghan
41001111	J.D.P. Pharmacy Ltd	91 Glaslough St	Monaghan
41001112	Terraced three storey house	88/89 Glaslough St	Monaghan
41001124	Young Memorial Masonic Hall	72 Glaslough St	Monaghan
41001150	Terraced three storey house	13 Glaslough St	Monaghan
41001163	Terraced three storey house	The Diamond	Monaghan
41001164	Terraced three storey house	The Diamond	Monaghan
41001178	Terraced three storey house	57 Dublin St	Monaghan
41001179	Terraced three storey house	56 Dublin St	Monaghan
41001180	Terraced three storey house	55 Dublin St	Monaghan
41001181	Terraced three storey house	54 Dublin St	Monaghan
41001212	Clogher House "St. Davnets"	Rooskey	Monaghan
41001229	Monaghan Bottlers Ltd	Annahagh Lane	Monaghan
41001267	Pedestrian gateway	Rooskey	Monaghan

Reference No.	Structure	Street Name	Town
41002030	Halls St. Lugaidh	Louisville	Monaghan
41002031	Nuns Graveyard	Louisville	Monaghan
41002033	Secondary School	Louisville	Monaghan
41002035	Secondary School	Louisville	Monaghan
41002036	St. Josephs	Louisville	Monaghan
41002037	Convent of St. Louis	Louisville	Monaghan
41002039	St. Louis Nursing Home	Louisville	Monaghan
41002060	Tully House	Tully	Monaghan
41003002	Gate Lodge to Cathedral	Latlurcan	Monaghan
41003003	Cathedral landscaping	Latlurcan	Monaghan
41003044	Far Meehul	Glen Road	Monaghan
41400933	Latlurcan House	Latlurcan	Monaghan
41400943	Ballyalbany Bridge	Ballyalbany	Monaghan
41400944	Two storey Italianate House	Rooskey	Monaghan
41400945	St. Davnet's Hospital	Rooskey	Monaghan
41400946	St. Davnets Catholic Church	Rooskey	Monaghan
41400947	St. Davnets Col Church	Rooskey	Monaghan
41400948	Model School	North Rd	Monaghan
41400949	Former Fever hospital	11/12 Belgium Park	Monaghan
Local 1	Three storey house	3 The Diamond	Monaghan
Local 2	Three Storey house	5 The Diamond	Monaghan
Local 3	Three storey house	6 The Diamond	Monaghan
Local 4	Three storey house	7 The Diamond	Monaghan
Local 5	Three storey house	9 The Diamond	Monaghan
Local 6	Three storey house	16 The Diamond	Monaghan
Local 7	Round corner house	1 Church Square	Monaghan
Local 8	Former Rectory	14 Church Square	Monaghan
Local 9	Rowantree House	High Street	Monaghan
Local 11	Two storey house	12 North Road	Monaghan
Local 12	Two storey house/fanlight	13 North Road	Monaghan
Local 13	Two storey house/fanlight	14 North Road	Monaghan
Local 14	Cottage with fanlight	15 North Road	Monaghan
Local 15	Former railway station	North Road	Monaghan
Local 16	Railway shed	North Road	Monaghan
Local 17	Former Garda Barracks	Plantation Road	Monaghan
Local 18	Horse Shoe Bridge	Mullaghmatt	Monaghan
Local 19	Terrace house	1 Stanley Terrace	Monaghan
Local 20	Terrace house	2 Stanley Terrace	Monaghan
Local 21	Terrace house	3 Stanley Terrace	Monaghan
Local 22	Terrace house	4 Stanley Terrace	Monaghan
Local 23	Terrace house	5 Stanley Terrace	Monaghan
Local 24	Terrace house	6 Stanley Terrace	Monaghan
Local 25	Terrace house	7 Stanley Terrace	Monaghan
Local 26	Terrace house	8 Stanley Terrace	Monaghan
Local 27	Terrace house	1 Westenra Terrace	Monaghan
Local 29	Terrace house	3 Westenra Terrace	Monaghan
Local 28	Terrace house	2 Westenra Terrace	Monaghan
Local 30	Terrace house	4 Westenra Terrace	Monaghan

Reference No.	Structure	Street Name	Town
Local 31	Terrace house	5 Westenra Terrace	Monaghan
Local 32	Mousewood Burial Ground	Kilnacloy	Monaghan
Local 33	Georgian house with stables	3 Hill St	Monaghan
Local 34	Cafe	6 Glaslough St	Monaghan
Local 35	Former Barracks	17 Belgian Square	Monaghan
Local 36	Former Barracks	18 Belgian Square	Monaghan
Local 37	Former Barracks	19 Belgian Square	Monaghan
Local 38	Former Barracks	20 Belgian Square	Monaghan
Local 39	Former Barracks	21 Belgian Square	Monaghan
Local 40	Former Barracks	22 Belgian Square	Monaghan
Local 41	Former Barracks	23 Belgian Square	Monaghan
Local 42	Former Barracks	24 Belgian Square	Monaghan
Local 41000200	Sandstone Paving	Lakeview	Monaghan

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Carrickmacross			
Reference No.	Structure	Street Name	Town
41300334	Church	Magheross	Carrickmacross
41300301	House	Lisanisk	Carrickmacross
41300304	Hall	O'Neill Street	Carrickmacross
41300305	Church	O'Neill Street	Carrickmacross
41300306	House	O'Neill Street	Carrickmacross
41300307	House	O'Neill Street	Carrickmacross
41300308	House	1 St. Josephs Terrace	Carrickmacross
41300309	House	2 St. Josephs Terrace	Carrickmacross
41300310	House	3 St. Josephs Terrace	Carrickmacross
41300311	House	4 St Josephs Terrace	Carrickmacross
41300312	House	5 St. Josephs Terrace	Carrickmacross
41300313	House	6 St. Josephs Terrace	Carrickmacross
41300314	House	7 St. Josephs Terrace	Carrickmacross
41300315	House	8 St. Josephs Terrace	Carrickmacross
41300316	House	9 St. Josephs Terrace	Carrickmacross
41300317	House	Farney Street	Carrickmacross
41300319	House	O'Neill Street	Carrickmacross
41300321	House	O'Neill Street	Carrickmacross
41300322	House	O'Neill Street	Carrickmacross
41300323	House	O'Neill Street	Carrickmacross
41300326	House	34 O'Neill Street	Carrickmacross
41300327	House	36 O'Neill Street	Carrickmacross
41300328	House	38 O'Neill Street	Carrickmacross
41300329	Church	Farney Street	Carrickmacross
41300300	House	8 Farney Street	Carrickmacross
41300331	House	6 Farney Street	Carrickmacross
41300332	House	4 Farney Street	Carrickmacross
41300333	Convent (Part)	Distillery Lane	Carrickmacross
41300334	Church	Magheross	Carrickmacross
41300335	Convent (Part)	Castle Street	Carrickmacross
41300336	Church	Main Street	Carrickmacross
41300338	Bank	Main Street	Carrickmacross
41300339	Garda Station	Main Street	Carrickmacross
41300340	House	Main Street	Carrickmacross
41300342	House	Market Square	Carrickmacross
41300343	Courthouse	Main Street	Carrickmacross
41300344	Windmill Stump	Gallows Hill	Carrickmacross
41300345	Hotel	Main Street	Carrickmacross
41300346	Toll House	Market Square	Carrickmacross
41300347	Bank	Main Street	Carrickmacross
41300349	House	Main Street	Carrickmacross
41300350	House	Main Street	Carrickmacross
41300353	House	Main Street	Carrickmacross
41300354	Bank	Main Street	Carrickmacross
41300357	House	Main Street	Carrickmacross
41300358	Former Bridewell	Bridewell Lane	Carrickmacross
41300359	Fever Hospital	Shercock Road	Carrickmacross
41300360	Union Workhouse	Shercock Road	Carrickmacross

Reference No.	Structure	Street Name	Town
41300361	Derryolam Glebe House	Shercock Road	Carrickmacross
41300367	Terraced two bay two storey former house	Parnell Street	Carrickmacross
1	McMahons Fort	Lurgans Hill	Carrickmacross
2	Castle Site	Drummond Otra	Carrickmacross
3	Ringfort (Not Visible)	Cloughvalley Upper	Carrickmacross
4	Bridge	Drummond Etra	Carrickmacross
5	Old Goods Shed	Dundalk Road	Carrickmacross
6	Old engine shed	Dundalk Road	Carrickmacross
7	McArdle Engineering	12 Main Street	Carrickmacross
8	Jones Fine Foods	69 Main Street	Carrickmacross
9	White Oaks	49 Main Street	Carrickmacross
10	China Town / M J Crilly Solicitors	7 Main Street	Carrickmacross
11	Finnegan Coaches	29 Main Street	Carrickmacross
12	Sean Jones 'The Stables'	72 Main Street	Carrickmacross
13	Marrons 'Chez Julie'	58 Main Street	Carrickmacross
14	M.G.S. (bookmakers)	62 Main Street	Carrickmacross
15	M.V. Gartlan Ltd. Auctioneers	22 Main Street	Carrickmacross
16	Wells & O 'Carroll	14 Main Street	Carrickmacross
17	B.McCluskey(Hairstyling)	27 O'Neill Street	Carrickmacross
18	C.Duffy(Hairdresser)	25 O'Neill Street	Carrickmacross
19	New Street Café	O'Neill Street	Carrickmacross
20	Shankey Bros.	20 O'Neill Street	Carrickmacross
21	J. Gartlan	Dundalk Road	Carrickmacross
22	Flanagan's	20 Farney Street	Carrickmacross
23	Patrick Hand	47 Main Street	Carrickmacross
24	Centra Bar/B. Shevlin	Main Street	Carrickmacross
25	Wall etchings or carvings	Castle St / Shercock Rd	Carrickmacross
26	Milestone outside Howells jewellers	Main Street	Carrickmacross

Castleblayney			
Reference No.	Structure	Street Name	Town
41300101	Castleblayney First Presbyterian Church	Keady Road	Castleblayney
41300103	Allied Irish bank	West Street	Castleblayney
41300107	Convent of Mercy	Laurel Hill	Castleblayney
41300110	Lecture Hall - First Presbyterian Church	Keady Road	Castleblayney
41300209	Terraced three bay three storey house	West Street	Castleblayney
41300212	Bank of Ireland	West Street	Castleblayney
41300213	Onomy House	West Street	Castleblayney
41300215	The Courthouse	Market Square	Castleblayney
41300217	Terraced three bay two storey house	Market Square	Castleblayney
41300218	Terraced three bay two storey house	Market Square	Castleblayney
41300219	Terraced two bay two storey house	Market Square	Castleblayney
41300220	Hope Castle Gatelodge	Castleblayney	Castleblayney
41300222	Hope Castle Hotel		Castleblayney
41300223	Hope Castle Stable		Castleblayney
41300224	Hope Castle Lodge	Church Street	Castleblayney
41300230	Terraced five bay two storey house	Church Street	Castleblayney
41300231	End of Terrace two bay two storey house	Church Street	Castleblayney
41300232	St Maeldoids Church of Ireland	Church Street	Castleblayney
41300233	St Marys Catholic Church	Carrick Road	Castleblayney
41300234	Detached two bay two storey warden's lodge Blayney Almshouse	Carrick Road	Castleblayney
41300235	Blayney Almshouses	Carrick Road	Castleblayney
41300237	Hope Castle Entrance	Market/Castle Square	Castleblayney
41300238	Hope Castle Gatelodges	Market/Castle Square	Castleblayney
41300239	Terraced four bay two storey house	Market/Castle Square	Castleblayney
41300240	Terraced two bay two storey house	Market/Castle Square	Castleblayney
41300241	Terraced two bay two storey house	Market/Castle Square	Castleblayney
41300242	Terraced two bay two storey house	Market/Castle Square	Castleblayney
41300243	End of terrace two bay three storey house	Market/Castle Square	Castleblayney
41300244	Double pile three bay two storey house	Market/Castle Square	Castleblayney

Reference No.	Structure	Street Name	Town
41300245	Section of former stone boundary wall to Hope Castle	Church Street	Castleblayney
1	Coach House next to Hope Castle	Hope Castle	Castleblayney
2	Hope Arms Hotel	Main Street	Castleblayney
3	The rounded corner	Market Square	Castleblayney
4	The corner house	Market Square and Henry Street	Castleblayney
5	Caretakers residence at St. Maeldoids Church	Church Street	Castleblayney
6	McGuigans Boutique	Muckno Square	Castleblayney
7	Lyric Theatre	New Street	Castleblayney
8	Castleblayney Town Council	Main Street	Castleblayney
9	Post Office	West Street	Castleblayney
10	Old Railway House & Stone Pillars	New Street	Castleblayney
11	Stables	Thomas Street	Castleblayney
12	UDC Stables	Upper Connons	Castleblayney
13	The Heritage Shop	West Street	Castleblayney
14	Two storey building "Forest View"	Lakeview	Castleblayney
15	Cottage	Lakeview	Castleblayney
16	Cottage (2 No.)	Lakeview	Castleblayney
41300220	Hope Castle Gatelodge		Castleblayney
41300225	End of Terrace two bay two storey house	Church Street	Castleblayney
41300226	End of Terrace two bay two storey house	Church Street	Castleblayney
41300227	Terraced two bay two storey house	Church Street	Castleblayney
41300225	Terraced two bay two storey house	Church Street	Castleblayney
41300229	Terraced two storey house	Church Street	Castleblayney

Clones			
Reference No.	Structure	Street Name	Town
1	High Cross	The Diamond	Clones
2	Round Tower & Sarcophagus	Ball Alley Graveyard	Clones
3	The Abbey	McCurtain Street	Clones
4	Clones Fort	Cara Street	Clones
5	Planters Castle	The Diamond	Clones
6	Aqua-duct	Teehill, Clonfad Bridge	Clones
8	St Tiernachs Church of Ireland	The Diamond	Clones
9	The Rectory	The Diamond	Clones
10	County Library	The Diamond	Clones
11	Bank of Ireland	The Diamond	Clones
12	Courthouse	McCurtain Street	Clones
13	Post Office	The Diamond	Clones
14	Former National Irish Bank premises	The Diamond	Clones
16	Marion House	The Diamond	Clones
17	The Boardroom (former schoolhouse)	Ball Alley Street	Clones
18	The Boardroom	Ball Alley Street	Clones
19	Failte Office	The Diamond	Clones
20	Catholic Church	Church Hill	Clones
21	Presbyterian Church	Monaghan Street	Clones
22	Creighton Hotel	Fermanagh Street	Clones
23	Fortview School	Newtownbutler Road	Clones
24	Three houses to left of Church of Ireland	The Diamond	Clones
25	Butter Market	Fermanagh Street	Clones
28	Public House (McCuskers)	Fermanagh Street	Clones
29	Public House (Tower)	Fermanagh Street	Clones
38	House and shopfront (LES)	McCurtain Street	Clones
43	House & shopfront (Sloweys)	The Diamond	Clones
30	Public House (Paragon)	Fermanagh Street	Clones
31	House and shopfront (O'Gradys)	Fermanagh Street	Clones
33	Indian Restaurant (formerly bakery)	Fermanagh Street	Clones
34	2 houses and shopfronts (McGarry's)	Fermanagh Street	Clones
35	House and shopfront (McQuaids)	Fermanagh Street	Clones
36	Shopfront (Hickeys Pharmacy)	Fermanagh Street	Clones
37	House and shopfront (Diamond Décor)	McCurtain Street	Clones

Reference No.	Structure	Street Name	Town
39	Hair Salon (McGuigans)	McCurtain Street	Clones
40	Hotel	McCurtain Street	Clones
41	Shop & Shopfront (Matthews)	The Diamond	Clones
42	House & Shopfront (Evianns)	The Diamond	Clones
7	Sculptured Stone	Garden at Clonboy House	Clones
15	House (George Knight)	The Diamond	Clones
26	Umbria House	The Diamond	Clones
27	House & shopfront (William Earl)	Fermanagh Street	Clones

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Appendix 2
Views from Scenic
Routes

ID Constraints Map 6.1	Scenic Drives/Views & Prospects	Road Name
SV 1	Scenic views along Emy Lough	LT12001 LT12002
SV 2	Scenic views of open countryside from Bragan Mountain	LT11354
SV 3		LT11355
SV 4		LT11356
SV 5		LT50411
SV 6		LT10011
SV 7		LS05040
SV 8		LP01003
SV 9	View of St. Macartan's Cathedral Monaghan from Berry Brae	R162
SV 10	View from Castleshane Brae	N2
SV 11	View northwards at Tullybuck	N2
SV 12	Scenic drive and views of open countryside from Mullyash	LS07631
SV 13		LS03603
SV 14		LS07650
SV 14		LP03602
SV 14		LS03602
SV 14	LS03603	
SV 15	Scenic drive along Lough Muckno	LP03700
SV 16		LS08400
SV 17		LP03720
SV 18	Distant views of Lough Muckno and Slieve Gullion	LS07830
SV 19		LS08141
SV 20	Views of Slieve Gullion at Taplagh, Broomfield	N2
SV 21	Scenic views of Lough Egish	LP04121
SV 22	Scenic drive at Beagh, Shantonagh & Corlat	LT40431
SV 23	Views of Lough Bawn & County Cavan	LT71111
SV 24	Scenic drive, Tattybrack	R190

Appendix 3(a)
Conservation of
Important Trees and
Woodland (outside
main towns)

Location	Type of Trees	OS Ref.
Blackwater Vale, Monaghan	Mixed	9-7/11
Connabury Hill, Castleblayney	Mature Beech woodland	20-13
Glen, Rockcorry	Conifers	18-14
Knockconan	Mature Scots Pine, Sycamores, Beech trees	3-8
Laragh Village	Ash, Beech, Elm, Sycamore, Hazel, some mature Oaks	27
Legacurry, Monaghan	Rows of Beech	6-11
Swans Cross, Dromore	Row of Conifers	18-6
Tullybuck, Clontibret	Avenue of Lime	14

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**Appendix 3(b):
Conservation of
important trees and
woodland (towns)**

Monaghan Town	
Description	Interest
Glen Road Plantation: Mature Larches, Pines, Oaks, Beech, Lime Ash and Elm	Wooded valley which provides pleasant approach to town and effective screen to housing estate.
Tom Young's Wood (Killyconnigan): Ash and Hazel Coppice	Important amenity close to residential areas.
Rope Walk: Mature Limes	Tree lined avenues.
North Road: Limes, Walnut	Character of area.
Louis Convent: Varied	Character of area.
Model School: Monkey Puzzle, Wellingtonia, Scots Pine, Beech, Irish Yew, Silver Fir	Character to the street and frames building.
High Street – Hopsital: Lawson Cypress, Varieties Thuja, Douglas Fir and Spruce, Beech	Defines street and forms backdrop to town.
Mill/Hill Street: Corner Yew	Screens rear of Mill Street properties.
Blackwater River-Ballyalbany: Willow, Copper Beech	Character of area, high scenic value, screening intrusive development.
Coolshannagh: Beech	Important approach to town.
Old Infirmary, Old Cross Square: Ash, Beech	Character of new residential area.
Broad Road-Market Road: Sycamore, Maple, Lime, Scots Pine, Alder Birch	Frames an approach to the town.
Dawson Street: Alder, Birch, Copper Beech	Frames approach road and provides visual link with Broad Road.
Kilnacloy: Beech, Oak, Pine	Frames approach road.

Carrickmacross	
Description	Interest
St. Louis Convent grounds: Varied evergreens	Frames approach to town, amenity value.
St. Finbarr's Churchyard: Lime, Beech	Encloses vista, frames church.
Scoil Rois: Beech, Sycamore	Character of area.
Magheross Churchyard: Irish Yew	Character of area.
Shirley house Lane: Beech, Sycamore	Character of area, frames road.
Gallows Hill: Scotspine, Sitka Spruce	Close to residential area & backdrop to Courthouse.
Paupers graveyard (Bully's acre): European Lime	Visible backdrop approaching town.
O'Neill Street - Farney Street junction: Horse Chestnut	Character of area, closes vista from Dundalk and Donaghmoynne Road.
St. Joseph's Churchyard: Limes	Frames church.
Cloughvalley: Beech	Amenity around school boundary.
Lisanisk House and lake shore: White Willows, White Cedar, Hawthorn, Alder, Ash, Horse Chestnut, Beech, Larch, Sycamore, Poplar.	Landscape feature, important amenity. Provides pleasant approach to town from Dundalk
Mullanarry High Road: Japanese Larch, Beech, Sycamore	Along with stone wall these frame the road.
Mullanarry: Beech	Trees on ridgeline.
Dry bridge: Beech, Sycamore, Lime and Chestnut	Frames road.
Kingscourt Road: Sycamore	Frames road, enclosing view on Kingscourt Road.

Bath Avenue: Sycamore, White-Horn, Horse Chestnut, Fir.	Important amenity; is an excellent visual barrier which was to be retained in Convent Masterplan 2000.
Nuremore Hotel grounds: Varied	Character of area.
Donaghmoyne Road: Sycamore, Lime, Ash	Frames road.
Lough Naglack: Woodland	Wooded lakeshore, character of Dundalk Rd
Chestnut Grove, Parnell Street – Horse Chestnut	Important visual amenity

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Appendix 4
Record of
Monuments and
Places

O.S Reference	Monument Number	Townland	Description
001-/13/6	MO001-001	Cavan (Moutray)	Ringfort (Rath \ Cashel)
001-/14/1	MO001-002	Clonisboyle	Ringfort (Rath \ Cashel)
001-/14/3	MO001-003	Derrylevick	Ringfort (Rath \ Cashel)
001-/14/5	MO001-004	Dromore	Enclosure
001-/14/5	MO001-005	Clonacullan	Ringfort (Rath \ Cashel)
001-/14/5	MO001-006	Raflacoy	Ringfort (Rath \ Cashel)
001-/14/6	MO001-007	Derrylevick	Ringfort (Rath \ Cashel)
001-/14/6	MO001-008	Aghdrumcru	Ringfort (Rath \ Cashel)
001-/15/5	MO001-009	Aghaderry	Ringfort (Rath \ Cashel)
001-/14/4	MO001-010	Clonisboyle	Potential Site- Tradition
002-/16/6	MO002-00101	Crossnacaldoo	Enclosure
002-/16/6	MO002-00102	Crossnacaldoo	Enclosure
003-/01/1	MO003-001	Clonkeen	Ringfort (Rath \ Cashel)
003-/01/3	MO003-002	Mullaghmore	Ringfort (Rath \ Cashel)
003-/02/1	MO003-003	Drumbirn	Ringfort (Rath \ Cashel)
003-/02/2	MO003-004 *	Raflacony	Ringfort (Rath \ Cashel)
003-/02/2	MO003-005	Urlish	Possible Church Site
003-/02/2	MO003-006	Mullanafinnog	Ringfort (Rath \ Cashel)
003-/02/2	MO003-007	Mullanafinnog	Ringfort (Rath \ Cashel)
003-/02/4	MO003-008	Rakelly	Ringfort (Rath \ Cashel)
003-/02/4	MO003-009	Tireran	Ringfort (Rath \ Cashel)
003-/02/5	MO003-010	Dernagola	Ringfort (Rath \ Cashel)
003-/02/6	MO003-011	Killyreask	Ringfort (Rath \ Cashel)
003-/03/1	MO003-012	Ivy Hill	Ringfort (Rath \ Cashel)
003-/03/2	MO003-013	Moy	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
003-/03/2	MO003-014	Moy	Enclosure
003-/03/3	MO003-015	Lisroosky	Ringfort (Rath \ Cashel)
003-/03/4	MO003-016	Mullanacross	Ringfort (Rath \ Cashel)
003-/06/6	MO003-017	Killyleck (Anketell)	Earthwork Site
003-/07/2	MO003-018	Mullanacross	Church Site & Graveyard
003-/07/2	MO003-01801	Mullanacross	Holy Well
003-/07/2	MO003-019	Mullaghcor	Ringfort (Rath \ Cashel)
003-/07/3	MO003-020	Killydonagh	Ringfort (Rath \ Cashel)
003-/05/3	MO003-021	Luppan	Ringfort (Rath \ Cashel)
003-/05/6	MO003-022	Mullagh Otra	Ringfort (Rath \ Cashel)
003-/06/4	MO003-023	Derrylea Beg	Ringfort (Rath \ Cashel)
003-/07/4	MO003-024	Dernacoo	Enclosure
003-/07/5	MO003-025	Gorticleave	Ringfort (Rath \ Cashel)
003-/07/6	MO003-026	Mullananalog	Ringfort (Rath \ Cashel)
003-/08/4	MO003-027	Mullananalog	Crannog
003-/10/3	MO003-028	Liskenna	Ringfort (Rath \ Cashel)
003-/10/6	MO003-029	Liskenna	Ringfort (Rath \ Cashel)
003-/11/1	MO003-030	Glasmullagh	Ringfort (Rath \ Cashel)
003-/11/4	MO003-031	Dundian	Ringfort (Rath \ Cashel)
003-/11/6	MO003-032	Killycorran	Ringfort (Rath \ Cashel)
003-/12/2	MO003-033	Cavan (Cope)	Enclosure
003-/12/3	MO003-034	Figullar	Ringfort (Rath \ Cashel)
003-/12/5	MO003-035	Killakeady	Ringfort (Rath \ Cashel)
003-/15/1	MO003-036	Lisgrew	Ringfort (Rath \ Cashel)
003-/15/2	MO003-037	Lisavargy	Enclosure
003-/15/3	MO003-038	Lenagh	Enclosure
003-/15/4	MO003-039	Sogher	Possible Earthwork Site

O.S Reference	Monument Number	Townland	Description
003-/15/5	MO003-040	Killybressal	Earthwork Site
003-/15/5	MO003-041	Dunmadigan	Ringfort (Rath \ Cashel)
003-/15/5	MO003-042	Dunmadigan	Ringfort (Rath \ Cashel)
003-/15/4	MO003-043	Dungillick	Ringfort (Rath \ Cashel)
003-/15/6	MO003-044	Knockakirwan	Ringfort (Rath \ Cashel)
003-/16/5	MO003-045	Emy	Ringfort (Rath \ Cashel)
003-/03/2	MO003-046*	Aghaderry	Ringfort (Rath \ Cashel)
003-/02/4	MO003-047	Killyslavan	Earthwork Site
003-/02/4	MO003-048	Killyslavan	Earthwork Site
003-/01/6	MO003-049	Derryrellan	Possible Enclosure
003-/02/3	MO003-050	Skinnahegna	Hill-Top Enclosure
004-/09/1	MO004-001*	Figullar	Ringfort (Rath \ Cashel)
004-/13/5	MO004-002	Killyrean Upr	Earthwork Site
004-/13/6	MO004-003	Monmurry	Earthwork Site
006-/03/1	MO006-001	Davagh Otra	Enclosure
006-/03/6	MO006-002	Derrynashallog	Possible House Site
006-/03/6	MO006-003	Cornacreeve	Ringfort (Rath \ Cashel)
006-/04/5	MO006-004	Emy/Tiramoan	Crannog
006-/08/1	MO006-005	Tully	Ringfort (Rath \ Cashel)
006-/08/1	MO006-006	Tully	Ringfort (Rath \ Cashel)
006-/08/2	MO006-007	Pullis	Ringfort (Rath \ Cashel) Site
006-/08/3	MO006-008	Desert	Earthwork Site
006-/06/6	MO006-009	Drumdart	Ringfort (Rath \ Cashel)
006-/11/2	MO006-010	Tullyard	Earthwork Site
006-/08/4	MO006-011	Derryhallagh	Earthwork Site
006-/12/2	MO006-012	Dundonagh	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
006-/10/5	MO006-013	Aghaclogha	Ringfort (Rath \ Cashel)
006-/11/4	MO006-014	Corraghbrack	Ringfort (Rath \ Cashel)
006-/12/4	MO006-015	Belderg	Potential Site - Aerial Photo
006-/16/2	MO006-016	Billis	Earthwork Site
006-/13/1	MO006-017	Feebaghduff	Ringfort (Rath \ Cashel)
006-/13/5	MO006-018	Drumsheaver	Ringfort (Rath \ Cashel)
006-/13/6	MO006-019	Mullaghmore North	Possible Enclosure
006-/13/6	MO006-020	Mullaghmore North	Crannog
006-/14/4	MO006-021	Aghaboy North	Earthwork Site
006-/14/2	MO006-022	Mullanarockan	Ringfort (Rath \ Cashel)
006-/14/6	MO006-023	Mullyera	Ringfort (Rath \ Cashel)
006-/15/3	MO006-024	Drumcaw	Possible Earthwork
006-/15/6	MO006-025*	Mullabrack (Scott)	Ringfort (Rath \ Cashel)
006-/08/3	MO006-026	Stramore	Earthwork Site
006-/03/5	MO006-027	Inishdevlin	Possible Cemetery
006-/16/1	MO006-028	Drumcaw	Crannog
006-/08/1	MO006-029	Cornacreeve	Crannog
006-/04/1	MO006-030	Scarnageeragh	Cist Site
006-/09/2	MO006-031	Drumcoo (Brady)	Possible Ringfort (Rath\Cashel) Site
006-/12/5	MO006-032	Drumgaghan	Enclosure Site (s)
007-/01/1	MO007-001	Tonyshandeny	Ringfort (Rath \ Cashel)
007-/01/3	MO007-002	Monmurry	Ringfort (Rath \ Cashel)
007-/01/5	MO007-003	Mullaliss	Ringfort (Rath \ Cashel)
007-/01/1	MO007-004	Leek	Earthwork Site
007-/02/4	MO007-005	Corraghdown	Earthwork Site
007-/05/5	MO007-006	Drumbanagher	Enclosure

O.S Reference	Monument Number	Townland	Description
007-/05/5	MO007-007	Donagh	Ecclesiastical Remains
007-/09/1	MO007-00701	Donagh	Church & Graveyard
007-/09/1	MO007-00702	Donagh	Cross
007-/09/1	MO007-00703	Donagh	Cross Base
007-/10/5	MO007-008	Clanickny	Ringfort (Rath \ Cashel)
007-/14/6	MO007-009	Annagola	Ringfort (Rath \ Cashel)
007-/14/5	MO007-010	Annareagh Sth	Earthwork Site
007-/01/3	MO007-011*	Monmurry	Earthwork Site
007-/09/3	MO007-012	Tonyhamigan	Crannog
007-/01/5	MO007-013	Derryhoosh	Potential Site- Aerial Photo
007-/05/6	MO007-014	Glaslough	Church & Graveyard
008-/04/4	MO008-001	Gola Irish	Earthwork
008-/04/5	MO008-002	Gola English	Earthwork
008-/04/3	MO008-003	Coolkill West	Ringfort (Rath \ Cashel)
008-/07/2	MO008-004	Derryledigan (Jackson)	Enclosure
008-/07/5	MO008-005	Aghalissabeagh	Ringfort (Rath \ Cashel)
008-/08/1	MO008-006	Drumloo	Ringfort (Rath \ Cashel)
008-/04/5	MO008-007	Killatten	Possible Cemetery
008-/11/1	MO008-008	Liskeabrick	Ringfort (Rath \ Cashel)
008-/11/1	MO008-009	Aghnashalvy	Ringfort (Rath \ Cashel)
008-/11/2	MO008-010	Kilcreen	Earthwork Site
008-/11/5	MO008-011	Selloo	Ecclesiastical Remains
008-/11/5	MO008-01101	Selloo	Burial Ground
008-/11/5	MO008-01102	Selloo	Enclosure
008-/11/5	MO008-01103	Selloo	Possible Cross Base
008-/11/5	MO008-01104	Selloo	Possible Bullaun Stone

O.S Reference	Monument Number	Townland	Description
008-/11/6	MO008-012	Drumgoast	Crannog
008-/12/4	MO008-013	Formoyle	Ringfort (Rath \ Cashel)
008-/12/4	MO008-014	Mullatigorry	Crannog
008-/12/1	MO008-015	Derrylusk	Ringfort (Rath \ Cashel)
008-/08/4	MO008-016	Allagesh	Ringfort (Rath \ Cashel)
008-/12/2	MO008-017	Drumslavog	Ringfort (Rath \ Cashel)
008-/12/3	MO008-018	Clonamully	Possible Cemetery Site
008-/12/3	MO008-019	Kibberidog	Earthwork Site
008-/10/6	MO008-020	Kilcorran	Enclosure
008-/11/4	MO008-021	Kilcorran	Crannog
008-/15/3	MO008-022	Lisinan	Crannog
008-/12/5	MO008-023	Graffagh	Earthwork
008-/16/3	MO008-024	Killydonnelly	Ringfort (Rath \ Cashel)
008-/15/5	MO008-025	Annahagh Sth	Ringfort (Rath \ Cashel)
008-/16/4	MO008-026	Clenlough	Crannog
008-/16/6	MO008-027	Skeagh	Possible Earthwork
008-/10/6	MO008-028	Kilcorran	Crannog
009-/01/2	MO009-001	Drumesco	Possible Earthwork Site
009-/01/3	MO009-002	Drumbin	Earthwork Site
009-/01/4	MO009-003	Carrowhatta	Ringfort (Rath \ Cashel)
009-/01/4	MO009-004	Bough	Earthwork Site
009-/01/5	MO009-005	Cussee	Ringfort (Rath \ Cashel)
009-/02/2	MO009-006	Drumcoo (Jackson)	Ringfort (Rath \ Cashel)
009-/02/6	MO009-007	Clonkeady	Earthwork Site
009-/03/3	MO009-008	Mullabrack (Scott)	Ringfort (Rath \ Cashel)
009-/04/1	MO009-009	Enagh	Ringfort (Rath \ Cashel)
009-/04/2	MO009-010	Straghan	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
009-/04/3	MO009-011	Faulkland	Ringfort (Rath \ Cashel)
009-/04/5	MO009-012	Crumlin	Earthwork
009-/04/5	MO009-013	Crumlin	Earthwork Site
009-/05/1	MO009-014	Mullatishaughlin	Crannog
009-/05/2	MO009-015	Kilmore East	Ringfort (Rath \ Cashel)
009-/05/5	MO009-016	Kilmore East	Ringfort (Rath \ Cashel)
009-/06/3	MO009-017	Drumbenagh	Ringfort (Rath \ Cashel)
009-/06/4	MO009-018	Drumreask	Enclosure
009-/06/5	MO009-019	Drumreask	Crannog
009-/06/5	MO009-020	Drumreask	Crannog
009-/06/5	MO009-021	Drumreask	Crannog
009-/06/5	MO009-022	Drumreask	Crannog
009-/06/6	MO009-023	Raconnell	Ringfort (Rath \ Cashel)
009-/06/6	MO009-024	Corknock	Possible Enclosure Site
009-/08/2	MO009-025	Crumlin	Ringfort (Rath \ Cashel)
009-/08/2	MO009-026	Eden Island	Enclosure
009-/08/2	MO009-027	Eden Island	Ringfort (Rath \ Cashel)
009-/08/2	MO009-028	Crumlin	Ringfort (Rath \ Cashel)
009-/08/3	MO009-029	Lisnare	Enclosure
009-/08/5	MO009-030	Drumrutagh	Earthwork Site
009-/08/6	MO009-031	Liscarney	Ringfort (Rath \ Cashel)
009-/08/6	MO009-032	Carn	Cairn Site
009-/09/2	MO009-033	Annyalty	Crannog
009-/10/3	MO009-034	Newgrove	Earthwork Site
009-/10/4	MO009-035	Kilnahaltar	Church Site & Graveyard
009-/10/5	MO009-036	Mullanahinch	Enclosure

O.S Reference	Monument Number	Townland	Description
009-/11/5	MO009-037	Mullaghmonaghan	Crannog
009-/11/5	MO009-03701	Mullaghmonaghan	Crannog Site
009-/11/6	MO009-038	Mullaghmonaghan	Possible Cemetry
009-/12/4	MO009-044	Latlorcan	Cemetery
009-/13/2	MO009-045	Annaghervy	Ringfort (Rath \ Cashel)
009-/13/4	MO009-046	Tullykenny	Ringfort (Rath \ Cashel)
009-/13/5	MO009-047	Tullykenny	Earthwork
009-/14/2	MO009-048	Ballyleck	Earthwork Site
009-/14/2	MO009-049	Ballyleck	House Site
009-/15/4	MO009-050	Killydrutan	Ringfort (Rath \ Cashel)
009-/15/4	MO009-051	Skeagarvey	Megalithic Tomb
009-/01/4	MO009-052	Teraverty	Earthwork Site
009-/10/2	MO009-053	Tullycroman	Earthwork Site Possible
009-/09/5	MO009-054	Annyalty	Earthwork Site
009-/16/3	MO009-055	Bellanagall	Earthwork Site
009-/11/5	MO009-056	Mullaghmonaghan	Fortifications Site
009-/04/1	MO009-057	Enagh	Earthwork Site
009-/02/5	MO009-058	Drumco (Jackson)	Possible Ringfort(Rath \ Cashel Site
009-/04/3	MO009-059	Falkland	Castle
009-/11/16	MO009-060	Mullaghmonaghan Roosky Tirkeenan Kilnacloy	Town
009-/11/3	MO009-061	Kilnacloy	Possible Ringfort (Rath \ Cashel)
009-/12/1	MO009-062	Roosky	Possible Barrow

O.S Reference	Monument Number	Townland	Description
010-/01/1	MO010-001	Tiravera	Ringfort (Rath \ Cashel)
010-/01/4	MO010-002	Drumgoole	Earthwork Site
010-/05/2	MO010-003	Templetate	Church & Graveyard Site
010-/06/4	MO010-004	Annacramph	Ringfort (Rath \ Cashel)
010-/09/2	MO010-005	Fedoo	Ringfort (Rath \ Cashel)
010-/10/2	MO010-006	Garran Otr	Earthwork Site
010-/13/1	MO010-007	Lisdrumdoagh	Enclosure
010-/13/5	MO010-008	Listraheaghy	Ringfort (Rath \ Cashel)
010-/13/3	MO010-009	Cordevlis	Ringfort (Rath \ Cashel)
010-/13/6	MO010-010	Part of Cordevlis	Earthwork Site
010-/14/1	MO010-011	Lismenan	Enclosure
010-/14/1	MO010-012	Tiravray	Ringfort (Rath \ Cashel)
010-/14/4	MO010-013	Castleshane Demesne	Ringfort (Rath \ Cashel)
010-/15/2	MO010-01401	Drumgolat	Ringfort (Rath \ Cashel)
010-/15/2	MO010-01402	Drumgolat	Souterrain
010-/14/2	MO010-015	Greenmount	Possible Enclosure
010-/05/5	MO010-016	Kildoagh	Earthwork Site
010-/10/2	MO010-017	Garran Itra	Earthwork Site
010-/06/1	MO010-018	Killyneill	Earthwork Site
010-/07/4	MO010-019	Cavancreevy	Earthwork Site
010-/07/4	MO010-020	Cavancreevy	Earthwork Site
010-/15/5	MO010-021	Drumbeo	Earthwork Site
011-/08/5	MO011-001	Drumard	Church & Graveyard
011-/08/6	MO011-002	Tirnahinch	Crannog
011-/12/1	MO011-003	Lisnaroe Near	Earthwork
011-/12/5	MO011-004	Liseggerton	Crannog
011-/16/2	MO011-005	Carn	Earthwork Site

O.S Reference	Monument Number	Townland	Description
011-/16/3	MO011-006	Largy	Earthwork Site
011-/16/2	MO011-007	Clonboy	Rectilinear Enclosure
011-/16/2	MO011-008	Crossmoyle	Motte & Bailey
011-/16/3	MO011-009	Altartate Glebe	Earthwork Site
011-/16/3	MO011-010	Crossmoyle	Ecclesiastical Remains
011-/16/6	MO011-01001	Crossmoyle	Church & Graveyard
011-/16/3	MO011-01002	Crossmoyle	Round Tower
011-/16/3	MO011-01003	Crossmoyle	Graveyard
011-/16/3	MO011-01004	Crossmoyle	Shrine
011-/16/3	MO011-01005	Crossmoyle	Cross
011-/16/3	MO011-01006	Crossmoyle	Possible Church Site
011-/16/3	MO011-01007	Crossmoyle	Date Stone
011-/16/3	MO011-011	Largy	Enclosure
011-/12/3	MO011-012	Tirnahinch Near	Earthwork
011-/12/6	MO011-013	Tirnahinch Near	Earthwork Site
012-/01/5	MO012-001	Aghafin	Crannog
012-/01/5	MO012-002	Aghafin	Crannog
012-/05/3	MO012-003	Lisoarty	Ringfort (Rath \ Cashel)
012-/06/1	MO012-004	Carrickmore	Possible Crannog
012-/02/5	MO012-005	Lislannan	Ringfort (Rath \ Cashel)
012-/03/4	MO012-006	Loughoony	Crannog
012-/03/4	MO012-007	Loughoony	Crannog
012-/03/5	MO012-008	Lismeagh	Earthwork Site
012-/07/2	MO012-009	Ramoy	Ringfort (Rath \ Cashel)
012-/03/6	MO012-010	Lisgall	Ringfort (Rath \ Cashel)
012-/07/3	MO012-011	Templetate	Graveyard Site
012-/08/2	MO012-012	Cornafaghy	Earthwork Site

O.S Reference	Monument Number	Townland	Description
012-/04/6	MO012-013	Skervan	Ringfort (Rath \ Cashel)
012-/05/4	MO012-014	Gortnawinny	Crannog
012-/05/4	MO012-015	Gortnawinny	Ringfort (Rath \ Cashel)
012-/06/1	MO012-016	Shanmullagh South	Ringfort (Rath \ Cashel)
012-/06/4	MO012-017	Shanmullagh South	Earthwork
012-/06/3	MO012-018	Garran	Earthwork
012-/07/4	MO012-019	Nook	Enclosure
012-/07/4	MO012-020	Nook	Crannog
012-/07/4	MO012-021	Kilgormly	Ringfort (Rath \ Cashel)
012-/07/5	MO012-022	Killycronaghan	Ringfort (Rath \ Cashel)
012-/07/3	MO012-023	Carnowen	Ringfort (Rath \ Cashel)
012-/07/3	MO012-024	Carnowen	Cairn Site
012-/07/6	MO012-025	Carnowen	Ringfort (Rath \ Cashel)
012-/07/6	MO012-026	Coaghen	Ringfort (Rath \ Cashel)
012-/07/6	MO012-027	Coaghen	Crannog
012-/08/4	MO012-028	Cloghernagh	Megalithic Tomb
012-/08/5	MO012-029	Killycoghill	Possible Earthwork Site
012-/08/3	MO012-030	Killina	Megalithic Tomb
012-/09/2	MO012-031	Legnakelly	Ringfort (Rath \ Cashel)
012-/09/5	MO012-032	Legnakelly	Possible Enclosure
012-/09/3	MO012-033	Creevaghy	Crannog
012-/10/2	MO012-034	Gransha Beg	Ringfort (Rath \ Cashel)
012-/11/2	MO012-035	Listellan	Ringfort (Rath \ Cashel)
012-/11/2	MO012-036	Listellan	Ringfort (Rath \ Cashel)
012-/11/3	MO012-037	Killykeskeame	Enclosure
012-/12/1	MO012-038	Corlat	Standing Stone
012-/02/1	MO012-039	Corlat	Earthwork Site

O.S Reference	Monument Number	Townland	Description
012-/12/3	MO012-040	Tiredigan	Possible Cairn
012-/12/3	MO012-041	Tiredigan	Megalithic Tomb
012-/10/5	MO012-042	Boughill	Ringfort (Rath \ Cashel)
012-/10/6	MO012-043	Boughill	Ringfort (Rath \ Cashel)
012-/10/6	MO012-044	Boughill	Earthwork Site
012-/11/4	MO012-045	Conaghy	Earthwork Site
012-/11/4	MO012-046	Conaghy	Possible Castle Site
012-/15/1	MO012-047	Killygorman	Ringfort (Rath \ Cashel)
012-/15/1	MO012-048	Killygorman	Megalithic Tomb
012-/15/1	MO012-049	Killygorman	Standing Stone
012-/11/5	MO012-050	Roosky	Possible Crannog
012-/11/5	MO012-051	Roosky	Crannog
012-/11/5	MO012-052	Roosky	Crannog
012-/11/6	MO012-053	Roosky	Castle Site
012-/11/6	MO012-054	Edenagoash	Ringfort (Rath \ Cashel)
012-/12/4	MO012-055	Lisarrilly	Ringfort (Rath \ Cashel)
012-/12/4	MO012-056	Lisarrilly	Possible Earthwork Site
012-/13/1	MO012-057	Altartate Glebe	Ringfort (Rath \ Cashel)
012-/13/5	MO012-058	Clonavilla	Ringfort (Rath \ Cashel)
012-/13/3	MO012-059	Cladowen	Crannog
012-/13/3	MO012-060	Glear	Crannog
012-/13/3	MO012-061	Glear	Ringfort (Rath \ Cashel)
012-/13/6	MO012-062	Annaghkilly	Ringfort (Rath \ Cashel)
012-/14/4	MO012-063	Annaghkilly	Possible Graveyard Site
012-/14/4	MO012-064	Annaghkilly	Possible Megalithic Tomb Site
012-/14/4	MO012-065	Annaghkilly	Possible Megalithic Tomb

O.S Reference	Monument Number	Townland	Description
012-/14/1	MO012-066	Killycoonagh	Convent Site
012-/14/2	MO012-067	Killycoonagh	Ringfort (Rath \ Cashel)
012-/14/5	MO012-068	Cappog	Ringfort (Rath \ Cashel)
012-/14/5	MO012-069	Killycoonagh	Enclosure
012-/14/5	MO012-070	Killeevan Glebe	Graveyard
012-/14/6	MO012-071	Killeevan Glebe	Standing Stone
012-/14/6	MO012-072	Shanco	Ringfort (Rath \ Cashel)
012-/14/6	MO012-073	Drumcaw/Shanco	Crannog
012-/15/4	MO012-074	Killyfuddy	Earthwork Site
012-/15/2	MO012-075	Killyfuddy	Earthwork Site
012-/15/5	MO012-076	Drumbaragh	Ringfort (Rath \ Cashel)
012-/15/6	MO012-077	Annagose	Crannog
012-/16/1	MO012-078	Radeery	Megalithic Tomb
012-/16/4	MO012-079	Radeery	Ringfort (Rath \ Cashel)
012-/16/2	MO012-080	Cashlan	Possible Megalithic Tomb Site
012-/16/5	MO012-081	Garran	Megalithic Tomb
012-/16/5	MO012-082	Corramegan	Ringfort (Rath \ Cashel)
012-/16/6	MO012-083	Garran	Megalithic Tomb
012-/16/3	MO012-084	Glasdrummond	Ringfort (Rath \ Cashel)
012-/16/6	MO012-085	Garran	Earthwork
012-/13/2	MO012-086	Cladowen	Possible Enclosure
012/11/6	MO012-087	Killykeskeame	Possible Ringfort (Rath \ Cashel)
013-/01/4	MO013-001	Liscat	Ringfort (Rath \ Cashel)
013-/01/1	MO013-002	Mullanacross	Church Site & Graveyard
013-/01/1	MO013-0201	Mullanacross	Cross
013-/01/1	MO013-0202	Mullanacross	Architectural Fragment(s)

O.S Reference	Monument Number	Townland	Description
013-/02/4	MO013-003	Kilnaclay	Ringfort (Rath \ Cashel)
013-/02/4	MO013-004	Kilnaclay	Ringfort (Rath \ Cashel)
013-/02/6	MO013-005	Cornaglare	Earthwork
013-/02/3	MO013-006	Killycushil	Ringfort (Rath \ Cashel)
013-/03/1	MO013-007	Killydrutan	Megalithic Tomb
013-/03/2	MO013-008	Cornamunady	Earthwork Site
013-/04/5	MO013-009	Rakeeragh	Ringfort (Rath \ Cashel)
013-/08/2	MO013-010	Ramanny	Ringfort (Rath \ Cashel)
013-/01/4	MO013-011	Mullanavannog	Possible Earthwork Site
013-/05/2	MO013-012	Roosky	Ringfort (Rath \ Cashel)
013-/05/2	MO013-013	Carnbane	Megalithic Tomb
013-/05/1	MO013-014	Carnbane	Megalithic Tomb
013-/02/5	MO013-015	Crumlin	Earthwork Site
013-/06/5	MO013-016	Ballagh/Kiltubbrid/Leck/Togan	Crannog
013-/06/6	MO013-017	Leck	Inauguration Site
013-/07/1	MO013-018	Tullyard	Enclosure
013-/07/5	MO013-019	Knockaturly	Crannog
013-/07/6	MO013-020	Lissaraw	Ringfort (Rath \ Cashel)
013-/09/2	MO013-021	Cornasoo	Megalithic Tomb
013-/09/2	MO013-022	Cornasoo	Cairn
013-/10/2	MO013-023	Ballagh	Possible Earthwork Site
013-/10/4	MO013-024	Blackraw	Ringfort (Rath \ Cashel)
013-/10/5	MO013-025	Greagh	Megalithic Tomb
013-/11/3	MO013-026	Lisnashannagh	Ringfort (Rath \ Cashel)
013-/11/5	MO013-027	Cavanagarvan	Ringfort (Rath \ Cashel)
013-/16/1	MO013-028	Radrum	Ringfort (Rath \ Cashel)
013-/13/1	MO013-029	Carn	Megalithic Tomb

O.S Reference	Monument Number	Townland	Description
013-/13/2	MO013-030	Latnamard	Possible Megalithic Tomb Site
013-/14/1	MO013-031	Calliagh	Possible Megalithic Structure Site
013-/14/1	MO013-032	Calliagh	Megalithic Tomb
013-/14/2	MO013-033	Tattintlieve	Ringfort (Rath \ Cashel)
013-/14/4	MO013-034	Liscumasky	Ringfort (Rath \ Cashel)
013-/14/5	MO013-035	Stranoodan	Ringfort (Rath \ Cashel)
013-/14/3	MO013-036	Stranoodan	Ringfort (Rath \ Cashel)
013-/14/3	MO013-037	Stranoodan	Ringfort (Rath \ Cashel)
013-/15/1	MO013-038	Aghnaglogh	Ringfort (Rath \ Cashel)
013-/15/4	MO013-039	Slieveroe	Ringfort (Rath \ Cashel)
013-/15/4	MO013-040	Slieveroe	Cemetery Site
013-/15/5	MO013-041	Slieveroe	Earthwork Site
013-/12/2	MO013-042	Lisnalee	Earthwork Site
013-/03/6	MO013-043	Sheetrim	Possible Holy Well Site
013-/13/2	MO013-044	Latnamard	Possible Ringfort (Rath \ Cashel)
013-/11/1	MO013-045	Drummuck	Possible Mound
013-/05/5	MO013-046	Coolcorragh	Possible Megalithic Tomb Site
014-/01/2	MO014-001	Aghnagap	Enclosure
014-/02/1	MO014-002	Castleshane Demesne	Enclosure
014-/01/6	MO014-003	Rackwallace	Ringfort (Rath \ Cashel)
014-/02/4	MO014-004	Creeve	Enclosure Site
014-/02/5	MO014-005	Corlust	Possible Earthwork Site
014-/02/5	MO014-00601	Lisaginny	Ringfort (Rath \ Cashel)
014-/02/5	MO014-00602	Lisaginny	Souterrain

O.S Reference	Monument Number	Townland	Description
014-/02/6	MO014-007	Lisglassan	Ringfort (Rath \ Cashel)
014-/07/1	MO014-008	Lisglassan	Ringfort (Rath \ Cashel)
014-/03/3	MO014-009	Listinny	Ringfort (Rath \ Cashel)
014-/03/6	MO014-010	Doosky	Enclosure
014-/04/4	MO014-011	Doosky	Earthwork Site
014-/03/6	MO014-012	Doosky	Ringfort (Rath \ Cashel)
014-/05/1	MO014-013	Lisleitrim	Ringfort (Rath \ Cashel)
014-/05/3	MO014-014	Rackwallace	Church Site & Graveyard
014-/06/1	MO014-015	Legnacreeve	Earthwork Site
014-/06/1	MO014-016	Legnacreeve	Ringfort (Rath \ Cashel)
014-/06/4	MO014-017	Legnacreeve	Earthwork Site
014-/06/4	MO014-018	Annahuby	Ringfort (Rath \ Cashel)
014-/07/4	MO014-019	Gallagh	Church & Graveyard
014-/08/4	MO014-020	Coolartragh	Ringfort (Rath \ Cashel)
014-/08/6	MO014-021	Lemgare	Ringfort (Rath \ Cashel)
014-/12/3	MO014-022	Lemgare	Megalithic Tomb
014-/09/5	MO014-023	Cordevlis Nth.	Ringfort (Rath \ Cashel)
014-/09/5	MO014-024	Kilnacran	Ringfort (Rath \ Cashel)
014-/10/4	MO014-025	Corfad	Standing Stone Site
014-/11/6	MO014-026	Avalreagh	Crannog
014-/12/6	MO014-027	Tassan	Ringfort (Rath \ Cashel)
014-/12/6	MO014-028	Lisdrumgormly	Ringfort (Rath \ Cashel)
014-/13/2	MO014-029	Terrygeely	Earthwork Site
014-/13/2	MO014-030	Terrygeely	Church Site & Graveyard
014-/13/6	MO014-031	Lisquigny	Ringfort (Rath \ Cashel)
014-/15/5	MO014-032	Carrickanuare	Ringfort (Rath \ Cashel)
014-/15/5	MO014-033	Carrickanuare	Cemetery

O.S Reference	Monument Number	Townland	Description
014-/16/6	MO014-034	Croaghan	Crannog
014-/16/3	MO014-035	Latnakelly	Ringfort (Rath \ Cashel)
014-/16/6	MO014-036	Croaghan	Possible Church Site
014-/16/6	MO014-037	Croaghan	Megalithic Tomb
014-/02/5	MO014-038	Lisaginny	Souterrain
014-/02/5	MO014-039	Lemgare	Souterrain
014-/07/5	MO014-040	Gallagh	Battlefield
014-/03/4	MO014-041	Tullybruck	Misc.
014-/03/5	MO014-042	Bryanlitter Ballygreary	Possible Crannog Site
014-/02/6	MO014-043	Moy Otra	Souterrain
015-/09/5	MO015-00101	Annaglogh	Ringfort (Rath \ Cashel)
015-/09/5	MO015-00102	Annaglogh	Souterrain
015-/13/1	MO015-002	Annaglogh	Ringfort (Rath \ Cashel)
015-/13/1	MO015-003	Annaglog	Ringfort (Rath \ Cashel)
015-/13/4	MO015-004	Tattyreagh Nth	Ringfort (Rath \ Cashel)
015-/13/5	MO015-005	Lisnagreeve	Ringfort (Rath \ Cashel)
015-/14/1	MO015-006	Tullynagrow	Megalithic Tomb Site
015-/15/6	MO015-007	Mullyash/Tavanskea	Cairn
016-/02/6	MO016-001	Coleman	Enclosure
016-/03/4	MO016-002	Clonkeelan	Ringfort (Rath \ Cashel)
016-/04/2	MO016-003	Cloncurrin	Enclosure
016-/08/4	MO016-004	Annies	Ringfort (Rath \ Cashel)
016-/08/3	MO016-005	Lisabuck	Ringfort (Rath \ Cashel)
016-/12/1	MO016-006	Annies	Enclosure
016-/12/3	MO016-007	Gortnana	Ringfort (Rath \ Cashel)
016-/10/5	MO016-008	Annaghrav	Crannog
016-/16/1	MO016-009	Cavanreagh	Enclosure

O.S Reference	Monument Number	Townland	Description
016-/12/5	MO016-010	Hilton Demesne	Crannog
016-/16/2	MO016-011	Killyfargy	Ringfort (Rath \ Cashel)
016-/14/6	MO016-012*	Fastry Cornapaste	Earthwork
016-/08/3	MO016-013	Coolnalong/Lisabuck	Crannog
016-/15/6	MO016-014	Lislea	Ringfort (Rath \ Cashel)
016-/16/5	MO016-015	Lisnale	Ringfort (Rath \ Cashel)
016-/15/4	MO016-016	Annagheane	Earthwork Site
016-/12/5	MO016-017	Hilton Demesne	Enclosure
016-/10/1	MO016-018	Clonoony	Enclosure
017-/01/1	MO017-001	Clontreat	Ringfort (Rath \ Cashel)
017-/01/4	MO017-002	Scarvy	Standing Stone
017-/01/3	MO017-003	Gortgranard	Earthwork Site
017-/01/3	MO017-004	Gortgranard	Possible Cemetery Site
017-/01/3	MO017-005	Ellinure	Ringfort (Rath \ Cashel)
017-/02/1	MO017-006	Ballynure	Ringfort (Rath \ Cashel)
017-/02/1	MO017-007	Killygone	Ringfort (Rath \ Cashel)
017-/02/2	MO017-008	Killygone	Ringfort (Rath \ Cashel)
017-/02/3	MO017-009	Davagh	Ringfort (Rath \ Cashel)
017-/02/3	MO017-010	Corkeeran	Earthwork Site
017-/02/6	MO017-011	Lislea	Ringfort (Rath \ Cashel)
017-/03/4	MO017-012	Lislea	Ringfort (Rath \ Cashel)
017-/03/2	MO017-013	Drumbaragh	Earthwork Site
017-/03/5	MO017-014	Glinch	Ringfort (Rath \ Cashel)
017-/03/2	MO017-015	Cormoy	Ringfort (Rath \ Cashel)
017-/03/3	MO017-016	Cormoy	Cairn
017-/04/1	MO017-017	Annagose	Ringfort (Rath \ Cashel)
017-/04/2	MO017-018	Drumgarly	Ringfort(Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
017-/01/4	MO017-019	Golanduff	Cemetery Site
017-/05/4	MO017-020	Fremagh	Ringfort (Rath \ Cashel)
017-/05/1	MO017-021	Racaulfield	Possible Cemetery Site
017-/05/1	MO017-022	Racaulfield	Ringfort (Rath \ Cashel)
017-/01/6	MO017-023	Rateerbane	Enclosure
017-/01/6	MO017-024	Ellinure	Ringfort (Rath \ Cashel)
017-/02/4	MO017-025	Ellinure	Ringfort (Rath \ Cashel)
017-/02/4	MO017-026	Lisnagore	Ringfort (Rath \ Cashel)
017-/07/1	MO017-027	Lisdarragh	Ringfort (Rath \ Cashel)
017-/08/3	MO017-028	Rakeevan	Ringfort (Rath \ Cashel)
017-/08/3	MO017-029	Rakeevan	Standing Stone
017-/05/4	MO017-030	Ture	Ringfort (Rath \ Cashel)
017-/05/5	MO017-031	Dunseark	Ringfort (Rath \ Cashel)
017-/09/2	MO017-032	Mullagh Boy	Enclosure
017-/09/2	MO017-033	Drumswords	Church & Graveyard
017-/05/6	MO017-034	Radeerpark	Ringfort (Rath \ Cashel)
017-/05/6	MO017-035	Crossbane	Cemetery
017-/06/4	MO017-036	Crosreagh	Ringfort (Rath \ Cashel)
017-/06/3	MO017-037	Drumee	Ringfort (Rath \ Cashel)
017-/06/6	MO017-038	Clondinnery	Ringfort (Rath \ Cashel)
017-/07/5	MO017-039	Corlougharoe	Crannog
017-/08/1	MO017-040	Crover	Ringfort (Rath \ Cashel)
017-/08/2	MO017-041	Drumate	Crannog
017-/08/6	MO017-042	Drollagh	Ringfort (Rath \ Cashel)
017-/11/1	MO017-043	Correvan	Ringfort (Rath \ Cashel)
017-/11/6	MO017-044	Mullaghmore	Crannog
017-/12/4	MO017-045	Knockcor	Earthwork

O.S Reference	Monument Number	Townland	Description
017-/11/3	MO017-046	Crappagh	Ringfort (Rath \ Cashel)
017-/12/1	MO017-047	Crappagh	Possible Megalithic Tomb Site
017-/12/2	MO017-048	Corduff	Ringfort (Rath \ Cashel)
017-/12/2	MO017-049	Corduff	Ringfort (Rath \ Cashel)
017-/09/4	MO017-050	Carnroe	Megalithic Tomb
017-/13/1	MO017-051	Carnroe	Standing Stone
017-/13/1	MO017-052	Carnroe	Cairn Site
017-/09/5	MO017-053	Skerrick East	Earthwork Site
017-/13/2	MO017-054	Lisarearke	Ringfort (Rath \ Cashel)
017-/10/4	MO017-055	Lislongfield	Ringfort (Rath \ Cashel)
017-/10/4	MO017-056	Drumgramphy	Rectilinear Enclosure
017-/13/4	MO017-057	Briscarnagh	Ringfort (Rath \ Cashel)
017-/13/5	MO017-058	Briscarnagh	Ringfort (Rath \ Cashel)
017-/13/2	MO017-059	Lurganboy	Ringfort (Rath \ Cashel)
017-/13/2	MO017-060	Lurganboy	Ringfort (Rath \ Cashel)
017-/14/2	MO017-061	Creeran	Ringfort (Rath \ Cashel)
017-/14/2	MO017-062	Lislea	Ringfort (Rath \ Cashel)
017-/14/3	MO017-063	Drumilkin	Ringfort (Rath \ Cashel)
017-/15/1	MO017-064	Rossnaglogh West	Ringfort (Rath \ Cashel)
017-/15/1	MO017-065	Rossnaglogh West	Possible Earthwork Site
017-/15/6	MO017-066	Drumhay	Ringfort (Rath \ Cashel)
017-/16/1	MO017-067	Drumgole	Crannog
017-/16/4	MO017-068	Drumgole	Megalithic Tomb
017-/10/6	MO017-069	Drumanan	Earthwork Site
017-/13/1	MO017-070	Carnroe	Earthwork Site
017-/05/4	MO017-071	Corconnelly	Mass Rock

O.S Reference	Monument Number	Townland	Description
018-/01/1	MO018-001	Drumhirik	Ringfort (Rath \ Cashel)
018-/02/1	MO018-002	Tonagh	Ringfort (Rath \ Cashel)
018-/03/1	MO018-003	Nart	Ringfort (Rath \ Cashel)
018-/04/4	MO018-004	Cordevlis Sth	Ringfort (Rath \ Cashel)
018-/04/3	MO018-005	Dunraymond	Ringfort (Rath \ Cashel)
018-/01/5	MO018-006	Descart	Earthwork Site
018-/05/2	MO018-007	Descart	Ringfort (Rath \ Cashel)
018-/06/1	MO018-008	Rossnaglogh East	Ringfort (Rath \ Cashel)
018-/02/5	MO018-009	Corravilla	Ringfort (Rath \ Cashel)
018-/06/2	MO018-010	Lismagonway	Crannog
018-/06/3	MO018-011	Lismagonway	Ringfort (Rath \ Cashel)
018-/03/4	MO018-012	Rakean	Megalithic Tomb
018-/07/1	MO018-013	Cremoyle	Ringfort (Rath \ Cashel)
018-/07/1	MO018-014	Dromore East	Earthwork Site
018-/03/5	MO018-015	Loyst	Ringfort (Rath \ Cashel)
018-/03/6	MO018-016	Lisnaveane	Ringfort (Rath \ Cashel)
018-/05/1	MO018-017	Ghnacue	Ringfort (Rath \ Cashel)
018-/05/5	MO018-018	Aghadrumkeen	Ringfort (Rath \ Cashel)
018-/05/3	MO018-019	Killygragy	Ringfort (Rath \ Cashel)
018-/05/3	MO018-020	Killygragy	Ringfort (Rath \ Cashel)
018-/06/2	MO018-021	Rakeeragh	Enclosure
018-/06/6	MO018-022	Dromore East	Ringfort (Rath \ Cashel)
018-/06/6	MO018-023	Dromore East	Ringfort (Rath \ Cashel)
018-/06/6	MO018-024	Dromore East	Earthwork Site
018-/07/1	MO018-025	Lislynchahan	Ringfort (Rath \ Cashel)
018-/08/4	MO018-026	Drumgavny	Enclosure

O.S Reference	Monument Number	Townland	Description
018-/08/1	MO018-027	Caddagh	Enclosure
018-/08/5	MO018-028	Edenferkin	Ringfort (Rath \ Cashel)
018-/09/1	MO018-029	Kinduff	Ringfort (Rath \ Cashel)
018-/06/4	MO018-030	Lisnaveane	Ringfort (Rath \ Cashel)
018-/06/4	MO018-031	Lisnaveane	Ringfort (Rath \ Cashel)
018-/11/3	MO018-032	Losset	Ringfort (Rath \ Cashel)
018-/09/1	MO018-033	Kilmore East	Ringfort (Rath \ Cashel)
018-/09/3	MO018-034	Milltown	Enclosure
018-/10/2	MO018-035	Drumrooghill	Ringfort (Rath \ Cashel)
018-/13/3	MO018-036	Drumloughlin	Ringfort (Rath \ Cashel)
018-/13/3	MO018-037	Drumloughlin	Enclosure
018-/10/6	MO018-038	Maghernaharny	Ringfort (Rath \ Cashel)
018-/11/5	MO018-039	Mullanagore	Ringfort (Rath \ Cashel)
018-/11/6	MO018-040	Monintin	Ringfort (Rath \ Cashel)
018-/12/4	MO018-041	Lisgorran	Ringfort (Rath \ Cashel)
018-/12/4	MO018-042	Lisgorran	Ringfort (Rath \ Cashel)
018-/13/1	MO018-043	Edergole	Megalithic Tomb
018-/13/1	MO018-044	Edergole	Cemetery
018-/13/4	MO018-045	Drumintin	Enclosure
018-/14/1	MO018-046	Glencorick	Ringfort (Rath \ Cashel)
018-/14/1	MO018-047	Drummulla	Standing Stone
018-/14/3	MO018-048	Corkeeran	Ringfort (Rath \ Cashel)
018-/15/1	MO018-049	Maghernaharny	Ringfort (Rath \ Cashel)
018-/15/2	MO018-050	Cordevlis	Ringfort (Rath \ Cashel)
018-/15/3	MO018-051	Lisgillan	Ringfort (Rath \ Cashel)
018-/16/1	MO018-052	Drumskelt	Earthwork Site

O.S Reference	Monument Number	Townland	Description
018-/15/5	MO018-053	Corryhagan	Earthwork Site
018-/15/6	MO018-054	Cordevlis	Crannog
019-/01/1	MO019-001	Mullycrook	Earthwork
019-/02/1	MO019-002	Tiromedan	Ringfort (Rath \ Cashel)
019-/02/4	MO019-003	Coohy	Crannog
019-/02/6	MO019-004	Lennan	Possible Megalithic Tomb
019-/03/3	MO019-005	Annagh	Ringfort (Rath \ Cashel)
019-/04/1	MO019-006	Lismagunshin	Ringfort (Rath \ Cashel)
019-/04/1	MO019-007	Lismagunshin	Ringfort (Rath \ Cashel)
019-/04/4	MO019-008	Cloghan	Ringfort (Rath \ Cashel)
019-/04/4	MO019-009	Cloghan	Ringfort (Rath \ Cashel)
019-/04/5	MO019-010	Annayalla	Megalithic Tomb Site
019-/08/2	MO019-011	Annayalla	Hut Site
019-/05/2	MO019-012	Mullan	Ringfort (Rath \ Cashel)
019-/05/5	MO019-013	Drumar	Ringfort (Rath \ Cashel)
019-/05/6	MO019-014	Cornacreeve	Ringfort (Rath \ Cashel)
019-/06/1	MO019-015	Coohy	Crannog
019-/06/3	MO019-016	Lennan	Megalithic Tomb
019-/06/3	MO019-017	Drumroosk	Earthwork Site
019-/07/3	MO019-018	Cremartin	Earthwork Site
019-/07/3	MO019-019	Cremartin	Earthwork Site
019-/10/2	MO019-020	Drumlongfield	Ringfort (Rath \ Cashel)
019-/10/2	MO019-021	Dunmaurice	Megalithic Tomb
019-/10/5	MO019-022	Dunmaurice	Ringfort (Rath \ Cashel)
019-/07/4	MO019-023	Cordevlis	Ringfort (Rath \ Cashel)
019-/11/1	MO019-024	Rausker	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
019-/11/1	MO019-025	Rausker	Megalithic Tomb
019-/11/4	MO019-026	Tonyscallan	Ringfort (Rath \ Cashel)
019-/07/5	MO019-027	Corleanmaddy	Megalithic Tomb
019-/07/6	MO019-028	Garradevlin	Ringfort (Rath \ Cashel)
019-/11/6	MO019-029	Coolmannan	Earthwork Site
019-/08/5	MO019-030	Corlealackagh	Megalithic Tomb
019-/08/6	MO019-031	Moneyvolan	Crannog
019-/12/6	MO019-032	Grig	Earthwork Site
019-/13/4	MO019-033	Annaneese	Ringfort (Rath \ Cashel)
019-/13/4	MO019-034	Annaneese	Ringfort (Rath \ Cashel)
019-/14/4	MO019-035	Laragh	Ringfort (Rath \ Cashel)
019-/14/6	MO019-036	Tonyglassan	Ringfort (Rath \ Cashel)
019-/15/1	MO019-037	Cornamucklagh Sth	Megalithic Tomb
019-/15/5	MO019-040	Toome	Crannog
019-/12/3	MO019-041	Lislanly	Possible Megalithic Tomb
019-/09/2	MO019-042	Corkeeran	Earthwork Site
019-/10/5	MO019-043	Dunmaurice	Possible Crannog
019-/14/2	MO019-044	Knappagh	Possible Crannog
019-/12/4	MO019-045	Brackagh	Possible Enclosure Site
019-/09/2	MO019-046	Corkeeran (E.D Ballybay)	Possible Ringfort (Rath \ Cashel)
020-/01/1	MO020-001	Carrickaslane	Earthwork Site
020-/02/1	MO020-002	Erryroe	Earthwork Site
020-/06/2	MO020-003	Erryroe	Earthwork Site
020-/06/2	MO020-004	Tullycaghny	Ringfort (Rath \ Cashel)
020-/05/1	MO020-005	Carrickaslane	Earthwork Site

O.S Reference	Monument Number	Townland	Description
020-/05/5	MO020-006	Corratanty	Ringfort (Rath \ Cashel)
020-/09/2	MO020-007	Corratanty	Ringfort (Rath \ Cashel)
020-/10/1	MO020-008	Drumaliss	Earthwork Site
020-/10/2	MO020-009	Drumaliss	Enclosure
020-/06/5	MO020-010	Drumaliss	Crannog
020-/07/4	MO020-011	Lisdonny	Ringfort (Rath \ Cashel)
020-/11/2	MO020-012	Drumagelvin	Ringfort (Rath \ Cashel)
020-/11/3	MO020-013	Moy	Ringfort (Rath \ Cashel)
020-/09/4	MO020-014	Corrinshigo	Ringfort (Rath \ Cashel)
020-/09/6	MO020-015	Drumillard Big	Earthwork Site
020-/10/5	MO020-016	Annyart	Earthwork Site
020-/13/4	MO020-017	Muldrumman	Earthwork Site
020-/14/4	MO020-018	Onomy	Castle Site
020-/14/4	MO020-019	Onomy	Enclosure
020-/15/4	MO020-020	Church Hill	Church Site & Graveyard
020-/15/6	MO020-021	Dromore	Ringfort (Rath \ Cashel)
020-/16/4	MO020-022	Dromore	Crannog
020-/10/2	MO020-023	Drumaliss	Earthwork Site
020-/15/1	MO020-024	Drumleek South	Earthwork Site
020-/09/4	MO020-025	Corracloghan	Earthwork Site
020-/07/2	MO020-026	Aghnadamph	Possible Earthwork Site
021-/02/3	MO021-001	Clonfad	Enclosure
021-/02/3	MO021-002	Cornapaste	Ringfort (Rath \ Cashel)
021-/03/3	MO021-003	Drumavan	Enclosure
021-/03/6	MO021-004	Drumavan	Ringfort (Rath \ Cashel)
021-/03/6	MO021-005	Skerrick West	Cairn
021-/04/2	MO021-006	Aghnaskew	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
021-/04/2	MO021-007	Dunstrim	Enclosure
021-/04/2	MO021-008	Lattacrossan	Ringfort (Rath \ Cashel)
021-/04/3	MO021-009	Aghareagh West	Ringfort (Rath \ Cashel)
021-/04/6	MO021-010	Lattacrossan	Ringfort (Rath \ Cashel)
021-/03/5	MO021-011	Cornapaste Aghnaskew Annaghheane Corrackan Corrinary Drumavan Killark Lattacrossan Skerrick West Callowhill Aghareagh West	Linear Earthwork
021-/02/3	MO021-012	Clonfad	Holy Well
022-/01/2	MO022-001	Drumurcher	Earthwork
022-/01/2	MO022-002	Drumgrone	Ringfort (Rath \ Cashel)
022-/01/2	MO022-003	Drumgrone	Ringfort (Rath \ Cashel)
022-/01/6	MO022-004	Corrinshigo	Possible Earthwork Site
022-/02/1	MO022-005	Magherashaghry	Enclosure
022-/03/4	MO022-006	Cortober	Ringfort (Rath \ Cashel)
022-/04/4	MO022-0701	Drumanny	Ringfort (Rath \ Cashel)
022-/04/4	MO022-0702	Drumanny	Souterrain
022-/04/1	MO022-008	Maghernakelly	Enclosure
022-/04/5	MO022-009	Maghernakelly	Ringfort (Rath \ Cashel)
022-/01/4	MO022-010	Drumgaze	Ringfort (Rath \ Cashel)
022-/05/2	MO022-011	Drumavaddy	Earthwork
022-/05/3	MO022-012	Killynenagh	Ringfort (Rath \ Cashel)
022-/02/5	MO022-013	Killynenagh	Ringfort (Rath \ Cashel)
022-/06/2	MO022-014	Cornaglare	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
022-/06/3	MO022-015	Aghareagh East	Ringfort (Rath \ Cashel)
022-/06/6	MO022-016	Fastry	Ringfort (Rath \ Cashel)
022-/07/1	MO022-017	Lisbrannan	Ringfort (Rath \ Cashel)
022-/08/2	MO022-018	Freame Mount Demesne	Ringfort (Rath \ Cashel)
022-/08/5	MO022-019	Freame Mount Demesne	Ringfort (Rath \ Cashel)
022-/08/5	MO022-020	Dawson Grove Demesne	Ringfort (Rath \ Cashel)
022-/03/1	MO022-021	Dunnaluck	Possible Crannog
022-/01/2	MO022-022*	Corrinary Corrinshingo Drumgone Drumurcher	Linear Earthwork
022-/02/4	MO022-023	Magherashaghry	Possible Linear Earthwork
023-/01/2	MO023-001	Monage	Ringfort (Rath \ Cashel)
023-/01/5	MO023-002	Dawson Grove Demesne	Crannog
023-/05/1	MO023-003	Black Island	Crannog
023-/05/2	MO023-004	Black Island	Enclosure
023-/01/3	MO023-005	Fairfield	Ringfort (Rath \ Cashel)
023-/02/1	MO023-006	Drumlona	Ringfort (Rath \ Cashel)
023-/03/3	MO023-007	Anny	Cemetery
023-/06/3	MO023-008	Tattybrack	Ringfort (Rath \ Cashel)
023-/07/2	MO023-009	Leagh	Ringfort (Rath \ Cashel)
023-/07/4	MO023-010	Mount Carmel	Enclosure
023-/07/3	MO023-011	Moyle More	Church & Graveyard site
023-/08/1	MO023-012	Aghnamullen	Ringfort (Rath \ Cashel)
023-/04/5	MO023-013	Tamlat	Ringfort (Rath \ Cashel)
023-/04/6	MO023-014	Corwillin	Earthwork Site
023-/10/1	MO023-015	Corsilloga	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
023-/10/1	MO023-016	Moylemuck	Ringfort (Rath \ Cashel)
023-/06/5	MO023-017	Corsilloga	Possible Earthwork Site
023-/06/6	MO023-018	Lisnalong	Ringfort (Rath \ Cashel)
023-/10/3	MO023-019	Raw	Ringfort (Rath \ Cashel)
023-/10/3	MO023-020	Gortlanna	Ringfort (Rath \ Cashel)
023-/11/1	MO023-021	Killyliss	Ringfort (Rath \ Cashel)
023-/11/1	MO023-022	Killyliss	Ringfort (Rath \ Cashel)
023-/10/6	MO023-023	Clonacullion/ Dunmakenna	Ringfort (Rath \ Cashel)
023-/11/4	MO023-024	Clonacullion	Ringfort (Rath \ Cashel)
023-/11/2	MO023-025	Drumlod	Ringfort (Rath \ Cashel)
023-/11/3	MO023-026	Lisnagalliagh	Ringfort (Rath \ Cashel)
023-/12/2	MO023-027	Moyle Beg	Ringfort (Rath \ Cashel)
023-/08/5	MO023-028	Drumhillagh	Ringfort (Rath \ Cashel)
023-/08/5	MO023-029	Anveyerg	Ringfort (Rath \ Cashel)
023-/12/2	MO023-030	Aghnaskew	Ringfort (Rath \ Cashel)
023-/08/6	MO023-031	Drumcreegha	Ringfort (Rath \ Cashel)
023-/12/4	MO023-032	Latton	Church
023-/15/6	MO023-033	Maghon	Earthwork Site
023-/16/1	MO023-034	Latton	Crannog
023-/16/2	MO023-035	Lisdrumcleve	Ringfort (Rath \ Cashel)
023-/16/3	MO023-036	Garrybane	Ringfort (Rath \ Cashel)
023-/16/3	MO023-037	Drumgor	Ringfort (Rath \ Cashel)
023-/03/6	MO023-038	Mullanary Glebe	Possible Crannog
023-/03/2	MO023-039*	Corryhagan	Earthwork Site
023-/02/4	MO023-040	Clossagh More	Crannog
023-/07/1	MO023-041	Tattybrack	Ringfort (Rath \ Cashel)
024-/02/2	MO024-001	Carrickinare	Megalithic Tomb

O.S Reference	Monument Number	Townland	Description
024-/02/3	MO024-002	Cornhoe	Ringfort (Rath \ Cashel)
024-/03/3	MO024-003	Drumguillew Lower	Megalithic Tomb
024-/03/6	MO024-004	Shane	Cemetery
024-/04/4	MO024-005	Tullycarragh	Ringfort (Rath \ Cashel)
024-/05/4	MO024-006*	Drumcreeghan	Ringfort (Rath \ Cashel)
024-/05/2	MO024-007	Creeve	Enclosure
024-/06/4	MO024-008	Carrickatee	Crannog
024-/06/4	MO024-009	Carrickatee	Crannog
024-/07/1	MO024-010	Carrickinare	Ringfort (Rath \ Cashel)
024-/05/2	MO024-011	Drumguillew Upper	Ringfort (Rath \ Cashel)
024-/08/1	MO024-012	Cabragh	Enclosure
024-/08/2	MO024-013	Cabragh	Cist
024-/10/3	MO024-014	Carrickatee	Ringfort (Rath \ Cashel)
024-/10/5	MO024-015	Carrickatee	Ringfort (Rath \ Cashel)
024-/10/6	MO024-016	Ullinagh	Ringfort (Rath \ Cashel)
024-/14/3	MO024-017	Lattacrom	Earthwork
024-/15/1	MO024-018	Lattacrom	Earthwork Site
024-/11/4	MO024-019	Boraghy	Ringfort
024-/11/5	MO024-020	Boraghy	Ringfort (Rath \ Cashel)
024-/11/1	MO024-021	Lisduff	Ringfort (Rath \ Cashel)
024-/08/4	MO024-022	Tullynahinnera	Earthwork Site
024-/08/4	MO024-023	Drumlane	Ringfort (Rath \ Cashel)
024-/08/4	MO024-024	Drumlane	Ringfort (Rath \ Cashel)
024-/12/2	MO024-025	Lattonfasky	Cairn
024-/12/3	MO024-026	Lagan	Earthwork Site
024-/12/3	MO024-027	Lagan	Megalithic Tomb
024-/09/4	MO024-028	Garryduff	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
024-/13/5	MO024-029	Cooltrim	Ringfort (Rath \ Cashel)
024-/14/4	MO024-030	Formil	Ringfort (Rath \ Cashel)
024-/14/2	MO024-031	Lurgachamlough	Earthwork Site
024-/15/5	MO024-032	Aghmakerr	Ringfort (Rath \ Cashel)
024-/16/4	MO024-033	Tullynamalra	Earthwork
024-/16/2	MO024-034	Lattonfasky	Church & Graveyard
024-/16/5	MO024-035	Tullynanegish	Crannog
024-/16/6	MO024-036	Cornacarrow	Ringfort (Rath \ Cashel)
024-/16/6	MO024-037	Cornacarrow	Cairn
024-/05/1	MO024-038	Edenforan	Earthwork Site
024-/16/2	MO024-039	Lattonfasky	Holy Well
024-/15/6	MO024-040*	Reduff	Earthwork
025-/01/4	MO025-001	Tattygare	Enclosure
025-/05/2	MO025-002	Tattygare	Enclosure
025-/02/4	MO025-003	Drumcrew	Ringfort (Rath \ Cashel)
025-/03/5	MO025-004	Toome	Enclosure
025-/05/2	MO025-005	Annagleve	Megalithic Tomb
025-/06/4	MO025-006	Formil	Ringfort (Rath \ Cashel)
025-/06/1	MO025-007	Carrickagarvan	Enclosure
025-/06/5	MO025-008	Mullaghanees	Ringfort (Rath \ Cashel)
025-/06/5	MO025-009	Mullaghanees	Earthwork Site
025-/06/6	MO025-010	Annalitti	Ringfort (Rath \ Cashel)
025-/07/1	MO025-011	Annadrumman	Ringfort (Rath \ Cashel)
025-/07/1	MO025-012	Annadrumman	Ringfort (Rath \ Cashel)
025-/07/5	MO025-013	Drumgoose	Earthwork Site
025-/09/1	MO025-014	Cargaghadoo	Enclosure
025-/09/3	MO025-015	Drumavaddy	Possible Earthwork Site

O.S Reference	Monument Number	Townland	Description
025-/10/2	MO025-016	Drumharriff Nth	Ringfort (Rath \ Cashel)
025-/10/6	MO025-017	Aghadreenan	Ringfort (Rath \ Cashel)
025-/11/4	MO025-018	Drumlandrick	Ringfort (Rath \ Cashel)
025-/11/2	MO025-019	Gorteens	Possible Church Site
025-/11/1	MO025-020	Coolskeagh	Ringfort (Rath \ Cashel)
025-/11/2	MO025-021	Maghernakill	Megalithic Tomb Site
025-/09/5	MO025-022	Lackafin	Megalithic Tomb
025-/09/6	MO025-023	Fincarn	Cairn
025-/14/2	MO025-024	Cornahawla	Earthwork Site
025-/10/6	MO025-025	Aghadreenan	Ringfort (Rath \ Cashel)
025-/13/2	MO025-026	Kednagullion	Ringfort (Rath \ Cashel)
025-/13/3	MO025-027	Aghnafarcán	Megalithic Tomb
025-/14/3	MO025-028	Lisaquill	Ringfort (Rath \ Cashel)
025-/15/1	MO025-029	Drumganus Upr	Ringfort (Rath \ Cashel)
025-/15/2	MO025-030	Knockreagh Lr	Ringfort (Rath \ Cashel)
025-/13/6	MO025-031	Monyglen	Ringfort (Rath \ Cashel)
025-/14/4	MO025-032	Lisagore	Ringfort (Rath \ Cashel)
025-/14/4	MO025-033	Drumhaman	Earthwork Site
025-/14/5	MO025-034	Crover	Ringfort (Rath \ Cashel)
025-/14/6	MO025-035	Brackagh	Ringfort (Rath \ Cashel)
025-/15/4	MO025-036	Drumganus Upr	Earthwork Site
025-/15/4	MO025-037	Derryilan	Ringfort (Rath \ Cashel)
025-/15/5	MO025-038	Knockreagh Lr	Ringfort (Rath \ Cashel)
025-/15/5	MO025-039	Knockreagh Upr	Ringfort (Rath \ Cashel)
025-/15/6	MO025-040	Knockreagh Upr	Earthwork Site
025-/15/6	MO025-041	Keeneraboy	Ringfort (Rath \ Cashel)
025-/15/6	MO025-042	Keeneraboy	Earthwork

O.S Reference	Monument Number	Townland	Description
025-/16/4	MO025-043	Corcullioncrew	Ringfort (Rath \ Cashel)
025-/11/6	MO025-04401	Maghernakill	Linear Earthwork
025-/11/6	MO025-04402	Maghernakill	Linear Earthwork
025-/09/3	MO025-045	Lackafin	Possible Cashel
025-/11/6	MO025-046	Drumgristin Lr	Earthwork
026-/03/3	MO026-001	Drumod	Earthwork
026-/04/2	MO026-002	Drumcanon	Ringfort (Rath \ Cashel)
026-/04/2	MO026-003	Drumcanon	Possible Crannog
026-/04/6	MO026-004	Derrygoony	Possible Crannog
026-/04/3	MO026-005	Lackan	Earthwork
026-/08/6	MO026-006	Drumcunnion	Ringfort (Rath \ Cashel)
026-/12/3	MO026-007	Dorgreagh	Earthwork
026-/12/3	MO026-008	Corgreagh	Enclosure
026-/12/6	MO026-009	Corgreagh	Megalithic Tomb
026-/04/6	MO026-010	Cortober	Crannog
027-/01/1	MO027-001	Lackan	Earthwork
027-/01/6	MO027-002	Corlat	Cemetery
027-/02/4	MO027-003	Rebane	Ringfort (Rath \ Cashel)
027-/02/5	MO027-004	Dooraa	Ringfort (Rath \ Cashel)
027-/02/3	MO027-005	Dooraa	Ringfort (Rath \ Cashel)
027-/02/3	MO027-006	Dooraa	Ringfort (Rath \ Cashel)
027-/03/1	MO027-007	Tooa	Ringfort (Rath \ Cashel)
027-/03/1	MO027-008	Tooa	Earthwork
027-/04/2	MO027-009	Reduff	Barrow
027-/03/3	MO027-010	Reduff	Ringfort (Rath \ Cashel)
027-/04/2	MO027-011	Cornacarrow	Enclosure
027-/04/2	MO027-012	Cornacarrow	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
027-/04/5	MO027-013	Laragh	Ringfort (Rath \ Cashel)
027-/04/5	MO027-014	Laragh	Earthwork Site
027-/01/4	MO027-015	Cortober	Ringfort (Rath \ Cashel)
027-/01/4	MO027-016	Shantony	Ringfort (Rath \ Cashel)
027-/04/2	MO027-017	Lackan	Crannog
027-/01/5	MO027-018	Lisinisky/Shantony	Crannog
027-/05/1	MO027-019	Lisinisky	Possible Crannog
027-/05/1	MO027-020	Lisinisky	Crannog
027-/05/1	MO027-021	Lisinisky	Ringfort (Rath \ Cashel)
027-/05/2	MO027-022	Corhelshinagh	Crannog
027-/01/5	MO027-023	Shantony	Abbey
027-/01/6	MO027-024	Corhelshinagh	Possible Crannog
027-/02/4	MO027-025	Tullyrain	Ringfort (Rath \ Cashel)
027-/02/5	MO027-026	Tullyrain	Ringfort (Rath \ Cashel)
027-/07/1	MO027-027	Shantonagh	Crannog
027-/07/1	MO027-028	Lisacullion	Earthwork Site
027-/07/1	MO027-029	Lisacullion	Ringfort (Rath \ Cashel)
027-/07/2	MO027-030	Lisacullion	Ringfort (Rath \ Cashel)
027-/03/5	MO027-031	Tullyglass	Ringfort (Rath \ Cashel)
027-/03/5	MO027-032	Tullyglass	Enclosure
027-/03/6	MO027-033	Beagh	Ringfort (Rath \ Cashel)
027-/03/6	MO027-034	Beagh	Crannog
027-/04/4	MO027-035	Beagh	Ringfort (Rath \ Cashel)
027-/08/1	MO027-036	Bocks Lower	Ringfort (Rath \ Cashel)
027-/07/2	MO027-037	Cornassassonagh	Earthwork Site
027-/08/1	MO027-038	Bocks Lower	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
027-/08/1	MO027-039	Bocks Lower	Ringfort (Rath \ Cashel)
027-/08/2	MO027-040	Beagh	Earthwork Site
027-/05/4	MO027-041	Lisinisky	Ringfort (Rath \ Cashel)
027-/05/3	MO027-042	Corhelshinagh	Crannog
027-/05/6	MO027-043	Carrickadooey	Ringfort (Rath \ Cashel)
027-/06/1	MO027-044	Lisirril	Ringfort (Rath \ Cashel)
027-/06/4	MO027-045	Carrickadooey	Earthwork Site
027-/06/1	MO027-046	Lisirril	Ringfort (Rath \ Cashel)
027-/06/4	MO027-047	Lisirril	Ringfort (Rath \ Cashel)
027-/06/5	MO027-048	Faraghy	Earthwork
027-/06/5	MO027-049	Coraghy	Megalithic Tomb
027-/09/1	MO027-050	Corracharra	Ringfort (Rath \ Cashel)
027-/09/1	MO027-051	Corracharra	Earthwork Site
027-/09/2	MO027-052	Fairtahy	Ringfort (Rath \ Cashel)
027-/09/4	MO027-053	Corgreagh	Ringfort (Rath \ Cashel)
027-/09/5	MO027-054	Lisnadarragh	Ringfort (Rath \ Cashel)
027-/13/2	MO027-055	Lisnadarragh	Ringfort (Rath \ Cashel)
027-/13/2	MO027-056	Lisnadarragh	Ringfort (Rath \ Cashel)
027-/13/3	MO027-057	Lisnadarragh	Megalithic Tomb
027-/09/6	MO027-058	Lisnadarragh	Ringfort (Rath \ Cashel)
027-/09/6	MO027-059	Shankil	Ringfort (Rath \ Cashel)
027-/09/6	MO027-060	Shankil	Cemetry
027-/10/1	MO027-061	Shankil	Earthwork Site
027-/10/1	MO027-062	Shankil	Earthwork Site
027-/10/1	MO027-063	Shankil	Ringfort (Rath \ Cashel)
027-/10/4	MO027-064	Shankil	Ringfort (Rath \ Cashel)
027-/10/1	MO027-065	Faraghy	Rectilinear Enclosure

O.S Reference	Monument Number	Townland	Description
027-/10/1	MO027-066	Faraghy	Ringfort (Rath \ Cashel)
027-/10/1	MO027-067	Faraghy	Ringfort (Rath \ Cashel)
027-/10/5	MO027-068	Ouvry	Ringfort (Rath \ Cashel)
027-/10/2	MO027-069	Ouvry	Ringfort (Rath \ Cashel)
027-/10/2	MO027-070	Sreenty	Ringfort (Rath \ Cashel)
027-/10/3	MO027-071	Sreenty	Ringfort (Rath \ Cashel)
027-/10/6	MO027-072	Sreenty	Earthwork Site
027-/11/1	MO027-073	Ummerafree	Earthwork Site
027-/11/4	MO027-074	Sreenty	Ringfort (Rath \ Cashel)
027-/11/1	MO027-075	Ummerafree	Earthwork Site
027-/11/4	MO027-076	Ummerafree	Ringfort (Rath \ Cashel)
027-/11/2	MO027-077	Corrinenty	Rectilinear Enclosure
027-/08/4	MO027-078	Bocks Lower	Ringfort (Rath \ Cashel)
027-/12/1	MO027-079	Greaghlane	Ringfort (Rath \ Cashel)
027-/08/5	MO027-080	Bocks Middle	Earthwork Site
027-/12/2	MO027-081	Greaghlane	Ringfort (Rath \ Cashel)
027-/12/2	MO027-082	Greaghlane	Ringfort (Rath \ Cashel)
027-/12/2	MO027-083	Greaghlane	Earthwork Site
027-/12/4	MO027-084	Corkashybane	Ringfort (Rath \ Cashel)
027-/08/5	MO027-085	Bocks Upper	Ringfort (Rath \ Cashel)
027-/12/5	MO027-086	Drumgowna	Ringfort (Rath \ Cashel)
027-/08/6	MO027-08701	Bocks Upper	Ringfort (Rath \ Cashel)
027-/08/6	MO027-08702	Bocks Upper	Souterrain
027-/08/6	MO027-08801	Bocks Upper	Ringfort (Rath \ Cashel)
027-/08/6	MO027-08802	Bocks Upper	Souterrain
027-/12/3	MO027-089	Peast	Earthwork Site
027-/12/6	MO027-090	Peast	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
027-/12/6	MO027-091	Peast	Ringfort (Rath \ Cashel)
027-/14/1	MO027-092	Cargaghoge	Possible Earthwork Site
027-/14/4	MO027-093	Cargaghoge	Earthwork Site
027-/14/1	MO027-094	Cargaghoge	Possible Earthwork Site
027-/14/1	MO027-095	Cargaghoge	Ringfort (Rath \ Cashel)
027-/14/6	MO027-096	Corvally	Earthwork Site
027-/15/4	MO027-097	Ardragh	Ringfort (Rath \ Cashel)
027-/15/4	MO027-098	Ardragh	Earthwork Site
027-/15/1	MO027-099	Greaghlatacapple	Ringfort (Rath \ Cashel)
027-/15/4	MO027-100	Shanco	Ringfort (Rath \ Cashel)
027-/15/5	MO027-101	Shanco	Earthwork Site
027-/15/6	MO027-102	Shanco	Ringfort (Rath \ Cashel)
027-/15/6	MO027-103	Lisnafeddaly	Earthwork Site
027-/15/3	MO027-104	Corduff	Earthwork Site
027-/16/4	MO027-105	Lisnafeddaly	Ringfort (Rath \ Cashel)
027-/16/2	MO027-106	Carrickartagh	Ringfort (Rath \ Cashel)
027-/16/6	MO027-107	Greaghnarrog	Earthwork Site
027-/07/4	MO027-108	Lisacullion	Earthwork Site
027-/08/3	MO027-109	Dunaree	Earthwork Site
027-/10/6	MO027-110	Sreenty	Earthwork Site
027-/12/6	MO027-111	Drumgowna	Earthwork Site
027-/09/2	MO027-112	Corracharra	Possible Souterrain
028-/01/1	MO028-001	Dooraa	Ringfort (Rath \ Cashel)
028-/01/2	MO028-002	Dooraa	Ringfort (Rath \ Cashel)
028-/01/6	MO028-003	Crossalare	Ringfort (Rath \ Cashel)
028-/02/1	MO028-004	Lisnamacka	Ringfort (Rath \ Cashel)
028-/02/1	MO028-005	Drummanreagh	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
028-/02/5	MO028-006	Drummanreagh	Ringfort (Rath \ Cashel)
028-/02/2	MO028-007	Drummanreagh	Ringfort (Rath \ Cashel)
028-/02/5	MO028-008	Corrinshigagh (Cope)	Ringfort (Rath \ Cashel)
028-/02/2	MO028-009	Clonavogy	Moated Site
028-/02/6	MO028-010	Lisnafinelly	Ringfort (Rath \ Cashel)
028-/02/6	MO028-011	Taplagh	Ringfort (Rath \ Cashel)
028-/02/3	MO028-012	Cornamucklagh Garronroe	Ringfort (Rath \ Cashel)
028-/03/1	MO028-013	Edengilrevy	Ringfort (Rath \ Cashel)
028-/03/1	MO028-014	Edengilrevy	Possible Earthwork Site
028-/03/5	MO028-015	Edengilrevy	Ringfort (Rath \ Cashel)
028-/03/2	MO028-016	Knockreagh Upr	Ringfort (Rath \ Cashel)
028-/04/1	MO028-017	Corrinshigagh	Earthwork Site
028-/04/4	MO028-018	Drumdreeny	Ringfort (Rath \ Cashel)
028-/04/4	MO028-019	Drumdreeny	Earthwork Site
028-/04/2	MO028-020	Corcullionglis	Earthwork Site
028-/04/2	MO028-021	Corcullionglis	Earthwork Site
028-/04/5	MO028-022	Kilmurry	Earthwork
028-/08/3	MO028-023	Kilmurry	Earthwork
028-/05/1	MO028-024	Dunaree Latin	Ringfort (Rath \ Cashel)
028-/05/2	MO028-025	Brackly	Ringfort (Rath \ Cashel)
028-/01/5	MO028-026	Dunaree Latin	Ringfort (Rath \ Cashel)
028-/01/5	MO028-027	Dunaree Latin	Ringfort (Rath \ Cashel)
028-/05/2	MO028-028	Brackly	Earthwork
028-/05/2	MO028-029	Brackly	Ringfort (Rath \ Cashel)
028-/05/3	MO028-030	Cullentraghduff	Ringfort (Rath \ Cashel)
028-/06/1	MO028-031	Beagh	Earthwork
028-/06/4	MO028-032	Monalia	Enclosure Site

O.S Reference	Monument Number	Townland	Description
028-/06/2	MO028-033	Cornanure	Ringfort (Rath \ Cashel)
028-/02/5	MO028-034	Cornanure	Possible Earthwork
028-/06/2	MO028-035	Corlygorm	Ringfort (Rath \ Cashel)
028-/06/5	MO028-036	Corlygorm	Ringfort (Rath \ Cashel)
028-/06/6	MO028-037	Tullylougherny	Ringfort (Rath \ Cashel)
028-/07/1	MO028-038	Drumharriff	Earthwork Site
028-/07/1	MO028-039	Drumharriff	Ringfort (Rath \ Cashel)
028-/03/4	MO028-040	Drumillard	Ringfort (Rath \ Cashel)
028-/07/2	MO028-041	Coolcair	Ringfort (Rath \ Cashel)
028-/07/2	MO028-042	Dian	Ringfort (Rath \ Cashel)
028-/07/5	MO028-043	Coolcair	Ringfort (Rath \ Cashel)
028-/07/3	MO028-044	Kilnacranfy	Ringfort (Rath \ Cashel)
028-/07/3	MO028-045	Kilnacranfy	Ringfort (Rath \ Cashel)
028-/07/5	MO028-046	Coolcair	Ringfort (Rath \ Cashel)
028-/07/6	MO028-047	Lisnamoyle Etra	Ringfort (Rath \ Cashel)
028-/07/6	MO028-048	Lisnamoyle Etra	Ringfort (Rath \ Cashel)
028-/08/1	MO028-049	Corrateemore	Ringfort (Rath \ Cashel)
028-/08/4	MO028-050	Cargaghlisnanrney	Earthwork
028-/08/4	MO028-051	Cargaghlisnanrney	Ringfort (Rath \ Cashel)
028-/08/1	MO028-052	Corrateemore	Ringfort (Rath \ Cashel)
028-/08/1	MO028-053	Tray	Ringfort (Rath \ Cashel)
028-/08/2	MO028-054	Kilmurry	Church
028-/05/4	MO028-055	Drumberagh	Ringfort (Rath \ Cashel)
028-/09/1	MO028-056	Aghacloghan	Ringfort (Rath \ Cashel)
028-/09/1	MO028-057	Aghacloghan	Ringfort (Rath \ Cashel)
028-/09/1	MO028-058	Drumberagh	Enclosure
028-/09/1	MO028-059	Lisdoonan	Enclosure

O.S Reference	Monument Number	Townland	Description
028-/10/6	MO028-060	Tonyellida	Earthwork Site
028-/09/2	MO028-061	Lisdoonan	Ringfort (Rath \ Cashel)
028-/05/6	MO028-062	Drumlurg	Earthwork Site
028-/10/1	MO028-063	Drumlurg	Ringfort (Rath \ Cashel)
028-/06/4	MO028-064	Rathmore	Ringfort (Rath \ Cashel)
028-/10/1	MO028-065	Corleck	Earthwork
028-/06/5	MO028-066	Monalia	Ringfort (Rath \ Cashel)
028-/06/5	MO028-067	Rathmore	Ringfort (Rath \ Cashel)
028-/10/2	MO028-068	Tullyvaragh Lr	Earthwork Site
028-/10/5	MO028-069	Lisnagunnion	Ringfort (Rath \ Cashel)
028-/10/6	MO028-070	Tonyellida	Earthwork Site
028-/10/3	MO028-071	Tullyvaragh Lr	Ringfort (Rath \ Cashel)
028-/10/6	MO028-072	Tullyvaragh Up	Ringfort (Rath \ Cashel)
028-/11/1	MO028-073	Tullyvaragh Up	Ringfort (Rath \ Cashel)
028-/10/3	MO028-074	Tullyvaragh Up	Ringfort (Rath \ Cashel)
028-/06/6	MO028-075	Tullyvaragh Lr	Earthwork Site
028-/07/4	MO028-076	Aghateskin	Ringfort (Rath \ Cashel)
028-/07/4	MO028-077	Aghateskin	Earthwork Site
028-/07/4	MO028-078	Aghateskin	Earthwork Site
028-/07/4	MO028-079	Monanagirr	Ringfort (Rath \ Cashel)
028-/07/4	MO028-080	Monanagirr	Ringfort (Rath \ Cashel)
028-/10/6	MO028-081	Tonyellida	Earthwork
028-/11/4	MO028-082	Tullymackilmartin	Ringfort (Rath \ Cashel)
028-/11/4	MO028-083	Tullymackilmartin	Earthwork Site
028-/11/5	MO028-084	Cordrummans Middle	Earthwork Site
028-/11/5	MO028-085	Cordrummans Middle	Ringfort (Rath \ Cashel)
028-/11/2	MO028-086	Lurganboys	Earthwork Site

O.S Reference	Monument Number	Townland	Description
028-/11/3	MO028-087	Mullanavanog	Ringfort (Rath \ Cashel)
028-/11/6	MO028-088	Lurganboys	Crannog
028-/11/3	MO028-089	Mullanavanog	Earthwork Site
028-/12/1	MO028-090	Cloghoge	Earthwork Site
028-/12/2	MO028-091	Tievadinna	Ringfort (Rath \ Cashel)
028-/08/6	MO028-092	Aughrim More	Ringfort (Rath \ Cashel)
028-/12/3	MO028-093	Aughrim Beg	Ringfort (Rath \ Cashel)
028-/09/4	MO028-094	Peast	Ringfort (Rath \ Cashel)
028-/09/5	MO028-095	Killarue	Enclosure
028-/09/5	MO028-096	Killarue	Ringfort (Rath \ Cashel)
028-/09/2	MO028-097	Cashlan West	Ringfort (Rath \ Cashel)
028-/09/5	MO028-098	Killarue	Ringfort (Rath \ Cashel)
028-/09/5	MO028-099	Killarue	Ringfort (Rath \ Cashel)
028-/09/3	MO028-100	Cashlan West	Ringfort (Rath \ Cashel)
028-/09/6	MO028-101	Cashlan West/ Cashlan East	Ringfort (Rath \ Cashel)
028-/10/4	MO028-102	Corlea	Ringfort (Rath \ Cashel)
028-/10/4	MO028-103	Corlea	Ringfort (Rath \ Cashel)
028-/14/1	MO028-104	Laragh	Ringfort (Rath \ Cashel)
028-/14/1	MO028-105	Laragh	Ringfort (Rath \ Cashel)
028-/13/4	MO028-106	Lisnaguiveragh	Ringfort (Rath \ Cashel)
028-/13/5	MO028-107	Drumbroagh	Ringfort (Rath \ Cashel)
028-/13/3	MO028-108	Cornasleeve	Ringfort (Rath \ Cashel)
028-/14/1	MO028-109	Cormoy	Ringfort (Rath \ Cashel)
028-/14/4	MO028-110	Creevy (Oliver)	Ringfort (Rath \ Cashel)
028-/14/4	MO028-111	Creevy (Oliver)	Ringfort (Rath \ Cashel)
028-/14/5	MO028-112	Lisgall	Ringfort (Rath \ Cashel)
028-/14/5	MO028-113	Lisgall	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
028-/14/6	MO028-114	Aghavilla	Holy Well
028-/14/6	MO028 -115	Longfield Etra	Earthwork Site
028-/15/4	MO028-116	Donaghmoyne	Church & Graveyard Site
028-/14/3	MO028-117	Donaghmoyne	Ringfort (Rath \ Cashel)
028-/15/1	MO028-118	Donaghmoyne	Motte & Bailey
028-/15/1	MO028-119	Donaghmoyne	Ringfort (Rath \ Cashel)
028-/15/1	MO028-120	Tullynacross	Earthwork Site
028-/15/1	MO028-121	Donaghmoyne	Holy Well
028-/15/2	MO028-122	Cordrummans Lr	Earthwork Site
028-/15/3	MO028-123	Feegavla	Earthwork Site
028-/12/4	MO028-124	Feegavla	Ringfort (Rath \ Cashel)
028-/15/6	MO028-125	Rahans	Ringfort (Rath \ Cashel)
028-/15/6	MO028-126	Drumlusty	Ringfort (Rath \ Cashel)
028-/15/6	MO028-127	Drumlusty	Ringfort (Rath \ Cashel)
028-/15/3	MO028-128	Cormoy Lower	Ringfort (Rath \ Cashel)
028-/16/1	MO028-129	Cormoy Lower	Earthwork Site
028-/16/4	MO028-130	Cormoy Upper	Ringfort (Rath \ Cashel)
028-/16/4	MO028-131	Drumlusty	Ringfort (Rath \ Cashel)
028-/16/5	MO028-132	Blittoge	Ringfort (Rath \ Cashel)
028-/12/5	MO028-133	Drumny	Ringfort (Rath \ Cashel)
028-/16/3	MO028-134	Drumcatton	Church & Graveyard Site
028-/16/2	MO028-135	Drumneill	Enclosure
028-/16/2	MO028-136	Drumneill	Enclosure
028-/16/6	MO028-137	Momony	Souterrain
028-/16/6	MO028-138	Momony	Souterrain
028-/16/6	MO028-13901	Shancobane	Ringfort (Rath \ Cashel)
028-/16/6	MO028-13902	Shancobane	Souterrain

O.S Reference	Monument Number	Townland	Description
028-/10/5	MO028-140	Annahaia	Megalithic Tomb
028-/16/6	MO028-141	Momony	Enclosure
028-/13/5	MO028-142	Drumbroagh	Earthwork Site
028-/16/6	MO028-143	Carricklane	Possible Earthwork
028-/09/2	MO028-144	Lisdonnan	Earthwork
028-/01/3	MO028-145*	Monyglen	Ringfort (Rath \ Cashel)
029-/05/2	MO029-001	Drumboat	Ringfort (Rath \ Cashel)
029-/05/2	MO029-002	Clogagh	Earthwork Site
029-/05/4	MO029-003	Clogagh	Earthwork Site
029-/05/6	MO029 -004	Magoney	Ringfort (Rath \ Cashel)
029-/05/6	MO029-005	Magoney	Possible Earthwork
029-/06/4	MO029-006	Drumboat	Ringfort (Rath \ Cashel)
029-/06/1	MO029-007	Drumboat	Ringfort (Rath \ Cashel)
029-/06/4	MO029-0801	Drumboat	Ringfort (Rath \ Cashel)
029-/06/4	MO029-0802	Drumboat	Souterrain
029-/06/4	MO029-09	Carrickykelly	Earthwork
029-/09/1	MO029-010	Tattyboy	Earthwork
029-/09/1	MO029-011	Tattyboy	Ringfort (Rath \ Cashel)
029-/09/2	MO029-012	Miskish More	Ringfort (Rath \ Cashel)
029-/09/3	MO029-013	Miskish More	Rock Scribing \ Art
029-/10/1	MO029-014	Ballyrush	Ringfort (Rath \ Cashel)
029-/10/2	MO029-015	Carrickykelly	Ringfort (Rath \ Cashel)
029-/10/2	MO029-016	Carrickykelly	Ringfort (Rath \ Cashel)
029-/10/5	MO029-017	Carrickykelly	Souterrain
029-/9/4	MO029-018	Mullaghunshinagh	Ringfort (Rath \ Cashel)
029-/12/1	MO029-019	Moyles	Earthwork Site

O.S Reference	Monument Number	Townland	Description
029-/13/2	MO029-020	Drumnanaliv	Ringfort (Rath \ Cashel)
029-/09/6	MO029-021	Killyboley	Ringfort (Rath \ Cashel)
029-/09/6	MO029-022	Killyboley	Souterrain
029-/14/1	MO029-023	Seeola	Ringfort (Rath \ Cashel)
029-/14/1	MO029-024	Inishkeen Glebe	Ringfort (Rath \ Cashel) site
029-/10/5	MO029-025	Drummond	Ringfort (Rath \ Cashel)
029-/13/5	MO029-02601	Shancoduff	Ringfort (Rath \ Cashel)
029-/13/5	MO029-02602	Shancoduff	Souterrain
029-/13/5	MO029-027	Edenamo	Enclosure
029-/14/4	MO029-028	Candlefort	Earthwork Site
029-/14/4	MO029-029	Inishkeen Glebe	Wayside Cross
029-/14/4	MO029-030	Inishkeen Glebe	Cist Site
029-/14/4	MO029-031	Inishkeen Glebe	Ecclesiastical Remains
029-/14/4	MO029-03101	Inishkeen Glebe	Church Site & Graveyard
029-/14/4	MO029-03102	Inishkeen Glebe	Round Tower
029-/14/4	MO029-03103	Inishkeen Glebe	Tomb Vault
029-/14/4	MO029-032	Candlefort	Pound
029-/14/4	MO029-03301	Candlefort	Motte & Bailey
029-/14/4	MO029-03302	Candlefort	Souterrain
030-/02/1	MO030-001	Corcreaghagh	Ringfort (Rath \ Cashel)
030-/02/2	MO030-002	Corcreaghagh	Ringfort (Rath \ Cashel)
030-/02/3	MO030-003	Corcreaghagh	Ringfort (Rath \ Cashel)
030-/02/3	MO030-004	Corcreaghagh	Ringfort (Rath \ Cashel)
030-/02/6	MO030-005	Corcreaghagh	Ringfort (Rath \ Cashel)
030-/03/1	MO030-006	Corvally	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
030-/03/5	MO030-007	Lisdrumturk	Earthwork Site
030-/03/5	MO030-008	Lisdrumturk	Earthwork Site
030-/03/5	MO030-009	Mullaghcroghery	Enclosure
030-/03/3	MO030-010	Mullaghcroghery	Earthwork Site
030-/04/1	MO030-011	Drumgurra	Ringfort (Rath \ Cashel)
030-/04/1	MO030-012	Drumgurra	Ringfort (Rath \ Cashel)
030-/04/5	MO030-013	Corlea	Ringfort (Rath \ Cashel)
030-/04/5	MO030-014	Drumgurra	Ringfort (Rath \ Cashel)
030-/04/5	MO030-015	Drumgurra	Ringfort (Rath \ Cashel)
030-/04/2	MO030-016	Fartagorman	Ringfort (Rath \ Cashel)
030-/04/3	MO030-017	Greaghdrumit	Earthwork Site
030-/06/3	MO030-01801	Raferagh	Enclosure
030-/06/3	MO030-01802	Raferagh	Hut Site (s)
030-/06/6	MO030-019	Beagh	Ringfort (Rath \ Cashel)
030-/07/1	MO030-020	Cormertagh	Ringfort (Rath \ Cashel)
030-/07/2	MO030-021	Cornalaragh	Ringfort (Rath \ Cashel)
030-/07/6	MO030-022	Cornalaragh	Ringfort (Rath \ Cashel)
030-/08/2	MO030-023	Alts	Ringfort (Rath \ Cashel)
030-/12/2	MO030-024	Lisnaclea	Ringfort (Rath \ Cashel)
030-/08/6	MO030-025	Drumcarrow	Ringfort (Rath \ Cashel)
030-/08/3	MO030-026	Carrickmaclim	Earthwork
030-/08/6	MO030-027	Lisatillister	Ringfort (Rath \ Cashel)
030-/10/6	MO030-028	Greaghlonge	Ringfort (Rath \ Cashel)
030-/11/1	MO030-029	Greaghlonge	Ringfort (Rath \ Cashel)
030-/11/3	MO030-030	Doagh	Ringfort (Rath \ Cashel)
030-/12/1	MO030-031	Doagh	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
030-/08/4	MO030-03201	Aghinillard	Ringfort (Rath \ Cashel)
030-/08/4	MO030-03202	Aghinillard	Souterrain
030-/12/5	MO030-033	Tonaneeve	Ringfort (Rath \ Cashel)
030-/12/2	MO030-034	Doagh	Ringfort (Rath \ Cashel)
030-/16/3	MO030-035	Tullylougherny	Enclosure
030-/16/3	MO030-036	Drumgoosat	Ringfort (Rath \ Cashel)
030-/15/1	MO030-037	Scalkill	Ringfort (Rath \ Cashel)
030-/15/6	MO030-038	Drumerlough Beg	Ringfort (Rath \ Cashel)
030-/15/6	MO030-039	Drumerlough More	Ringfort (Rath \ Cashel)
030-/16/4	MO030-040	Camaghy	Ringfort (Rath \ Cashel)
030-/16/4	MO030-041	Camaghy	Ringfort (Rath \ Cashel)
030-/12/3	MO030-042*	Corrybrackan	Ringfort (Rath \ Cashel)
030-/03/3	MO030-043*	Shanco	Ringfort (Rath \ Cashel)
030-/04/1	MO030-044	Mullaghcroghery	Ringfort (Rath \ Cashel)
030-/06/6	MO030-045	Beagh	Potential Site - Aerial Photo
031-/01/4	MO031-001	Greaghdrumit	Ringfort (Rath \ Cashel)
031-/01/5	MO031-002	Tiragarvan	Ringfort (Rath \ Cashel)
031-/01/2	MO031-003	Beagh	Ringfort (Rath \ Cashel)
031-/01/2	MO031-004	Beagh	Earthwork Site
031-/01/3	MO031-005	Legghimore	Earthwork Site
031-/01/5	MO031-006	Aghailile	Ringfort (Rath \ Cashel)
031-/01/3	MO031-007	Legghimore	Ringfort (Rath \ Cashel)
031-/01/6	MO031-008	Derryolam	Earthwork Site
031-/02/4	MO031-009	Nafarty	Earthwork
031-/02/1	MO031-010	Cloghvally Lr	Possible Megalithic Tomb

O.S Reference	Monument Number	Townland	Description
031-/02/1	MO031-011	Cloghvally Lr	Ringfort (Rath \ Cashel)
031-/02/1	MO031-012	Cloghvally Lr	Ringfort (Rath \ Cashel)
031-/02/5	MO031-013	Monanny	Ringfort (Rath \ Cashel)
031-/02/3	MO031-014	Aghavilla	Earthwork Site
031-/02/3	MO031-015	Killabrick	Ringfort (Rath \ Cashel)
031-/02/3	MO031-016	Killabrick	Ringfort (Rath \ Cashel)
031-/02/3	MO031-017	Killabrick	Ringfort (Rath \ Cashel)
031-/03/1	MO031-018	Longfield Etra	Earthwork Site
031-/03/1	MO031-019	Longfield Etra	Earthwork
031-/03/3	MO031-020	Rahans	Ringfort (Rath \ Cashel)
031-/03/3	MO031-021	Drumhillagh	Ringfort (Rath \ Cashel)
031-/04/3	MO031-022	Shancobane	Ringfort (Rath \ Cashel)
031-/04/3	MO031-023*	Shancobane	Ringfort (Rath \ Cashel)
031-/05/1	MO031-024	Lossets	Earthwork Site
031-/05/5	MO031-025	Dunoge	Earthwork Site
031-/05/5	MO031-026	Derrylavan	Earthwork Site
031-/05/6	MO031-027	Dunoge	Enclosure
031-/05/6	MO031-028	Drumgoan	Enclosure
031-/05/3	MO031-029	Lurgans	Enclosure
031-/06/1	MO031-030	Derryolam	Ringfort (Rath \ Cashel)
031-/10/1	MO031-031	Kilmactrasna	Ringfort (Rath \ Cashel)
031-/06/2	MO031-032	Cloghvally Upr	Possible Ringfort (Rath \ Cashel) Site
031-/06/2	MO031-033	Drummond Otra	Earthwork
031-/06/5	MO031-034	Drummond Otra	Castle Site

O.S Reference	Monument Number	Townland	Description
031-/06/5	MO031-035	Magheross	Church Site & Graveyard
031-/02/6	MO031-036	Monanny	Earthwork Site
031-/06/6	MO031-037	Lisanisk	Crannog
031-/06/6	MO031-038	Drummond Otra	Crannog
031-/03/4	MO031-039	Corcuilloge	Ringfort (Rath \ Cashel)
031-/07/1	MO031-040	Coolderry	Ringfort (Rath \ Cashel)
031-/07/4	MO031-041	Trostan	Earthwork Site
031-/07/4	MO031-042	Trostan	Souterrain
031-/07/4	MO031-043	Trostan	Ringfort (Rath \ Cashel)
031-/07/5	MO031-044	Trostan	Ringfort (Rath \ Cashel)
031-/07/5	MO031-045	Trostan	Ringfort (Rath \ Cashel)
031-/07/5	MO031-046	Corcrin	Earthwork Site
031-/07/5	MO031-047	Corcrin	Earthwork Site
031-/03/5	MO031-048	Corcuilloge	Ringfort (Rath \ Cashel)
031-/07/2	MO031-049	Corcrin	Ringfort (Rath \ Cashel)
031-/07/2	MO031-050	Corcrin	Earthwork Site
031-/07/2	MO031-051	Corcrin	Earthwork Site
031-/07/2	MO031-052	Corcrin	Earthwork Site
031-/07/3	MO031-053	Kinallyduff	Earthwork Site
031-/03/6	MO031-054	Rossdreenagh	Souterrain
031-/03/6	MO031-055	Rossdreenagh	Ringfort (Rath \ Cashel)
031-/03/6	MO031-056	Rossdreenagh	Earthwork
031-/04/4	MO031-057	Drumhillagh	Ringfort (Rath \ Cashel)
031-/08/2	MO031-058	Ballingarry	Souterrain
031-/04/5	MO031-059	Drumacavoy	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
031-/04/5	MO031-06001	Drumacavoy	Ringfort (Rath \ Cashel)
031-/04/3	MO031-061	Kiltybegs	Possible Souterrain(s)
031-/08/3	MO031-062	Dunelty	Souterrain
031-/08/3	MO031-063	Dunelty	Ringfort (Rath \ Cashel)
031-/09/1	MO031-064	Latinalbany	Earthwork Site
031-/09/1	MO031-065	Latinalbany	Ringfort (Rath \ Cashel)
031-/09/1	MO031-066	Corrybrackan	Ringfort (Rath \ Cashel)
031-/09/4	MO031-067	Corrybrackan	Ringfort (Rath \ Cashel)
031-/09/4	MO031-068	Corrybrackan	Ringfort (Rath \ Cashel)
031-/09/4	MO031-069	Corrybrackan	Ringfort (Rath \ Cashel)
031-/09/4	MO031-070	Corrybrackan	Earthwork
031-/09/5	MO031-071	Corduff	Earthwork
031-/09/6	MO031-072	Doohatty	Crannog
031-/13/2	MO031-073	Losset	Enclosure
031-/13/3	MO031-074	Nure More	Ringfort (Rath \ Cashel)
031-/14/1	MO031-075	Doohatty	Enclosure
031-/10/4	MO031- 076	Doohatty	Enclosure
031-/14/1	MO031-077	Liscorran	Ringfort (Rath \ Cashel)
031-/10/5	MO031-078	Leonsgarve	Ringfort (Rath \ Cashel)
031-/14/2	MO031-079	Leons (Mckenna)	Ringfort (Rath \ Cashel)
031-/10/6	MO031-080	Tullynaskeagh East/Tullynaskeagh West	Earthwork
031-/10/6	MO031-08001	Tullynaskeagh West	Annexe
031-/10/6	MO031-081	Tullynaskeagh	Ringfort (Rath \ Cashel)
031-/11/1	MO031-082	Drummond Otra	Possible Crannog
031-/11/2	MO031-083	Monaltyduff	Crannog
031-/11/3	MO031-084	Annacroff	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
031-/11/3	MO031-085	Coolaha	Earthwork
031-/12/1	MO031-086	Coolaha	Earthwork Site
031-/12/1	MO031-087	Coolreagh	Ringfort (Rath \ Cashel)
031-/13/4	MO031-088	Knocknacran East	Ringfort (Rath \ Cashel)
031-/14/4	MO031-089	Aghlattacru	Ringfort (Rath \ Cashel)
031-/08/5	MO031-090	Stradeen	Possible Souterrain
031-/15/4	MO031-091	Tullyallen	Earthwork Site
031-/15/4	MO031-092	Corkeeran	Ringfort (Rath \ Cashel)
031-/15/4	MO031-093	Corkeeran	Ringfort (Rath \ Cashel)
031-/15/5	MO031-094	Corkeeran	Ringfort (Rath \ Cashel)
031-/15/5	MO031-095	Mullaghmacateer	Ringfort (Rath \ Cashel)
031-/11/4	MO031-096	Mullaghmacateer	Earthwork Site
031-/11/5	MO031-097	Shanmullagh	Ringfort (Rath \ Cashel)
031-/15/2	MO031-098	Drumturk	Earthwork Site
031-/15/2	MO031-099	Drumturk	Enclosure
031-/15/3	MO031 -100	Drumever	Earthwork
031-/05/4	MO031-101	Corrinshigagh	Earthwork
031-/05/5	MO031-102	Barndonagh	Earthwork
031-/06/3	MO031-103	Lisanisk	Earthwork
031-/10/1	MO031-104	Doherty	Earthwork
031-/06/5	MO031-105	Drummond Etra	Bridge
031-/08/2	MO031-106	Ballingarry	Earthwork
031-/13/1	MO031-107	Drumgoosat	Ringfort (Rath \ Cashel)
031-/13/1	MO031-108	Knocknacran East	Possible Barrow
031-/05/5	MO031-109	Barndonagh	Possible Well
031-/10/1	MO031-110	Doohatty	Potential Site - Map
031-/14/5	MO031-111	Leonsgarve	Possible Well

O.S Reference	Monument Number	Townland	Description
031-/08/5	MO031-112	Garlegobbban	Potential Site - Map
031-/11/3	MO031-113	Coolaha	Potential Site - Aerial Photo
032-/01/1	MO032-001	Shancobane	Ringfort (Rath \ Cashel)
032-/01/1	MO032-002	Oghill	Enclosure Site
032-/01/1	MO032-003	Coolnagrattan	Earthwork Site
032-/01/4	MO032-004	Drumgristin	Cemetery
032-/01/5	MO032-005	Coolderry	Earthwork Site
032-/01/3	MO032-006	Drumnagrella	Ringfort (Rath \ Cashel)
032-/01/6	MO032-007	Dromore	Ringfort (Rath \ Cashel)
032-/01/6	MO032-008	Cornagarvoge	Souterrain
032-/01/6	MO032-009	Cornagarvoge	Earthwork Site
032-/05/3	MO032-010	Cornagarvoge	Earthwork Site
032-/05/3	MO032-011	Cornagarvoge	Earthwork Site
032-/05/3	MO032-012	Cornagarvoge	Earthwork Site
032-/06/1	MO032-013	Cornagarvoge	Ringfort (Rath \ Cashel)
032-/02/1	MO032-014	Drumnagrella	Ringfort (Rath \ Cashel)
032-/025/4	MO032-015	Drumirril	Ringfort (Rath \ Cashel)
032-/02/5	MO032-016	Comraghs	Ringfort (Rath \ Cashel)
032-/02/3	MO032-017	Ballintra	Earthwork
032-/02/3	MO032-018	Ballintra	Ringfort (Rath \ Cashel)
032-/06/2	MO032-019	Comraghs/Drumirril	Rock Scribing/Art
033-/03/3	MO033-001	Crumlin	Ringfort (Rath \ Cashel)
033-/04/4	MO033-002	Crumlin	Ringfort (Rath \ Cashel)
033-/04/1	MO033-003	Mullantornan	Ringfort (Rath \ Cashel)
033-/04/2	MO033-004	Ballycartlan	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
033-/04/3	MO033-005	Camaghy	Church & Graveyard Site
033-/04/3	MO033-006	Drummond	Enclosure
033-/04/3	MO033-007	Drummond	Enclosure
033-/04/3	MO033-008	Drummond	Enclosure Site
034-/01/2	MO034-001	Derrynascobe	Ringfort (Rath \ Cashel)
034-/01/2	MO034-002	Clonsedy	Ringfort (Rath \ Cashel)
034-/01/5	MO034-003	Clontrian	Ringfort (Rath \ Cashel)
034-/02/3	MO034-004	Leons Beg	Ringfort (Rath \ Cashel)
034-/03/1	MO034-005	Tullyallen	Ringfort (Rath \ Cashel)
034-/03/1	MO034-006	Tullyallen	Crannog
034-/03/2	MO034-007	Drumboory	Ringfort (Rath \ Cashel)
034-/03/2	MO034-008	Drumboory	Ringfort (Rath \ Cashel)
034-/05/3	MO034-009	Rahans	Ringfort (Rath \ Cashel)
034-/06/1	MO034-010	Drumbo	Crannog
034-/06/1	MO034-011	Drumbo	Crannog
034-/06/2	MO034-012	Moylough	Ringfort (Rath \ Cashel)
034-/03/4	MO034-013	Tomiska	Ringfort (Rath \ Cashel)
034-/03/4	MO034-014	Mullore	Earthwork
034-/07/2	MO034-015	Killark	Possible Souterrain
034-/07/2	MO034-016	Killark	Possible Church Site
034-/07/2	MO034-017	Killark	Possible Souterrain
034-/07/3	MO034-018	Clonmeenán	Ringfort (Rath \ Cashel)
034-/08/1	MO034-019	Annahean	Ringfort (Rath \ Cashel)
034-/04/4	MO034-020	Leeg	Ringfort (Rath \ Cashel)
034-/08/4	MO034-021	Annahean	Cemetery
034-/08/5	MO034-022	Annahean	Enclosure
034-/08/2	MO034-023	Drumgeeny	Fulacht Fiadh

034-/04/5	MO034-024	Drumgeeny	Ringfort (Rath \ Cashel)
034-/06/6	MO034-025	Liscarnan	Earthwork Site
034-/06/3	MO034-026	Maghernacloy	Castle
034-/07/6	MO034-027	Mullylusty	Ringfort (Rath \ Cashel)
034-/07/6	MO034-028	Mullylusty	Ringfort (Rath \ Cashel)
034-/10/6	MO034-029	Feahoe	Possible Crannog
034-/10/6	MO034-030	Feahoe	Castle Site
034-/10/6	MO034-031	Feahoe	Earthwork Site
034-/08/1	MO034-032	Annahean	Cemetery
034-/03/2	MO034-033	Corkeeran	Ringfort (Rath \ Cashel)

DRAFT

Appendix 5

**Development that
may Impact on Water
Quality**

Any application relating to the development or expansion of activities listed below should consult with the planning authority regarding environmental protection measures and provide sufficient information to demonstrate how to water quality protection will be achieved.

1	A “ <i>sub-threshold development</i> ” [as described in Part 10, Chapter 1 of the Planning and Development Regulations, 2001] for prescribed classes of development listed under Schedule 5, Parts 1 and 2 of the Planning and Development Regulations, 2001.
2	A sub-threshold activity under the First Schedule of the Environmental Protection Agency Act, 1992.
3	Premises involved in food processing or the slaughtering of animals and hatcheries.
4	Any activity listed under the Third or Fourth Schedule of the Waste Management Act 1996 (and associated amendments).
5	Industry and manufacturing.
6	Quarrying, mining etc.
7	Car/Lorry washes.
8	Agricultural developments involving the provision of animal housing, milking parlours, silage making facilities, out-wintering facilities, mushroom growing units etc.
9	Any nursing homes, schools, hotels, community centres, housing development, (other than single house developments) etc. proposing to treat and dispose of sewage or other waste water.
10	Bulk storage (fuel oils, chemicals or other organic materials) and premises producing waste oils.
11	Water abstraction plants.
12	Public construction schemes.
13	Developments using hazardous materials (including solvents, paints/varnishes/dyes, pesticides, chemicals and oils (other than fuel oils).
14	Development involving demolition works (in particular sites that may have asbestos materials, Polychlorinated biphenyl (PCB) containing equipment or other hazardous materials).
15	Developments involving car parks, yards areas or other hard surfaces.
16	Retail parks and industrial units.
17	Site development works, major land reclamation and drainage works.
18	Forestry–deforestation/afforestation.

It is recommended the developer examine site suitability with reference to Water Supply Protection and Groundwater Resource Protection Zones in the vicinity of the proposed site. Developers should note that this list is not exhaustive. It is the responsibility of the developer to determine whether a particular form of development will impact on water quality.

Appendix 6
Water Protection
Plan Checklist

MONAGHAN LOCAL AUTHORITIES

Environment Protection Plan Checklist

This is a checklist to be completed by applicant to be backed up by an appropriate level of detail depending. To be accompanied by a Site Drainage Plan – as set out in the Monaghan County Development Plan 2025 – 2031.

General Site and Water Body Details			
Planning Ref. No.			Applicant
Townland			Water Supply Source
X Co-ordinate ¹			Y Co-ordinate ¹
WFD River Sub Catchment ²			WFD River Sub Basin ²
WFD River Waterbody latest Status ²	Status	Year	WFD River Waterbody Risk ²
			WFD River Waterbody Objective ²
Groundwater Vulnerability			Aquifer Importance
Proximity to sensitive receptors (Private Wells, Public and Private Water Supply Sources, Amenity Areas, SPA's, SAC's, NHA) (meters)			
Proximity to nearest watercourse (culverted or open), wetland or lake (meters)			
Existing EPA Licence (insert licence no)			
Existing Section 4 licence (insert licence no)			
Proposed Development			
Is the development entirely or part of one of the following? (tick)			
Domestic dwelling	<input type="checkbox"/>	Agricultural (cattle/dairy)	<input type="checkbox"/>
Public Works	<input type="checkbox"/>	Agricultural (mushrooms)	<input type="checkbox"/>
Housing	<input type="checkbox"/>	Agricultural (poultry)	<input type="checkbox"/>
Institutional	<input type="checkbox"/>	Agricultural (piggery)	<input type="checkbox"/>
Commercial/Retail	<input type="checkbox"/>	Other agricultural – specify below	<input type="checkbox"/>
Mixed Use Development	<input type="checkbox"/>		Other <input type="checkbox"/>
Waste Permit	<input type="checkbox"/>		<input type="checkbox"/>
Type of wastewater Produced by the proposed development (tick)			
No wastewater produced		<input type="checkbox"/>	
Domestic type waste waters <5m3 per day		<input type="checkbox"/>	
Domestic type waste waters >5m3 per day ⁴		<input type="checkbox"/>	
Waste waters produced from any trade, food, preparation or business ⁴		<input type="checkbox"/>	
Wheel wash, vehicle wash, cooling waters ⁴		<input type="checkbox"/>	
Waste waters produced from quarrying etc ⁴		<input type="checkbox"/>	
Other waste waters ⁴		<input type="checkbox"/>	

Have proposals for Wastewater Management during the operational phase and full details of same been included with the application? (tick)	
Public Sewer Connection details (Uisce Eireann)	
Existing Wastewater Treatment System	
Proposed new onsite wastewater treatment system	
No wastewater generated	
Have proposals for Waste Facility aftercare and use been included with the application? (tick)	
Agricultural Improvement Plan where applicable	
Closure plan and aftercare details	
Proposed water sampling locations clearly identified	
License or Lease agreement for the site if not owned by the applicant.	
Fuel or Outdoor Material Storage for Non-Domestic Developments - operational phase (tick)	
Number of fuel storage tanks existing or proposed on site?	
Are fuel storage tanks bunded ⁵ ?	
Any liquid / feedstuffs / organic / chemical / waste oil storage on outdoor sites ?	
Proposals for protection of water receptors during the Construction Phase	
Has a CEMP relating to water protection and waste management been included with the application?	
Name of person appointed to oversee the implementation of the CEMP.	
Hard Surface and Open Yard Areas for Non Domestic Developments (tick)	
Footprint of proposed development including yard areas in m ²	_____ m ²
Is there potential for soiled yard areas from material, product waste or manure handling, fuel dispensing, silt and soil, yard washing etc.	
If yes, are silt trap(s), interceptor(s), soiled water tanks or other control measures shown on drainage plan?	
Has the use of SUDS (Sustainable Urban Drainage Systems – http://www.susdrain.org) been included in the design of this development?	
Development History – All Developments (tick)	
Have previous pollution prevention planning conditions been complied with ⁶ ?	
Does existing development have an up to date (as constructed) site drainage plan?	
Is the existing/proposed development sewered or unsewered?	
If unsewered, is the existing wastewater treatment system fit for purpose ⁷ ?	
Has the storm water drainage system been examined and/or surveyed for misconnections?	
Is there an existing Certificate of Registration or Waste Facility Permit at the site?	
Checklist of items to be included on the Site Drainage Plan (tick)	
Location of lakes, watercourse, wells used for water supply, or karst features on or within 25m of domestic or 100m of non-domestic development site	
Location of all clean drainage outfall points	
Foul water drainage system (in Red)	

Storm water drainage system (in Blue)	
Soiled yard area, soiled water drainage and management system	
Storm water management system, including silt traps, oil interceptor(s) and SUDS facilities	
Location of waste water treatment facilities	
Location of fuel storage tank(s)	
Stream/Lake/Wetland/Riparian Corridors/Wells	
Footnotes and Useful Information	
¹ Projection in the Irish Grid	
² WFD information available online at www.catchments.ie WFD mapping available online at https://gis.epa.ie/EPAMaps/Water	
³ Available in the groundwater mapping section www.gsi.ie	
⁴ If a trade effluent or discharge >5m ³ of domestic type wastewater to ground is proposed a Section 4 discharge licence may be required https://monaghan.ie/environment/discharge-licences/ Proposals for wastewater treatment shall be sufficient to demonstrate that the discharge will not cause deterioration in water quality of the receiving water body in accordance with the requirements of the European Communities Environmental Objectives (Surface Waters) Regulations 2009 as amended and the European Communities Environmental Objectives (Groundwater) Regulations 2010 as amended.	
⁵ Guidance on Best practice for Oil Storage (BPGCS05) and note requirements of Building Regulations.	
⁶ Have previous planning conditions been complied with e.g. Has certification of installation for previously granted wastewater treatment system been required and if so, has it been submitted with this application.	
⁷ Refer to EPA Guidance at: https://www.epa.ie/publications/compliance--enforcement/waste-water/2021_CodeofPractice_Web.pdf	
⁸ Refer to Water Body, Sensitive Waters and Sensitive Land Maps in the Monaghan County Development Plan 2025-2031.	
Abbreviations	
WFD	Water Framework Directive
SAC	Special Area of Conservation
SPA	Special Protection Area
NHA	Natural Heritage Area
EPA	Environment Protection Agency
CEMP	Construction Environmental Management Plan
For Office Use: Sensitivity of Location –	
Is the development located upstream of a high river quality site ⁸ ?	
Is the development located within a good status waterbody ⁸ ?	
Is the development located in the catchment of a water supply source ⁸ ?	
Is the development located within the Source Protection Zone (SPZ) of a groundwater supply source ⁸ ?	
Does the development require a discharge licence to surface or ground waters under the Water Pollution Acts?	
Risk to waters in relation to scale of development, previous planning/environmental history, IPPC or EIA aspects, site management and location in a sensitive area	

Applicant _____

Agent: _____

Date _____

**Appendix 7
Supplementary
Agricultural
Application Form**



**COMHAIRLE CONTAE MHUINEACHÁIN
MONAGHAN COUNTY COUNCIL**

**Planning Section, County Offices, The Glen, Monaghan H18 YT50
Tel: 047 30532 Fax: 047 76276 E mail: planning@monaghancoco.ie**

**Application Form
AAF**
For Official Use
Application Ref:
Date Received:

**SUPPLEMENTARY PLANNING APPLICATION FORM
FOR AGRICULTURAL DEVELOPMENT**

Guidance Notes for completing this form.

- Please complete in black ink, as appropriate, using block capitals.
- Q8 & Q9 - All existing and proposed storage facilities should be included. The type of store (refer to A-G below), the type of organic fertiliser (refer to 1-8 below) and the dimensions and capacity of storage facilities must also be included.
- Q10 (a) – Provide details of N & P stocking rate for the holding for the last 12 months. If >170kgN/ha confirm if the applicant is exporting slurry and demonstrate that sufficient lands are available for recovery/landspreading of slurry.
- Q 10 (b) – Include organic fertilizers and soiled water calculations to demonstrate that the storage requirements as specified in the European Union (Good Agricultural Practice for Protection of Waters) Regulations as amended can be complied with. Include areas of open soiled yards directed to storage facilities. For dairy operations demonstrate how soiled water will be managed to account for collecting yards, dairy washings and animal movement through the site.
- Q11 - List all lands that are owned/leased or controlled by the applicant. Any lands not owned by the applicant should be indicated as such and a written legal agreement or contract submitted to support the application. The information required is similar to the information normally entered on the Basic Income Support Scheme application.
- Q12 - In columns “A & B” enter the maximum number of stock that are housed and outwintered currently on farm and in columns “C & D” enter the maximum number of stock that will be housed and outwintered after the completion of the development.
- Q17 – Application of soiled water to lands must adhere to the requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022, as amended in relation to quantities and irrigation rates for landspreading soiled waters.
- The following information shall be submitted on a site location map (1/2500 scale): -
 - Land to receive organic fertilizer outlined in brown,
 - All dwelling houses within 100 metres of the proposed development marked by the initials D.H with names of occupants if other than applicant,
 - All potable water supplies within 100 metres of the development marked by the initials P.W,
 - All watercourses (drains, streams and ponds) marked by a yellow line; expansive waters such as lakes shaded yellow, and
 - All hedgerows outlined by a green line.
- The following information shall be submitted on a site layout plan (1/500 scale):-
 - All buildings within the farmyard complex existing and proposed (all calculations shall reference the labels in the site layout plan),
 - Existing and proposed organic fertilizers, soiled waters and effluent storage facilities,
 - Concreted yards and aprons – clearly indicate if they are clean or soiled yards,
 - Drainage – show clean water drainage in blue and indicate the discharge points of clean water from the yard,
 - Show soiled drainage paths from soiled yards, collecting yards, silage bases and bedded sheds in red, and
 - Location of proposed SUDs features on the storm water drainage system.
- Q22 - This section shall include a full nutrient management assessment which demonstrates compliance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022, as amended and takes account of the Department of Agriculture Food and the Marine Code of Good practice for poultry farmers.

Section A: General Details

1. Applicant: _____

2. Location of Development: _____

3. Nature of Proposed Works: _____

4. Distance between development and nearest third-party dwelling house: _____ metres

5. Total area of farm _____ hectares

Grassland _____ hectares Tillage _____ hectares Commonage _____ hectares

6. Floor/Footprint area of proposed farm buildings/tanks/stores/yards: _____ square metres

7. Will any proposed storage facilities be above or below ground? Above Below N/A

8. Confirm the reference number of the relevant DAFM specifications that the proposed development(s) will comply with (where applicable) _____

9. Detail Existing Storage Facilities Below:

Type of Storage Facility*	Type of Organic Fertiliser / Soiled Water**	Length (m)	Width (m)	Depth (m)	Capacity (LxWxD) m ³	
Existing total						
*A) Uncovered Tanks	B) Covered tanks	C) Roofed Slatted Tanks	D) Farmyard Manure Store	E) Litter Store	F) Soiled Water Tank	G) Other
**1) Slurry Manure	2) Farmyard Manure	3) Soiled Water	5) Poultry Manure/ Litter	5) Washings	6) Spent Mushroom Compost	7) Other

10. Detail Proposed Storage Capacity Below:

Type of Storage Facility*	Type of Organic Fertiliser / Soiled Water**	Length (m)	Width (m)	Depth (m)	Capacity (LxWxD) m ³	
Proposed total						
*A) Uncovered Tanks	B) Covered tanks	C) Roofed Slatted Tanks	D) Farmyard Manure Store	E) Litter Store	F) Soiled Water Tank	G) Other
**1) Slurry Manure	2) Farmyard Manure	3) Soiled Water	5) Poultry Manure/ Litter	5) Washings	6) Spent Mushroom Compost	7) Other

10(a). Has it been demonstrated that the holding complies with the whole farm stocking rate as specified in the European Union (Good Agricultural Practice for the Protection of Waters) Regulations, as amended?

Yes No

10(b). Has it been demonstrated that storage capacities for organic fertiliser(s) and soiled water(s) as required by the European Communities (Good Agricultural Practice for the Protection of Waters), Regulations have been complied with?

Yes No

10(c). Is there a Nutrient Management Plan (NMP) available for the holding for example IAE's, Derogation Holdings, Agri Schemes?

Yes No

10(d). If yes, has a copy of the NMP and the laboratory analysis report of soil fertility been submitted with the application?

Yes No

10 (e) Have details of how silage effluent will be stored collected and managed in accordance, with the requirements of the European Communities (Good Agricultural Practice for the Protection of Waters) Regulations been provided?

Yes No

Complete the following sections B and C as appropriate/relevant and sign declaration in Section D at end of this form

Section B: Cattle, Sheep and Horses

11. Lands Available for Slurry Spreading:

Townland (in CAPITALS)	Owned (o) Rented (r)	Land Parcel Identification Number										Area in Hectares

12. Detail Stock Numbers on Farm Below:

		Column A -Existing Housed Animals	Column B - Existing Outwintered Animals	Column C - Proposed Housed Animals	Column D - Proposed Outwintered Animals
Dairy Cows	Dairy N Band 1				
	Dairy N Band 2				
	Dairy N Band 3				
Suckler Cows					
Cattle > 2 years					
Cattle (19-24 months old)					
Cattle (13-18 months old)					
Cattle (7-12 months old)					
Cattle (0-6 months old)					
Lowland Ewe					
Mountain Ewe					
Lamb-finishing					
Horses					
other					
Are Dairy Washings directed to: (a) slurry storage facilities <input type="checkbox"/> (b)Soiled water tank <input type="checkbox"/> (c) Not applicable <input type="checkbox"/>					
Area of open yards directed to slurry storage facilities: _____(m2)					

13. Imported Slurry

Imported Slurry	Kgs of Nitrogen
Cattle Slurry	
Pig Slurry	
Sheep Slurry	
Farmyard Manure	
Dungstead Manure	
Poultry Manure	
Duck Manure	
Mushroom Compost	
Other	
Total imported	

Section C: Poultry, Pigs and Mushrooms

14. Poultry:

Bird Type	Free Range (Y/N)	Existing Bird Numbers	Existing Quantity m ³ /tonnes of organic fertiliser produced per annum	Proposed Total Bird Numbers Following Development	Proposed Quantity m ³ /tonnes and Type of organic fertiliser produced per annum
Broilers					
Broiler/Breeders					
Pullets					
Layers					
Ducks					
Turkeys					
Other					

15. Pigs:

Pig Type	Existing Pig Numbers Before Development	Existing Quantity m ³ of organic fertiliser produced per annum	Proposed Total Pig Numbers Following Development	Proposed Quantity m ³ of organic fertiliser produced per annum
Breeding Unit (Sows)				
Integrated unit (Sows)				
Finishing Unit (Pigs)				
Other				

16. Mushroom

Mushroom Type	Production	Existing Quantity Produced / annum	Proposed Quantity Produced / annum

17. Washwater Mangement

- a) Volume of soiled water produced per annum: _____ m³/annum
- b) Total storage capacity (to be referenced on site layout plan and Q 9 & 10 above): _____ m³
- c) Nitrogen and Phosphorus content of Washwaters: _____ KgN _____ KgP
- d) Destination for washwaters: Own spreadlands() _____ ha
 Other (Please specify) _____
 (to be accompanied by maps and detailed in Q 11)
- e) Have maps of spread lands within Co. Monaghan for wash water application been submitted with the application?
 (Maps to be 1:50,000 aerial photography with land parcels outlined in red) Yes No
- f) If you have answered Yes to question 17 (e), has it been demonstrated that the holding has capacity to accept loading from wash waters in accordance with the requirements of the European Union(Good Agricultural Practice Regulations) as amended

18. **Organic Fertilizer/Manure management**

- (a) Nitrogen and Phosphorus content of manure: _____ kgN/1000 birds
 _____ kgP/1000 birds
 _____ Total P(kg) _____ Total N (kg)
- (b) Nitrogen and Phosphorus content of pig slurry: _____ kgN/Sow place
 _____ kgP/Sow place
 _____ Total P(kg) _____ Total N (kg)
- (c) Nitrogen and Phosphorus content of spent compost: _____ kgN
 _____ kgP
 _____ Total P(kg) _____ Total N (kg)

19. If free-range unit has a paddock nutrient management plan included to demonstrate compliance with the organic loading rate as required by the European Union (Good Agricultural Practice) Regulations, as amended?

Yes No

20. Has a signed letter of agreement from a registered contractor for the collection of poultry manure / spent compost from this facility been submitted?

Yes No

21. Final destination for Poultry Manure / Spent Compost/ Pig Slurry (lands or facilities outside Co. Monaghan)

Facility Name & Address	Farmer Name & Address	Townland	Current Stocking Rate Kg/N/Ha

22. Have maps of spread lands or facilities for organic fertilizer/ manure / spent compost application within Co. Monaghan been submitted?

(Maps to be 1:50,000 aerial photography with land parcels outlined in red)

Yes No

23. Spread lands for Poultry Manure / Spent Compost/Pig Slurry application within Co. Monaghan

Farmer Name & Address	Herd Number	Townland	Current Stocking Rate Kg/N/Ha	Land Parcel Number

24. Has compliance with the organic loading rate and application methods for organic fertilisers as required by the European Union (Good Agricultural Practice) Regulations, as amended been demonstrated? Yes No

25. Is this development within the same poultry production complex or within 100m of an existing poultry production complex? Yes No

26. Is the facility an existing an EPA licensed site? Licence Ref: _____

27. Does the proposed development require a new or reviewed licence from the EPA? Yes No

28. Has a letter from a registered contractor been submitted with the application regarding collection of dead birds? Yes No

Section D: Declaration

I certify that the information given above is correct:

Signature: _____ Name in Capitals: _____ Date: _____

Agent Name: _____

**Appendix 8
Environmental
Assessment of
Intensive Agriculture-
Letter of Acceptance**



**Monaghan County Council
Environmental Assessment of Intensive Agricultural Enterprises**

Content of Letter of Acceptance of poultry manure between contractor and poultry farmer.

Where a letter of agreement regarding off-farm manure movements is sought by a developer for planning purposes the letter shall be completed by a contractor registered under the Animal By-products Regulations and the letter shall include the following details and statements.

Contractor Details

Company Name & Address,

DAFM Registration Reference

Details of farm holding from where manure is to be collected *Name and address of farmer and address of development*

Specify manure type as poultry litter (with shavings) air dried manure or slurry to be collected.

Specify quantity of manure to be collected per annum from the farm holding. Where the poultry unit is expanding specify existing and proposed quantity in cubic meters or tonnes to be collected.

Contractor shall provide details of all recovery facilities that accept poultry manure from him/her for compost manufacture or other recovery operation other than land spreading.

.....
.....

Contractor shall confirm that contractor Form 3 Records of manure movements have been submitted to DAFM and that submissions to DAFM are up to date.

NOTE: Transitional Provisions under the European Union (Good Agricultural Practice for the Protection of Water) Regulations 2014 relate to Nitrogen and Phosphorus.

The Planning Authority may seek information to demonstrate that the *Transitional Provisions* under Article 34(b) and 34 (c) of these regulations have been taken into account in land bank selection. Information may be sought by the local authority regarding farmer and contractor records and arrangements for use of manure.

Appendix 9
Traffic and Transport
Assessment
(TTA)

A Traffic and Transport Assessment is a comprehensive review of all the potential transport impacts of a proposed development or re-development, with an agreed plan to mitigate any adverse consequences. A Traffic & Transport Assessment (TTA) assesses the effect a development will have on the existing infrastructure around the development site. It estimates the additional vehicle trips generated by the proposed development to determine whether the existing road network can cope with the extra demand generated by the development.

The TTA may also look at whether existing and proposed transport facilities are adequate for the proposed development, such as internal and external footpaths, parking facilities, public transport facilities (bus stops etc) and cyclist provision, as well as junction operation and road capacity.

There are three key steps in the process:

1. Determination of the need for a TTA
2. The Scope of the TTA
3. The preparation of a TTA report

Schemes that have had Traffic & Transport Assessments carried out generally provide an improved quality of life for those using the development.

Determination of the Need for a Traffic & Transport Assessment

Where the following thresholds are exceeded, a TTA may be required:

- Traffic to and from the development exceeds 10% of the traffic flow on the adjoining road
- Traffic to and from the development exceeds 5% of the traffic flow on the adjoining road where congestion exists or the location is sensitive
- Residential developments in excess of 50 dwellings.
- Retail and leisure developments in excess of 1,000sqm
- Office, education or hospital development in excess of 2,500sqm
- Industrial development in excess of 5,000sqm
- Distribution and warehousing in excess of 10,000sqm

In addition to this, Monaghan Local Authorities may ask for a TTA for quarry or filling station developments.

TTA are usually requested by Monaghan Local Authorities as Additional Information. Preparing to carry out a TTA may take some time. Traffic counts may be required, as well as detailed information about the development. Given the short timeframe for Additional Information, it is advisable to start work on the TTA prior to the submission of the planning application. Pre-planning consultations can determine if a Traffic & Transport Assessment is necessary.

Scope of the Traffic & Transport Assessment

To make the TTA process quicker and easier, Monaghan Local Authorities have prepared a TTA Scoping Study (Available through Area Engineering Offices) and on Web site. The scoping study is a comprehensive list of every element that should be considered in a TTA. In some cases certain items may not be relevant to your development and may be termed "Not applicable".

The purpose of the scoping study is twofold;

- To highlight areas of road design which are often forgotten about or neglected. The scoping study could be viewed as a checklist, ensuring a balanced and well thought out scheme. It may

be useful to provide a copy of the scoping study to the design team/architects to ensure all relevant items have been addressed prior to making a planning application.

- To allow agreement on the terms of reference of the TTA. This will ensure the TTA carried out addresses the concerns the Local Authority may have, and can highlight any potential problems at an early stage.

The TTA should be carried out by Consultants who have prior experience in the field of transport planning and mobility management. They should have access to traffic modelling software and traffic generation figures to enable them to produce a technical and reliable TTA report. Local knowledge is an advantage.

Preparation of the Traffic & Transportation Report

Once the scoping study is complete its elements should be formally agreed with Monaghan Local Authorities. After this, the TTA report can be prepared. The TTA report should include site description, existing traffic flows, and estimates of future traffic flows with and without the proposed development, analysis of junction operation with and without the proposed development, parking facilities, and an assessment of other modes of transport. Supporting drawings and plans should be included with the TTA report.

What will Monaghan Local Authorities do with this Information?

The information may be used to determine developer contributions or additional work required to facilitate the proposed development. It is also a valuable tool allowing Monaghan Local Authorities to prepare for the future. Estimating future traffic growth allows planning for network upgrades and transportation strategies. It may illustrate the development potential of an area, or it may uncover future infrastructure deficiencies that must be designed for.

TTAs will ensure development in County Monaghan is sustainable, integrated and welcomed into the community.

Further information:

- DECLG Traffic Management Guidelines
- Guidelines for Traffic Impact Assessments - The Institution of Highways & Transportation UK
- National Roads Authority Guidelines.
- Road Design Office, Monaghan County Council

MONAGHAN LOCAL AUTHORITIES
Traffic & Transport Assessment Scoping Study

Development: _____

Client: _____

Planning Application Ref: _____

Date: _____

All elements of the scoping study should be agreed with the relevant local authority before the preparation of a Traffic & Transport Assessment.
 Please continue on a separate sheet if required.

Ref.	Item	Requirements
1	Size and description of proposed development	
2	Description of existing land use	
3	Will existing land use be relocated within or off site?	
4	Speed Limit	
5	Sight distance at main road junction Direction 1 Direction 2 Sight distances at internal junctions	
6	Is a Road Safety Audit required?	
7	Existing traffic conditions (traffic counts, proposed traffic counts (include proposed times, days and locations), congestion, etc)	
8	Estimated traffic generated by other proposed developments in the area	

9	What is the potential modal split of the proposed development?	
10	Estimated traffic generation rates (please include reference source), or proposed traffic counts on similar land uses.	
11	Will the site attract traffic from other adjacent sites?	
12	Development peak hours: Background traffic peak hours Critical time of assessment	
13	Proposed junction type: (If using existing junction will it require modification, upgrade works, etc?)	
14	Will adjacent links or junctions become overloaded? Proposed capacity assessment methods at junctions	
15	What will the area of impact of the development be?	
16	When will the site become fully operational?	
17	Are there significant phases to the development?	
18	What will be the impact of construction traffic? (Please specify the source and route of construction traffic)	
19	What are the assessment years?	
20	Traffic growth factors:	
21	Is the development isolated? Is additional footpath provision required to link into existing footpaths? Do existing footpaths require upgrade works?	
22	Does existing Public Lighting provision extend as far as the	

	<p>site?</p> <p>What additional Public Lighting is required?</p>	
23	<p>Footpath, Tactile paving, dropped kerb provision (Internally and Externally):</p>	
24	<p>Are special pedestrian or disabled provisions required, eg pedestrian crossings?</p>	
25	<p>No. parking spaces required (include calculation details)</p> <p>No. parking spaces provided</p> <p>Proposed Parking Bay Dimensions</p>	
26	<p>What disabled parking provision has been made?</p>	
27	<p>What cycle parking facilities are being provided?</p> <p>Are special provisions required for cyclists, eg cycle lanes, showering facilities, etc?</p>	
28	<p>Public transport facilities</p>	
29	<p>Are there any other special circumstances relevant to this proposal?</p>	
30	<p>Will the proposal have an impact on road safety?</p>	

Any other comments: _____

Approved by: _____

Position: _____

Date: _____

Appendix 10
Road Safety Audit
(RSA)

What is a Road Safety Audit?

A Road Safety Audit (RSA) is a process for checking the safety of new scheme on roads. It will examine the safety of a proposed scheme from all road users point of view: Drivers, motorcyclists, pedestrians, cyclists, etc.

The safety audit will highlight potential safety issues and will make recommendations on how to improve the situation. The recommendations made will be practical and constructive and in most cases, they will be easy to implement.

Schemes that have undergone Road Safety Audit are not only safer but may also improve the quality of life for those using the development.

When is a Road Safety Audit required?

Road Safety Audits must apply to all Development Schemes which result in a change to the road or roadside layout that is initiated and/or executed for commercial or private development on the National Road Network. However, Monaghan County Council will request Road Safety Audits for development schemes on non-national routes in the following scenarios:

- New roads (including residential roads)
- Traffic Management Schemes including Quality Bus Corridors and Cycle Tracks
- Development Schemes
- Major junction's improvement works
- Any scheme which materially affects vulnerable road users
- Major maintenance schemes

Road Safety Audits and subsequent actions are in general completed at specific stages in the preparation of the scheme. These stages are:

- Stage F: Route selection stage;
- Stage 1: Completion of preliminary design;
- Stage 2: Completion of detailed design;
- Stage 1 & 2: Completion of detailed design, for small schemes where only one design stage audit is appropriate;
- Stage 3: Completion of construction;
- Stage 4: Early operation.

Not all of the above stages are necessary for each scheme. Some of the stages may be omitted depending on the type, size and complexity of a scheme. The Safety Audit should not just consider the junction with the main road, but also the internal layout and facilities within the site area. Road Safety Audit Guidelines are presented in TII document GE – STY - 01027

Getting organised to carry out a Safety Audit may take some time. It is advisable that if a safety audit is required for a development, it should be carried out prior to the submission of a planning application, as being requested under Additional Information may delay the planning process. Pre-planning consultations will determine if a Road Safety Audit is required.

Who carries out the Road Safety Audit?

Each Road Safety Audit should be carried out by a trained RSA team. A Road Safety Audit Team should comprise at least two people who are independent of the Design Team. This independence is vital to ensure that the Design Team does not influence the recommendations of the Road Safety Audit and therefore compromise safety at the expense of another issue. It is essential the Road Safety Audit team are independent of the design team. Many engineering consultancies now have a trained road safety audit team.

In most situations the Audit Team will comprise a senior person who will adopt the role of Audit Team Leader and a second person, who will be the Audit Team member.

All members of the team should have recent relevant experience of undertaking Road Safety Audits and should also have more general road safety engineering experience.

For developments on or materially altering the National Road Network the Safety Audit Team must be approved through the online Transport Infrastructure Ireland (TII) Road Safety Audit Approval System. For all other schemes the Safety Audit Team must be approved by Monaghan County Council.

Training of Road Safety Auditors is essential and each member of the Audit Team should have attended the road safety engineering training and Road Safety Audit training courses necessary for their position in the team.

The Safety Audit team will examine plans of the proposed development, consider any other supporting information such as traffic counts and accident history, and carry out a site visit. They will then compile a report detailing each of their and outlining any remedial measures that should be considered. The design team are then given a chance to review their design and to respond to the safety audit team's findings.

The current TII training and experience requirements for Road Safety Audit Teams are subject to change and are set out in GE-STY-01025 Road Safety Audit - Audit Team Qualifications available to download from the TII publications website.

What will the Road Safety Audit look out for?

The RSA is not a design check and will only consider issues considered to pose a safety problem. Things often forgotten in the design stage and picked up on in the Road Safety Audit process include;

- Footpath provision (including outside the development)
- Street lighting
- Facilities for disabled/vulnerable users (dropped kerbs, tactile paving, disabled parking bays, disabled accesses, pedestrian crossing facilities, etc)
- Signage
- Sight distance/obstructions at junctions
- Speed management (road layout, excessive road widths, speed restraint measures, traffic calming features, etc.)

Thought should be given to each of the areas during the design process, and drawings showing these elements should be provided for the Road Safety Audit Team.

Further information:

DoEHLG Traffic Management Guidelines
Road Design Office, Monaghan County Council
Design Manual for Urban Roads and Streets
GE-STY-01027 Roads Safety Audit Guidelines

Appendix 11

Access Details

Layout of Accesses for Single or Paired Dwellings

Entrances should form a bellmouth of 5.0 metres with edge of new boundary and the entrance gates shall open inwards only. Recessed entrance shall be of sufficient dimensions to allow a stationary vehicle to wait off the public road.

Diagrams 1 and 2 in Figure 1 below outline two different options (A and B) for proposed new accesses to single dwellings. Diagram 3 shows the required layout for paired accesses to dwellings.

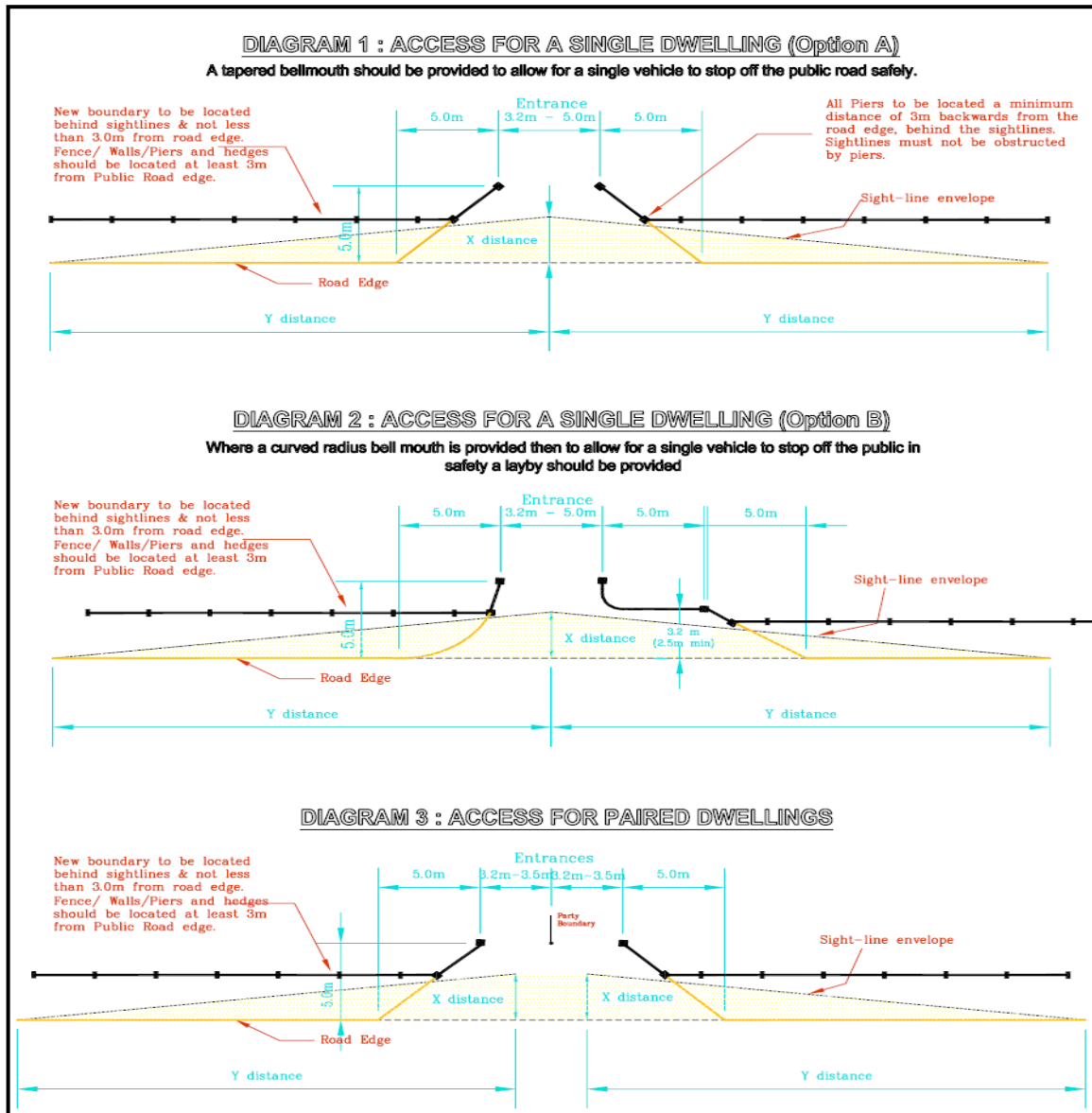


Figure 1: Access details for single and paired dwellings

- i. The minimum width of a single access will normally be 3.2m with a maximum width of 5.0m.
- ii. Where the access crosses a footpath it is important to have inter-visibility between pedestrians and emerging motorists. In these circumstances there should normally be visibility plays between the drivers viewpoint 2.0 m back into the access and a distance measured along the footpath for 2.0 m on each side of the viewpoint. (see figure 2 below).

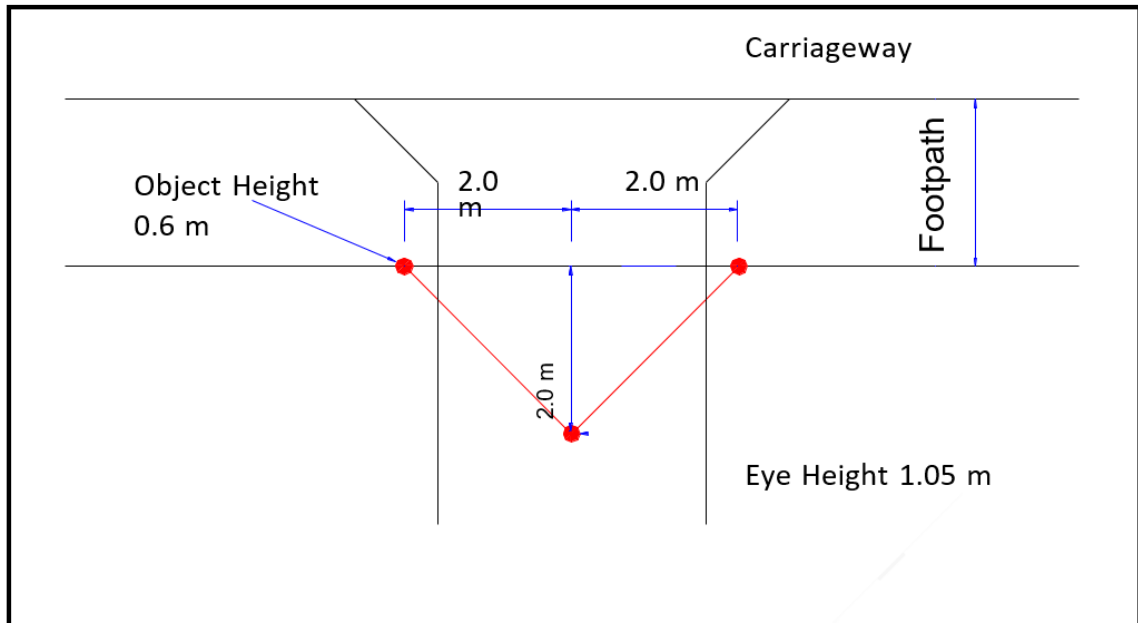


Figure 2: Visibility at the Back of a Footpath Crossing

- i. Gradient of access road to be not greater than 1:20 (5.0%) for the first 5 metres outside the public road boundary. To avoid excessive gradients over the remainder of the access a gradient of 1:10 (10.0%) or less ought to be provided to ensure it may be continue to be used during wintry weather.
- ii. The line of any new fence, hedge, wall or piers must be positioned behind the visibility splays. Any new trees or shrubs should be planted back from the visibility splays to allow for future growth and some species will require additional set back. All existing planting must be kept trimmed behind visibility splays.
- iii. Where a fence is to be erected along a boundary wall, the fence should be passively safe in accordance with the TII Specification CC-SCD-00320 Timber Post and Tension Mesh this is in the interest of road safety.
- iv. Any pole, column or sign that may be exposed by the removal of the front boundary should be repositioned alongside the new front boundary line or removed concurrently with the overall site development works as failure to relocate it could create a hazard to other road users.
- v. Where there is a concern about the structural integrity of the public road the area between road edge and the new boundaries should to be soled with 300mm depth of 100mm stone, blinded with quarry dust and rolled to level and camber of existing road.
- viii Entrance or access road should be surfaced with concrete, bitmac or asphalt from the edge of public road for a minimum of 5 metres. This is to help ensure that no loose material is washed out onto the public roadway and create a hazard.
- ix Measures should be taken during construction to protect the structure of the public road and not to create a hazard to road users. Site works required in relation to sight distance and drainage works should be carried out prior to the commencement of any building operations.

- x During Construction, measures should be taken to prevent material being deposited on the road and causing a hazard to road users. This is an offence under the Roads Acts. Where there is the potential for material to be deposited on a road from a development a wheel wash should be installed at exit of the site to prevent material being drawn onto road. Where any material is deposited on the public roadway this should be removed immediately (a brush on a tractor is insufficient as this only moves the material, it does not remove it).
- xi All site works required in relation to sight distance and drainage works to be carried out prior to the commencement of any building operations. Failure to do this could result in forfeiture of part or all of cash security.

Layout of Other Accesses

- i. The layout of all other accesses shall be in accordance with National Standards as set out in the relevant TII publications, details of which can be found in the Transport Infrastructure Ireland website www.tii.ie.
- ii. The entry and exit radii shall be sufficient to accommodate the largest vehicle likely to use the access. In most cases a 10m radius should be adequate but where little or no Heavy Good Vehicles will use the entry then a minimum of 6m may be permitted in urban areas.
- iii. The minimum width of the access shall be 6.0m for a two-way access and 3.75m for a one-way access.
- iv. The gradient of the access shall not normally exceed 4% over the first 10m outside the public road boundary. The remainder of the access should have a gradient less than 10%.
- v. Entrance gates should normally be sited far enough from the edge of the carriageway to allow the largest vehicle likely to use the access to stop clear of the carriageway when the gates are closed. Where this is not possible the provision of a deceleration lane or lay-by may be required. Gates must be hung so that they do not open towards the carriageway or, where this is not possible, sited so that when open they do not project into the public road area.
- vi. It may be necessary to control the internal layout to prevent vehicles queuing back onto the public road. For example, a weighbridge or car park barrier should be located a sufficient distance from the access.
- vii. Where the access crosses a footpath, it is important to have inter-visibility between pedestrians and emerging motorists. In these circumstances there should normally be visibility splays between a driver's viewpoint 2m back into the access and a distance measured along the back of the footpath for 2m on each side of the viewpoint. (See figure 2 above).
- viii. Measures should be taken during construction to protect the structure of the public road and not to create a hazard to road users. Site works required in relation to sight distance and drainage works should be carried out prior to the commencement of any building operations.
- ix. During Construction, measures should be taken to prevent material being deposited on the road and causing a hazard to road users. This is an offence under the roads acts. Where there

is the potential for material to be deposited on a road from a development a wheel wash should be installed at exit of the site to prevent material being drawn onto road. Where any material is deposited on the public roadway this should be removed immediately (a brush on a tractor is insufficient as this only moves the material it does not remove it).

- x. All site works required in relation to sight distance and drainage works to be carried out prior to the commencement of any building operations. Failure to do this could result in forfeiture of part or all of any cash security.
- xi. In housing developments all roads, footpaths and lighting within the estate to comply with Monaghan County Council's *"Standards for Private Housing Estates"* and *"Recommendations for Site Development Works for Housing Areas"*, *"Traffic Management Guidelines"* and *"Design Manual for Urban Roads and Streets"* from DOEHLG.
- xii. Traffic signs and markings for estate roads to comply with *"Traffic Signs Manual 2019"* from DOTTaS .
- xiii. It is important that speed restraint and traffic control measures are integrated into a development (rather than the retro fitting of speed ramps). *"Traffic Management Guidelines"* and *"Design Manual for Urban Roads and Streets"* from DOEHLG. Sets out guidelines and provide design standards for Traffic control and calming measures within estates.

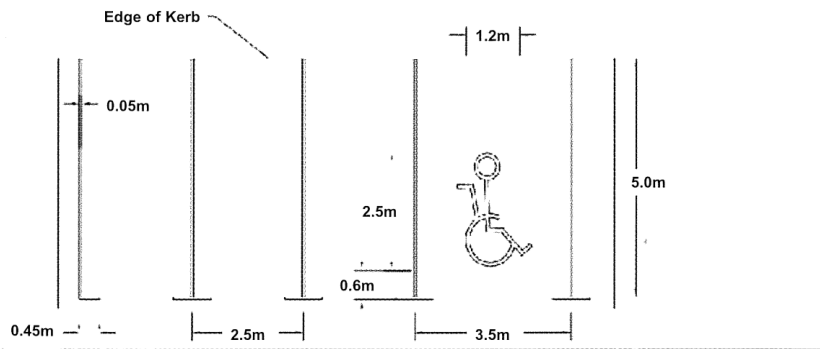
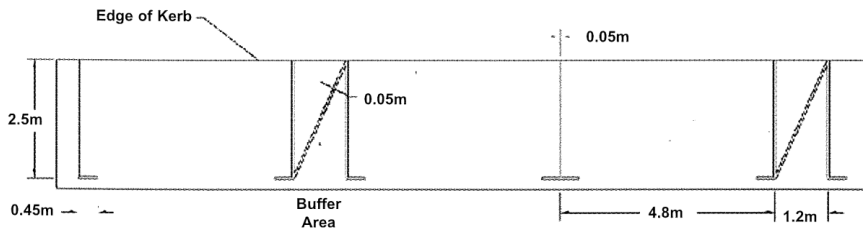
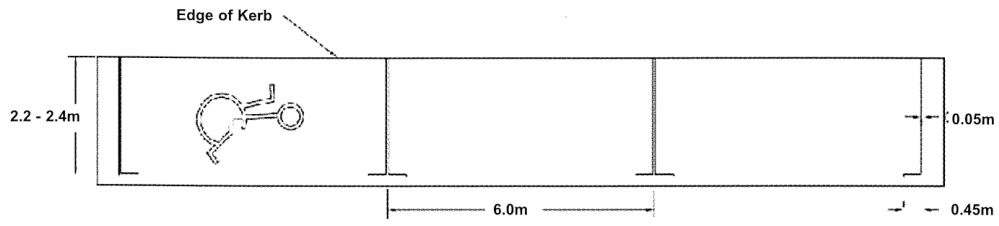
Drainage

- i. Drainage shall be provided where necessary to prevent water from the access flowing onto the public road. Similarly, when an access is being constructed the existing road drainage must either be maintained or effective alternative measures provided.
- ii. Entrance between road carriageway and boundary to be graded back so that level at 3.0 metres from road edge is 100 mm below road level. This is to ensure water does not collect on or run onto the road carriageway and therefore create a hazard to road users.
- iii. Where a drain is located inside or outside the existing road boundary it may be necessary to pipe it for access purposes or for safety. It should be piped with a pipe strong enough to withstand the loads to be placed on it and of sufficient diameter to carry the maximum calculated throughflow of water. The pipeline should be backfilled to ground level with suitable granular filter material. This should discharge to the nearest appropriate watercourse. If a new pipeline needs to be placed under the public road a separate application shall be made to the relevant Local Authority for a road opening licence.
- iv. Where the development changes the layout of the ground the Council may ask for a French drain and gullies to be installed. This is to ensure that surface water is collected in a safe manner to prevent it discharging onto the road or site and to protect the bearing capacity of the road pavement. The French drain will be of a sufficient diameter (not less than 225 mm) and capable of carry the loads placed on it. It should be backfilled to ground level with suitable free draining granular filter material to be placed along the full site frontage. It should be piped to the nearest watercourse. Suitable gullies to be placed at start, end, and intersection of other drains and at not greater than 40 metres intervals. If the new pipeline needs to be placed under the public road than a separate application shall be made to the relevant Local Authority for a road opening licence.

- v. At the entrance or access, measures should be put in place to prevent water from the entrance flowing onto or collecting on the public road or entrance. These measures should consist of a cattle grid, ACO drain or gullies; the discharge from these should be piped to drainage pipeline.
- vi. Existing surface water discharge from the public road by surface and subsoil drainage onto the site must remain unimpeded and must be catered for in the design and construction.
- vii. With any application surface water collection and drainage on the site must be disposed of appropriately to ensure no surface water flows onto the public roadway or adjoining properties.
- viii. No development exempt or otherwise shall be erected over a public sewer, drain or watermain.

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Appendix 12
Parking Layout
Details



Appendix 13
Form of Agreement –
Visibility Splays and
Forward/Rear
Visibility

1. This AGREEMENT is made the ____ day of _____ 20__ between _____
_____ of _____
_____ in the County of Monaghan (hereinafter called the Grantor) of the One Part and
_____ of _____
in the County of Monaghan (hereinafter called the Grantee) of the Other Part.

2. WHEREAS the Grantee has applied to Monaghan County Council for permission to carry out development on the part of the lands of _____ at _____
_____ in the County of Monaghan registered on Folio _____ of the Register County Monaghan described in the Schedule hereto.

3. AND WHEREAS it is necessary that the Grantee provide clear line of sight of _____ metres from the entrance to their development from a point in the entrance 2.4/3.0* metres from the road edge at a height of between 1.05 metre and 2.0 metres above ground level to an object height of between 0.26/1.05* metres and 2.0 metres above ground level in both directions, and where necessary, provides forward/rear visibility* of _____ metres at a height of between 1.05 metre and 2.0 metres above ground level to an object height of between 0.26/1.05* metres and 2.0 metres above ground level.

4. The Grantor, as registered owner of the lands registered on Folio _____ of the Register County Monaghan, at the request of the Grantee and in consideration of €_____ paid by the Grantee to the Grantor, the Grantor hereby grants unto the Grantee his heirs and assigns the owners for the time being of the property described in the schedule hereto, the right at all times to carry out works (including cutting back, removal and setting back of hedgerows, fences, walls, pillars, or poles) over the area on the lands of the Grantor between the points marked "A" and "B" measuring ___ metres and delineated on the map (scale 1:2500/1:500*) attached hereto to the intent that shall at all times allow for the clear line of sight and any required forward visibility described in paragraph three hereof, and undertakes not to do or permit any act or thing which would obstruct or diminish said clear line of sight / forward visibility / rear visibility*. *Delete that which does not apply

5. The Grantor HEREBY ASSENTS to the registration of the rights herein created being registered as a burden on the said Folio _____ County Monaghan.

ALL THAT part of the lands of comprised in Folio _____ being part of the lands

of the Register County Monaghan as delineated on the map attached hereto and thereon edged with red.

SIGNED SEALED AND DELIVERED by the said
in the presence of:

SIGNED SEALED AND DELIVERED by the said
in the presence of:

DRAFT

Appendix 14
Rural Housing Needs
Form

Instructions

This form should be completed and submitted as part of a planning application for all rural houses within the areas delineated as being under strong urban influence as indicated in the Monaghan County Development Plan 2025-2031.

Such areas include:

1. Areas around Monaghan Town
2. Areas around Carrickmacross
3. Areas around Castleblayney
4. Areas around Clones

Please answer all the questions relevant to the application. This form and documents submitted with it will be used to assess eligibility under the provisions of the development plan. Before completing this form you are advised to study the relevant provisions of the Monaghan County Development Plan 2025-2031 and in particular Section 2.13.1 which sets out policy in relation to rural housing needs.

It is in the applicant's interest to provide as much information as possible. If there are additional facts which are considered relevant and are not addressed in the application form, you can include these on a separate sheet. It should be noted that any information supplied will be included in the planning file and will be available to the public to view.

You are advised that the purpose of the foregoing form is to assist the Planning Authority to determine your eligibility for a dwelling in certain defined rural areas in the county. It is a general form applicable to all restricted areas in which it is necessary to substantiate a housing need.

Section 1 General Information

1. Name of the proposed adult for whom the rural housing need is being established. (This should be the same as the name under which the application has been submitted. A person 18 years of age and over will be considered to be an adult. Documentary evidence to establish this fact may be requested)

.....

.....

2. Applicant's Current Address

.....

.....

.....

3. Application site address

.....

.....

.....

4. Indicate on an OS sheet the location of your current residence in relation to the proposed dwelling. If it is not possible to include your current and proposed dwelling on the same map, then both should be provided on separate maps. Please also provide address(s) and distance between the above in kilometres

OS Sheet Included:

.....

.....

5. Indicate on an OS sheet the location of the family home in relation to the proposed dwelling. If it is not possible to include the family home and proposed dwelling on the same map, then both should be provided on separate maps. Please also provide address(s) and distance between the above in kilometres

OS Sheet Included:

.....

.....

.....

Section 2 Development Plan Policies

6. Into which category of Local Need (see table below) is it considered that the occupants of the proposed dwelling house would comply with? (Please tick)

Category of Applicant (Relevant Policy RSP7)	Relevant Documents Required	Documents Submitted (Please tick)
<p>(a) Where the applicant is a landowner, or where the dwelling is for a member of his/her immediate family.</p>	<ul style="list-style-type: none"> • Land Registry Certificate and landholding maps showing the full landholding. • Details of the actual total area of land owned (in hectares). • Evidence of when the land was purchased / acquired. • Where the applicant is not the landowner, a letter outlining the relationship between the landowner and the applicant signed by the applicant and landowner concerned. The document should be witnessed and stamped by a solicitor. 	
<p>(b) Where the dwelling is for an individual who has lived in the local rural area for a minimum period of five years prior to the date of submission of a planning application.</p>	<ul style="list-style-type: none"> • Details of all places of residence over the last 10 years. • If returning to an area where you had previously lived, provide details of previous places of residences. • Proof of residence in the local area for a five year period e.g. Letter from school, church, birth/baptismal records, utility bills. <p>Note: Map is also required showing current / previous local residence</p>	

<p>(c)Where the dwelling is required to meet the needs of a person working in an established rural based agricultural, commercial, industrial or other enterprise in the local area, where the person derives his/her main income from that activity, or by a member of his/her immediate family. Such circumstances may also include such persons whose work is intrinsically linked to the local rural area (such as teachers in rural schools).</p>	<ul style="list-style-type: none"> • Details of the principal occupation. • Place of work. • Name and address of employer. <p>Map must be submitted indicating location of employment in relation to the application site.</p> <ul style="list-style-type: none"> • Substantiated proof that main income is derived from the rural based agricultural, commercial, industrial enterprise e.g. audited accounts from accountant. • Background information outlining reason employment should be considered as intrinsically linked to the local rural area. 	
<p>(d) Where the dwelling is to facilitate a retiring farmer, where the applicant last worked principally as a farmer in the local area, or by a widow or widower of someone who last worked principally as a farmer in the local area.</p>	<ul style="list-style-type: none"> • Proof that they or their spouse were involved in farming. • Townlands of the lands farmed. • Area of lands farmed (ha). • Period during which these lands were farmed. • Substantiated proof that main income was derived from the agricultural enterprise e.g. audited accounts from accountant. <p>Map must be submitted indicating lands previously farmed and outlined on map in blue, even where these lands have now been disposed of.</p>	
<p>(e) The dwelling is required to facilitate site specific and compelling special domestic or personal circumstances, where genuine hardship would result if planning permission were refused. In these circumstances the onus will be placed on the applicant to justify why other alternative solutions, such as a house extension, granny flat or mobile home, cannot be considered.</p>	<ul style="list-style-type: none"> • Submission of a statement of justification explaining what genuine hardship would result in the absence of planning permission being granted. <p>Because of the individual and varied circumstances behind each application it is not possible to offer comprehensive guidance. Consequently it would be advisable to contact the Planning Authority to discuss the situation and criteria/information to be submitted in regard to this exception.</p>	
<p>(f) The dwelling is to replace an existing dwelling, where the dwelling to be replaced; was in use or last used as a dwelling; has not been changed to a dwelling from another use without</p>	<ul style="list-style-type: none"> • Specific dates of when the dwelling was last occupied. • Substantive proof of when the dwelling was last occupied e.g. utility bills/bank statement etc 	

<p>planning permission; has not been vacant for a period in excess of 10 years prior to the date of submission of a planning application; shall exhibit all the essential characteristics of a habitable dwelling house and shall be reasonably intact.</p>		
<p>(g) The sympathetic change of use of a protected structure or a non protected vernacular building (where the building is an important element in the landscape or of local, architectural or historic merit) into residential use, where this secures its upkeep and survival, and the character and architectural or historic interest of the building would be preserved or enhanced. Proposals for a change of use should incorporate details of all intended alterations to the building and its cartilage to demonstrate their effect on its appearance, character and setting.</p>		
<p>(h) Where the dwelling is for an emigrant who is returning to the local area, where he/she had previously lived for a minimum period of 5 continuous years.</p>	<ul style="list-style-type: none"> • Details of all places of residence over the last 10 years. • If returning to an area where you had previously lived, provide details of previous places of residence. • Proof of residence in the local area for a five year period e.g. Letter from school, church, birth/baptismal records, utility bills. • Map indicating previous residence of applicant. • Land registry map and folio number indicating lands in family ownership, even where those lands have now been disposed of. 	

A **Landowner** is defined as an individual with a minimum landholding in the local rural area of 4 hectares, which he or she has owned for a minimum period of 5 years prior to the date of submission of a planning application.

Immediate family is considered to be a sibling, son or daughter or adopted child of the landowner. Where the landowner's child(ren) have resided outside the state or N. Ireland for a minimum continuous period of 10 years or where the landowner has no children, a niece/nephew maybe

considered a landowners family member.

A **local area** is defined as being within a radius of 4 kilometres

A **rural area** is defined as outside the defined development limits of a settlement

7. Have you submitted a certified copy of the land registry map and accompanying folio map showing all land in the ownership of the applicant?

(Please note that a failure to submit this information will result in delays with the processing of this application)

Yes _____ No _____

(Note: A map of the entire landholding from which the site is taken must be submitted - not just the field in question)

8. Are you aware that in the event that planning permission is granted an occupancy condition will be applied and in some cases a Section 47 agreement in accordance with the Act (Planning & Development Acts 2000-2010) restricting residency to the applicant for a period of 7 years, will be attached?

Yes _____ No _____

I hereby declare that the information contained in this form is correct

Signature : _____

Applicant: _____

Date: _____

(i) The giving of false or misleading information or failure to complete the form accurately and in full will result in delays with the processing of this application.

(ii) Before completing this form you are advised to study the relevant provisions of the Monaghan County Development Plan (2025-2031) and in particular Section 2.13.1 which sets out policy in relation to rural housing needs.

Appendix 15
Taking in Charge
Form

Monaghan Local Authorities
Údaráis Áitiúla Mhuineacháin



Application to have development taken in charge by the local authority

Applicant's Name: _____

Applicant's Address: _____

Telephone No.: _____

Development Name: _____

Developer's Name: _____

Developer's Address: _____

Developer's Telephone No.: _____

O.S. Map Number: _____

Planning Reference Numbers: _____

**Development Contribution Receipt
Numbers:** _____

Connection Fee Receipt Numbers: _____

No of Houses: _____

No of Apartments: _____

No of Commercial Units: _____

Area of Public Spaces: _____

As-Constructed drawings completed by: _____

Qualification: _____

Items Submitted with this Application form: (Tick as Appropriate)

As Constructed Drawings: _____

Public lighting Design: _____

Certificate from public lighting service provider regarding public lighting: _____

Certificate from telephone service provider Regarding Services: _____

Certificate from cable television service Provider Regarding Services: _____

Security Bond/Cash/Site: _____

Amount: _____

Expiry: _____

Third Party Insurance Certificate: _____

Copies of Wayleaves: _____

Drainage Layout plans: _____

Grass Seed Mixture: _____

Public Lighting

No of Public Lights: _____

Type of Lantern: _____

Roads and Footpaths

Length of Roadway: _____

Width of Roadway: _____

Construction Details

Sub-base: _____

Roadbase: _____

Length of Footpaths: _____

Width of Footpaths: _____

Construction Details: _____

Watermains

Lengths	Diameters(mm)	Material	Class

Size of Water Meter: _____

Average Water Consumption
Per day: _____

Detail any water/Sewerage Pump _____

Number of Hydrants: _____

Number of Marker plates: _____

Foul Sewers

Number of Foul Sewer Manholes: _____

Lengths	Diameters (mm)	Material

Surface Water Sewers

Number of S.W.S Manholes: _____

Number of Road Gullies: _____

Lengths	Diameters (mm)	Material

Open Spaces

Area(s): _____

I the undersigned hereby apply to have the aforementioned elements of the above development taken in charge by the local authority.

Signed: _____ **Date:** _____

Monaghan Local Authorities
Údaráis Áitiúla Mhuineacháin



Certificate No. 1

Name of Estate: _____

For the benefit of the local authority, this is to certify that:

Sewers have been tested and passed in accordance with the requirements of Clause 3.20 of "Recommendations for Site Development Works for Housing Areas" – Department of Environment and Local Government (November 1998).

Type of test: _____

Did a relevant local authority official witness the test? _____

Name of official who witnessed the test? _____

Signature: _____

Planning Ref. Number : _____

Professional Qualifications _____

Notes:

1. It is a requirement that Certifiers hold professional indemnity insurance and tax clearance certificates.
2. Appropriate standards include Irish Standards, British Standards Codes of Practice and their EU equivalent.
3. All construction work to comply with the Building Regulations.

Monaghan Local Authorities
Údarás Áitiúla Mhuineacháin



Certificate No. 2

Name of Estate: _____

For the benefit of the local authority, this is to certify that:

Water supply pipes have been tested and sterilised to the requirements of Clause 4.18 of “Recommendations for Site Development Works for Housing Areas” – Department of Environment and Local Government (November 1998).

Type of test: _____

Did a relevant local authority official witness the test? _____

Name of official who witnessed the test? _____

Signature: _____

Planning Reference No: _____

Professional Qualifications: _____

Notes:

1. *It is a requirement that Certifiers hold professional indemnity insurance and tax clearance certificates in accordance with the taking in charge policy.*
2. *Appropriate standards include Irish Standards, British Standards Codes of Practice and their EU equivalent.*
3. *All construction work to comply with the Building Regulations*

Monaghan Local Authorities

Údarás Áitiúla Mhuineacháin



Certificate No. 3

Name of Estate: _____

For the benefit of the local authority, this is to certify that:

This is to certify that the roads and footpaths comply with the requirements of Monaghan Local Authorities "Taking in Charge Policy for Private Housing Developments" document.

Number of and location of cores taken _____

Did a relevant local authority official witness the test? _____

Name of official who witnessed the test? _____

Signature: _____

Planning Reference Number _____

Professional Qualifications: _____

Notes:

- 1. It is a requirement that Certifiers hold professional indemnity insurance and tax clearance certificates.*
- 2. Appropriate standards include Irish Standards, British Standards Codes of Practice and their EU equivalent.*
- 3. All construction work to comply with the Building Regulations*

Monaghan Local Authorities
Údarás Áitiúla Mhuineacháin



Certificate No. 4

Name of Estate: _____

For the benefit of the local authority, this is to certify that:

The development complies fully with the grant of Planning Permission documentation and all associated conditions attached.

Signature: _____

Planning Reference Number _____

Professional Qualifications: _____

Notes:

- 1. It is a requirement that Certifiers hold professional indemnity insurance and tax clearance certificates.*
- 2. Appropriate standards include Irish Standards, British Standards Codes of Practice and their EU equivalent.*
- 3. All construction work to comply with the Building Regulations*

Appendix 16
Infrastructure
Assessment and
Settlement Capacity
Audit

1.0 Introduction

Project Ireland, the National Planning Framework (NPF) and the National Development Plan (NDP) seeks the alignment of spatial planning and capital investment. The NPF requires the capacity of the County's infrastructure to be assessed in accordance with National Policy Objective (NPO) 72a.

This NPO requires planning authorities to apply a standardised, two-tier approach to differentiate between land that is serviced (Tier 1 lands) and land that is serviceable within the lifetime of the development plan (Tier 2 lands). This is required to ensure that an informed decision is made as to whether or not to zone land or sites for residential development and to inform the core strategy.

Appendix 3 of Project Ireland 2040; NPF provides the methodology for a tiered approach to land zoning which is informed by an Infrastructural Assessment.

The NPF defines Tier 1 and 2 lands as follows:

Tier 1: 'Serviced' Zoned Land, comprising lands that are able to connect to existing development services for which there is service capacity available and can therefore accommodate new development; and

Tier 2: 'Serviceable' Zoned Land, comprising lands that are not currently sufficiently serviced to support new development but have the potential to become fully serviced within the life of the plan.

2.0 Infrastructure Assessment (IA) Criteria

The Infrastructure Assessment criteria used in the assessments of lands within the five main towns of the County, namely Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay- is detailed below:

- **Road Infrastructure**
- **Footpaths**
- **Public Lighting**
- **Surface Water**
- **Waste Water**
- **Water Supply**

Notably there is no cycleway infrastructure within the County and as such this criterion was not used within the assessment.

It should be noted that infrastructure requirements may have changed since the carrying out of this assessment. However, the full extent of the required enabling infrastructure will continue to be assessed through the development management process where detailed assessment will be undertaken for sites subject of planning applications.

Residential and Town Centre Zoned Lands

Monaghan Town

Site Details			Availability of Infrastructure						Tier
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting	
MT 1	Derrynagrew	0.1632	✓	✓	✓	✓	✓	✓	1
MT 2	Tullyhirm	1.7757	✓	✓	✓	✓	✓	✓	1
MT 3	Tullyhirm	0.1691	X	✓	✓	✓	X	X	2
MT 4	Tullyhirm	2.2613	X	X	X	✓	X	X	2
MT 5	Tullyhirm, Annahagh & Tirkeenan	12.9248	✓	✓	✓	✓	X	X	2
MT 6	Latlorcan	5.3926	✓	✓	✓	✓	✓	✓	1
MT 7	Latlorcan	3.8705	✓	✓	✓	✓	✓	✓	1
MT 8	Aghnasedagh	2.6457	✓	✓	✓	✓	✓	✓	1
MT 9	Latlorcan	8.2624	✓	✓	✓	✓	✓	✓	1
MT 10	Killygowan	11.9098	✓	✓	✓	✓	✓	✓	1
MT 11	Aghananimy	10.15	X	X	X	X	X	X	2
MT 12	Killygowan	1.6300	✓	✓	✓	✓	✓	✓	1
MT 13	Drumbear	0.5421	✓	✓	✓	✓	✓	✓	1
MT 14	Drumbear	1.8869	✓	✓	✓	✓	✓	✓	1
MT 15	Drumbear	2.2063	✓	✓	✓	✓	✓	✓	1
MT 16	Dunsinaire	0.3808	✓	✓	✓	✓	✓	✓	1
MT 17	Dumbear	0.6364	✓	✓	✓	✓	✓	✓	1
MT 18	Dumbear	1.9143	✓	✓	✓	✓	✓	✓	1
MT 19	Dumbear	1.0266	✓	✓	✓	✓	✓	✓	1
MT 20	Dumbear	1.3840	✓	✓	✓	✓	✓	✓	1
MT 21	Tully	2.1784	✓	✓	✓	✓	✓	✓	1
MT 22	Tully & Dunsinare	8.2058	✓	✓	✓	✓	✓	✓	1
MT 23	Mullyaghcroghery	0.7533	✓	✓	✓	✓	✓	✓	1
MT 24	Mullaghmatt	0.1510	✓	✓	✓	✓	✓	✓	1

MT 25	Mullaghmatt	0.9361	✓	✓	✓	✓	✓	✓	1
MT 26	Killyconigan	0.1026	✓	✓	✓	✓	✓	✓	1
MT 27	Tullygrimes	0.2845	✓	✓	✓	✓	✓	✓	1
MT 28	Cornecassa Demesne	20.7826	✓	✓	✓	✓	✓	✓	1
MT 29	Cornecassa Demesne	3.1740	✓	✓	✓	✓	✓	✓	1
MT 30	Killyconigan & Knockroe	0.6656	✓	✓	✓	✓	✓	✓	1
MT 31	Cornecassa Demesne, Gallanagh & Mullaghdu	36.8129	X	✓	✓	✓	✓	✓	2
MT 32	Gallanagh & Mullaghdu	4.5593	X	✓	✓	✓	✓	✓	2
MT 33	Kilnacloy	3.5425	X	✓	✓	✓	✓	✓	2
MT 34	Mullaghdu	1.2771	X	✓	✓	✓	✓	✓	2
MT 35	Mullaghmonaghan	2.6999	✓	✓	✓	✓	✓	✓	1
MT 36	Tirkeenan	2.8934	✓	✓	✓	✓	✓	✓	1
MT 37	Kilnacloy	0.7881	✓	✓	✓	✓	✓	✓	1
MT 38	Coolshannagh	5.9592	✓	✓	✓	✓	✓	✓	1
MT 39	Coolshannagh	0.3802	✓	✓	✓	✓	✓	✓	1
MT 40	Telaydan	1.1741	✓	✓	✓	✓	✓	✓	1
MT 41	Latlorcan	4.4421	✓	✓	✓	✓	✓	✓	1
MT42	Mullaghmonaghan	0.3604	✓	✓	✓	✓	✓	✓	1
MT43	Kilnacloy	0.1679	✓	✓	✓	✓	✓	✓	1
MT 44	Rooskey	4.6989	✓	✓	✓	✓	✓	✓	1
MT 45	Mullaghmonaghan & Tirkeenan	1.4438	✓	✓	✓	✓	✓	✓	1
MT 46	Coolshannagh	0.2426	✓	✓	✓	✓	✓	✓	1

Carrickmacross Town

Site Details			Availability of Infrastructure						Tier
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting	
CK 1	Cloghvally Lower	0.3060	✓	✓	✓	✓	✓	✓	1
CK 2	Cloghvally Lower	1.0222	✓	✓	✓	✓	✓	✓	1
CK 3	Cloghvalley Lower	4.6580	✓	✓	✓	✓	✓	✓	1
CK 4	Cloghvally Upper	1.2400	✓	✓	✓	✓	✓	✓	1
CK 5	Cloghvalley Upper	2.7339	✓	✓	✓	✓	✓	✓	1
CK 6	Cloghvalley Upper	0.2585	✓	✓	✓	✓	✓	✓	1
CK 7	Lisanisk	0.6511	✓	✓	✓	✓	✓	✓	1
CK 8	Drummond Otra	0.9370	✓	✓	✓	✓	X	X	2
CK 9	Lisanisk	1.1038	✓	✓	✓	✓	✓	✓	1
CK10	Lisanisk	5.5866	✓	✓	✓	✓	✓	✓	1
CK 11	Drummond Otra	0.5831	✓	✓	✓	✓	✓	✓	1
CK12	Drummond Otra	2.7643	✓	✓	✓	✓	✓	✓	1
CK13	Drummond Otra	3.0249	✓	✓	✓	✓	✓	✓	1
CK14	Drummond Otra	0.9432	✓	✓	✓	✓	✓	✓	1
CK15	Drummond Otra	0.7982	✓	✓	✓	✓	✓	✓	1
CK16	Drummond Otra	0.2031	✓	✓	✓	✓	✓	✓	1
CK17	Tullynaskeagh East	0.3430	✓	✓	✓	✓	✓	✓	1
CK18	Tullynaskeagh East	0.2596	✓	✓	✓	X	✓	✓	2
CK19	Magheross	2.0244	✓	✓	✓	✓	✓	✓	1
CK20	Magheross	2.8037	✓	✓	✓	✓	✓	✓	1
CK21	Magheross	0.4316	✓	✓	✓	✓	✓	✓	1
CK22	Kilmactrasna	5.2163	✓	✓	✓	✓	✓	✓	1
CK23	Kilmactrasna	3.7785	✓	✓	✓	✓	✓	✓	1
CK24	Mullanarry	0.2134	✓	✓	✓	✓	✓	✓	1
CK25	Mullanarry	4.3706	✓	✓	✓	✓	✓	✓	1
CK26	Mullanarry	0.4179	✓	✓	✓	✓	✓	✓	1

CK27	Mullanarry	1.0355	✓	✓	✓	X	X	X	2
CK28	Mullanarry	0.5046	✓	✓	✓	✓	✓	✓	1
CK29	Lurgans	3.3039	✓	✓	✓	✓	✓	✓	1
CK30	Lurgans	0.8023	✓	✓	✓	✓	✓	✓	1
CK31	Lurgans	5.6960	✓	✓	✓	✓	X	X	2
CK32	Mullanarry	0.3335	✓	✓	✓	✓	✓	✓	1
CK33	Derryolam	0.2806	✓	✓	✓	✓	✓	✓	1
CK34	Derryolam	0.2763	✓	✓	✓	✓	✓	✓	1
CK35	Naffarty & Cloghvalley Upper	2.2779	✓	✓	✓	✓	✓	✓	1
CK36	Naffarty	2.5625	✓	✓	✓	✓	✓	✓	1
CK37	Drummond Otra	1.5535	✓	✓	✓	✓	✓	✓	1
CK38	Magheross	0.7004	✓	✓	✓	✓	✓	✓	1
CK39	Magheross	0.8833	✓	✓	✓	✓	✓	✓	1
CK40	Drummond Otra	0.8023	✓	✓	✓	✓	✓	✓	1
CK41	Drummond Otra (Convent View)	0.4985	✓	✓	✓	✓	✓	✓	1
CK42	Drummond Etra (Castle Street)	0.3833	✓	✓	✓	✓	✓	✓	1
CK43	Drummond Etra	0.1326	✓	✓	✓	✓	✓	✓	1
CK44	Drummond Otra	0.4920	✓	✓	✓	✓	✓	✓	1

Castleblayney Town

Site Details			Availability of Infrastructure						Tier
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting	
CB 1	Corracloghan	0.4865	✓	✓	✓	✓	✓	✓	1
CB 2	Moraghy	1.5993	✓	✓	✓	✓	✓	✓	1
CB 3	Killycard	2.3188	✓	✓	✓	✓	X	X	2
CB 4	Killycard	0.7076	✓	✓	✓	✓	✓	✓	1
CB 5	Bree	0.5102	✓	✓	✓	✓	✓	✓	1
CB 6	Bree	3.4343	✓	✓	✓	✓	✓	✓	1
CB 7	Connabury	2.5317	✓	✓	✓	✓	✓	✓	1
CB 8	Connabury Tullanacrunat &	2.0671	✓	✓	✓	✓	✓	✓	1
CB 9	Tullanacrunat & Bree	3.5741	✓	✓	✓	✓	✓	✓	1
CB10	Tullanacrunat	0.9277	✓	✓	✓	✓	✓	✓	1
CB11	Connabury	0.5713	✓	✓	✓	✓	✓	✓	1
CB12	Bree	1.8134	✓	✓	✓	✓	✓	✓	1
CB13	Connabury	5.2180	✓	✓	✓	✓	✓	✓	1
CB14	Connabury	0.2456	✓	✓	✓	✓	✓	✓	1
CB15	Annahale	0.8905	✓	✓	✓	✓	✓	✓	1
CB16	Annahale	0.4875	✓	✓	✓	✓	✓	✓	1
CB17	Onomy & Annahale	3.3116	✓	✓	✓	✓	✓	✓	1
CB18	Connabury	2.9993	✓	✓	✓	✓	✓	✓	1
CB19	Connabury	0.5797	✓	✓	✓	✓	✓	✓	1
CB20	Drumillard Little	0.5641	✓	✓	✓	✓	✓	✓	1
CB21	Drumillard Little	0.3672	✓	✓	✓	✓	✓	✓	1
CB22	Drumillard Little	0.2883	✓	✓	✓	✓	✓	✓	1
CB23	Bree	2.3092	✓	✓	✓	✓	✓	✓	1

Clones Town

Site Details			Availability of Infrastructure						Tier
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting	
CL 1	Clonedergole	0.0969	✓	✓	✓	✓	✓	✓	1
CL 2	Mullanamoy	1.7401	✓	✓	✓	✓	✓	✓	1
CL 3	Mullanamoy	0.8440	✓	✓	✓	✓	✓	✓	1
CL 4	Clonboy	0.0889	✓	✓	✓	✓	✓	✓	1
CL 5	Carn (Dartry By)	0.3786	✓	✓	✓	✓	✓	✓	1
CL 6	Carn (Dartry By)	0.3059	✓	✓	✓	✓	X	X	2
CL 7	Liseggerton	0.5020	✓	✓	✓	✓	✓	✓	1
CL 8	Liseggerton	0.4404	✓	✓	✓	✓	✓	✓	1
CL 9	Clonkeen (Cole)	0.9559	✓	✓	✓	✓	X	X	2
CL10	Liseggerton	5.8704	✓	✓	✓	✓	✓	✓	1
CL11	Crossmoyle	7.5950	✓	✓	✓	✓	✓	✓	1
CL12	Crossmoyle & Carn	2.7008	✓	✓	✓	✓	✓	✓	1
CL13	Largy	0.4867	✓	✓	✓	✓	✓	✓	1
CL14	Largy	0.9437	✓	✓	✓	✓	✓	✓	1
CL15	Largy	1.6735	✓	✓	✓	✓	✓	✓	1
CL16	Legarhill	0.5415	✓	✓	✓	✓	✓	✓	1
CL17	Legarhill	0.1393	✓	✓	✓	✓	✓	✓	1
CL18	Legarhill	0.6785	✓	✓	✓	✓	✓	✓	1
CL19	Legarhill	0.4132	✓	✓	✓	✓	✓	✓	1
CL20	Altartate Glebe	1.6908	✓	✓	✓	✓	✓	✓	1
CL21	Altartate Glebe	2.9086	✓	✓	✓	✓	✓	✓	1
CL22	Largy	2.3287	✓	✓	✓	✓	X	X	2
CL23	Clonkeen (Cole)	0.5401	✓	✓	✓	✓	✓	✓	1
CL24	Clonkeen (Cole)	0.2991	✓	✓	✓	✓	✓	✓	1
CL25	Clonkeen (Cole)	1.5691	✓	✓	✓	✓	✓	✓	1
CL26	Clonkeen (Cole)	0.8929	✓	X	X	X	X	X	2

Ballybay Town

Site Details			Availability of Infrastructure						Tier
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting	
BB 1	Derrynaloobinagh	0.2775	✓	✓	✓	✓	✓	✓	1
BB 2	Derrynaloobinagh	0.3501	✓	✓	✓	✓	✓	✓	1
BB 3	Derrynaloobinagh	1.3201	✓	✓	✓	✓	✓	✓	1
BB 4	Corkeeran	0.5899	✓	✓	✓	✓	✓	✓	1
BB 5	Corrybrannan	1.4748	✓	✓	✓	✓	✓	✓	1
BB 6	Corrybrannan	0.4071	✓	✓	✓	✓	✓	✓	1
BB 7	Corrybrannan	0.2913	✓	✓	✓	✓	✓	✓	1
BB 8	Corrybrannan	0.8638	✓	✓	✓	✓	✓	✓	1
BB 9	Cornamucklaglass	2.4331	✓	✓	✓	✓	✓	✓	1
BB10	Corrybrannan	3.2648	✓	✓	X	✓	✓	✓	1
BB11	Cornamucklaglass	0.4232	✓	✓	✓	✓	✓	✓	1
BB12	Cornamucklaglass	3.0230	✓	✓	✓	✓	✓	✓	1
BB13	Cornamucklaglass & Knocknamaddy	0.6136	✓	✓	✓	✓	✓	✓	1
BB14	Corrybrannan	0.8037	✓	✓	✓	✓	X	X	2
BB15	Knocknamaddy	0.6239	✓	✓	X	✓	X	X	2
BB16	Knocknamaddy	0.4449	✓	✓	X	✓	X	X	2
BB17	Corrybrannan	0.4484	✓	✓	X	✓	X	X	2
BB18	Corkeeran	0.2958	✓	✓	X	✓	X	X	2
BB19	Derrynaloobinagh	0.7098	✓	✓	X	x	X	X	2
BB20	Cornamucklaglass	0.2479	✓	✓	✓	✓	✓	✓	1

Employment Zoned Lands

Monaghan Town

Site Details			Availability of Infrastructure						Tier
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting	
MN IEE 1	Tullyhirm Knockaconny Drumrutagh Annahagh	77.7442	✓	✓	x	✓	✓	✓	2
MN IEE 2	Annahagh	25.3452	✓	✓	x	✓	✓	✓	2
MN IEE 3	Tirkeenan	6.0426	✓	✓	✓	✓	✓	✓	1
MN IEE 4	Latlorcan	1.9101	✓	✓	x	✓	✓	✓	2
MN IEE 5	Killygowan	0.9823	✓	✓	x	✓	✓	x	2
MN IEE 6	Dunsinare	22.0843	x	x	x	✓	x	x	2
MN IEE 7	Killyconigan	4.3694	✓	✓	x	✓	✓	✓	2
MN IEE 8	Gortakeegan	8.2831	x	✓	x	✓	✓	✓	2
MN IEE 9	Tullygrimes	8.2270	x	✓	x	✓	✓	✓	2
MN IEE 10	Cornacecassa Demesne	31.7401	x	x	x	✓	x	x	2
MN IEE 11	Gallanagh	16.0248	x	✓	x	✓	x	x	2
MN IEE 12	Drumgarran	8.6193	x	✓	x	✓	✓	✓	2
MN IEE 13	Mullaghduin	6.1305	x	✓	x	✓	✓	✓	2
MN IEE 14	Mullaghduin	1.2848	✓	✓	✓	✓	✓	✓	1
MN IEE 15	Coolshannagh	1.4986	✓	✓	x	✓	✓	✓	2
MN IEE 16	Coolshannagh	8.6059	✓	✓	✓	✓	✓	✓	1
MN IEE 17	Coolshannagh	1.2327	✓	✓	✓	✓	✓	✓	1
MN IEE 18	Newgrove	2.1543	✓	✓	✓	✓	✓	✓	1
MN IEE 19	Knockaconny	0.7819	✓	✓	✓	✓	✓	✓	1

Carrickmacross Town

Site Details			Availability of Infrastructure						Tier
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting	
CK IEE 1	Cloghvalley Lower	11.1027	✓	✓	x	✓	x	x	2
CK IEE 2	Cloghvalley Lower	8.7800	✓	✓	x	✓	x	x	2
CK IEE 3	Cloghvalley Lower & Monanny	31.7099	x	✓	x	✓	x	x	2
CK IEE 4	Cloghvalley Lower & Cloghvalley Upper	9.4489	✓	✓	x	✓	✓	✓	2
CK IEE 5	Nafarty	10.2820	x	✓	x	✓	x	x	2
CK 1EE 6	Nafarty & Drummond Etra & Derryolam	10.9096	✓	✓	✓	✓	✓	✓	1
CK IEE 7	Drummond Etra	3.1025							1
CK IEE 8	Cloughvalley Upper	1.1148	✓	✓	✓	✓	✓	✓	1
CK IEE 9	Drummond Otra	0.3757							1
CK IEE 10	Drummond Otra	1.6298	✓	✓	✓	✓	✓	✓	1
CK IEE 11	Drummond Otra	4.5688	✓	✓	x	✓	✓	✓	2
CK IEE 12	Magheross & Magheraboy	24.4540	✓	x	x	✓	x	x	2
CK IEE 13	Magheross	1.0084	✓	✓	✓	✓	✓	✓	1
CK IEE 14	Mullanarry	0.5874	✓	✓	✓	✓	✓	✓	1

Castleblayney Town

Site Details			Availability of Infrastructure						Tier
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting	
CB IEE 1	Drumillard Big & Drumillard Little	56.2500	✓	✓	x	✓	✓	✓	2
CB IEE 2	Muldrumman & Killycard & Moraghy & Corracloghan	31.4751	x	✓	x	✓	x	x	2
CB IEE 3	Moraghy	10.6182	✓	✓	x	✓	✓	✓	2
CB IEE 4	Tullyskerry & Killycard	9.0562	✓	✓	x	✓	✓	✓	2
CB IEE 5	Killycard	0.1187	✓	✓	x	✓	✓	✓	2
CB IEE 6	Killycard & Bree & Tullanacrunant	14.7168	✓	✓	x	✓	x	x	2

Clones Town

Site Details			Availability of Infrastructure						Tier
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting	
CL IEE 1	Clonkeen (Cole)	10.7057	x	x	x	✓	✓	✓	2
CL IEE 2	Largy & Altartetart Glebe	6.6477							1
CL IEE 3	Largy	4.9373	✓	✓	x	✓	✓	✓	2
CL IEE 4	Carn	3.2445	✓	✓	x	✓	✓	✓	2
CL IEE 5	Clonedergole	12.0429	✓	✓	x	✓	X	X	2
CL IEE 6	Crossmoyle	0.8215	✓	✓	✓	✓	✓	✓	1
CL IEE 7	Teehill	5.3005	✓	✓	✓	✓	✓	✓	1
CL IEE 8	Legarhill	0.1889	✓	✓	✓	✓	✓	✓	1

Ballybay Town

Site Details			Availability of Infrastructure						Tier
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting	
BB IEE 1	Derrynaloobinagh & Corkeeran	9.0693	x	✓	x	✓	✓	✓	2
BB IEE 2	Corkeeran	3.7216	✓	✓	✓	✓	✓	✓	1
BB IEE 3	Corkeeran	0.8366	x	✓	x	✓	x	x	2
BB IEE 4	Corkeeran & Cornamucklaglass	9.5629	x	✓	x	✓	✓	✓	2
BB IEE 5	Cornamucklaglass	1.1826	✓	✓	✓	✓	✓	✓	1
BB IEE 6	Cornamucklaglass	2.3108	✓	✓	✓	✓	✓	✓	1
BB IEE 7	Cornamucklaglass	0.7468	✓	✓	✓	✓	✓	✓	1
BB IEE 8	Cornamucklaglass	0.5454	✓	✓	✓	✓	✓	✓	1
BB IEE 9	Cornamucklaglass	0.4181	✓	✓	✓	✓	✓	✓	1
BB IEE 10	Cornamucklaglass	0.8158	✓	✓	✓	✓	✓	✓	1

3.0 Settlement Capacity Audit (SCA) Criteria

Following the Infrastructural Assessments which produced a list of Tier 1 and Tier 2 sites, the Settlement Capacity Audit examined the sites' potential to contribute to the sustainable growth of the respective settlement.

As part of this evaluation, the sites were assessed against the following sustainable planning criteria:

- Location (within 10-15 walk of Town Centre/1-1.5km)
- Compact Growth- brownfield/infill/rounding off
- Extant Planning Permission

In addition, where applicable specific comments with respect to individual sites have been included.

Residential and Town Centre Zoned Lands

Monaghan Town

Site Details	Sustainable Planning Criteria			Additional Comments	
Map Reference	Existing Land use Zoning	Location (within 10-15 walk of Town Centre/1-1.5km)	Compact Growth-brownfield/infill/rounding off	Extant Planning Permission	
MT 1	Proposed Residential A	X	✓	✓	Planning application 21/682 (Outline)
MT 2	Strategic Residential Reserve	✓	✓	X	
MT 3	Proposed Residential A	✓	✓	X	
MT 4	Strategic Residential Reserve	✓	✓	X	Fluvial flooding along portion of site. New Road Proposal to south of site.
MT 5	Strategic Residential Reserve	✓	✓	X	New Road Proposal to south of site. Access via private laneway.
MT 6	Proposed Residential B	✓	✓	X	Pluvial flooding on portion of site.
MT 7	Proposed Residential A	✓	✓	X	Fluvial on portion of site.
MT 8	Proposed Residential A	✓	✓	✓	Planning application 19/441. Fluvial along portion of site.
MT 9	Proposed Residential A	✓	✓	X	
MT 10	Strategic Residential Reserve	✓	✓	X	Aghananimy Lough located to the east of the site. Portion of land to south east subject to flooding.
MT 11	Strategic Residential Reserve	✓	✓	X	Road proposal to south of site.

MT 12	Proposed Residential A	✓	✓	X	Planning applications 20/391 & 22/259 refused on portion of site:
MT 13	Proposed Residential A	✓	✓	X	Majority of site subject to pluvial flooding
MT 14	Proposed Residential A	✓	✓	X	
MT 15	Strategic Residential Reserve	X	X	X	Pluvial flooding on portion of site.
MT 16	Proposed Residential B	X	✓	X	Fluvial flooding on portion of site.
MT 17	Strategic Residential Reserve	X	✓	X	
MT 18	Proposed Residential B	✓	✓	X	Access via private laneway from R188. Footpath and lighting along R188.
MT 19	Proposed Residential A	✓	✓	X	Access via private laneway from R188. Footpath and lighting along R188.
MT 20	Strategic Residential Reserve	✓	✓	X	Road proposed to south of site. Access via existing residential development (Tully). Fluvial flooding along the southern boundary
MT 21	Proposed Residential A	✓	✓	X	
MT 22	Strategic Residential Reserve	✓	✓	X	
MT 23	Proposed Residential B	✓	✓	X	
MT 24	Proposed Residential A	✓	✓	X	Planning application 23/60148 deemed withdrawn
MT 25	Proposed Residential A	✓	✓	✓	Planning application 19/1.
MT 26	Proposed Residential B	✓	✓	X	

MT 27	Proposed Residential A	x	✓	X	Potential fluvial flooding to rear of site
MT 28	Strategic Residential Reserve	✓	✓	X	Portions of land subject to pluvial flooding. When measured from R186 lands are within 1.5km of the Town Centre. Road proposal through middle of lands.
MT 29	Proposed Residential B	✓	✓	X	
MT 30	Proposed Residential A	✓	✓	X	Road upgrade to east of site.
MT 31	Strategic Residential Reserve	✓	✓	✓	Planning Applications 21/644 and 23/243 (Single Dwellings). Undulating topography. Public lighting does not extend for the entire extent of the landbank
MT 32	Strategic Residential Reserve	✓	✓	X	Portion of site subject pluvial flooding
MT 33	Strategic Residential Reserve	✓	✓	X	Portion of site subject to flooding.
MT 34	Proposed Residential B	✓	✓	X	
MT 35	Proposed Residential A	✓	✓	X	Portion of site subject to pluvial flooding
MT 36	Strategic Residential Reserve	✓	✓	X	
MT 37	Proposed Residential B	✓	✓	X	
MT 38	Proposed Residential A	✓	✓	X	
MT 39	Proposed Residential A	✓	✓	X	

MT 40	Proposed Residential A	✓	✓	X	Residential development completed
MT 41	Strategic Residential Reserve	✓	✓	X	
MT42	Town Centre	✓	✓	✓	Part VIII Consent obtained 22/80007 Developed as a car park
MT43	Town Centre	✓	✓	X	
MT 44	Town Centre	✓	✓	✓	Part VIII Consent obtained – Council Headquarters.
MT 45	Town Centre	✓	✓	✓	Planning applications 17/453 and 22/60130 Site subject to flooding
MT 46	Proposed Residential A	✓	✓	X	Development completed (1 dwelling)

Carrickmacross Town

Site Details	Sustainable Planning Criteria				Additional Comments
Map Reference	Existing Land use Zoning	Location (within 10-15 walk of Town Centre/1-1.5km)	Compact Growth-brownfield/infill/rounding off	Extant Planning Permission	
CK1	Proposed Residential B	X	✓	X	
CK2	Proposed Residential B	✓	✓	X	
CK3	Proposed Residential B	✓	✓	✓	Pluvial flooding at mini roundabout Current application 23/60322 with access off R927
CK4	Proposed Residential A	✓	✓	X	
CK5	Strategic Residential Reserve	✓	✓	X	Access via private/unscheduled road
CK6	Strategic Residential Reserve	✓	✓	X	
CK7	Proposed Residential A	✓	✓	✓	Planning application 23/60011
CK8	Proposed Residential B	✓	✓	X	Access via private/unscheduled road onto R178. No footpath or public lighting serving the site. Pluvial flooding on portion of site in vicinity of stream.
CK9	Proposed Residential A	✓	✓	X	Access via private/unscheduled road onto R178 There is no footpath or public lighting serving the site. However, the lands adjoin Cluain Alainn Housing Development which is Taken in Charge and therefore provides roads, footpath and public lighting access.
CK10	Strategic Residential Reserve	✓	✓	X	Portion of the site subject to pluvial flooding.

CK 11	Strategic Residential Reserve	✓	✓	X	Pluvial flooding on majority of site.
CK12	Strategic Residential Reserve	✓	✓	X	
CK13	Strategic Residential Reserve	✓	✓	X	Southern portion of site partly developed as extension to existing graveyard.
CK14	Proposed Residential A	✓	✓	✓	Planning application 24/60137 Elevated topography
CK15	Proposed Residential A	✓	✓	X	
CK16	Proposed Residential A	✓	✓	✓	Fully completed development 20/97
CK17	Strategic Residential Reserve	X	✓	✓	Development completed (1 house)
CK18	Strategic Residential Reserve	X	✓	X	Access via existing domestic entrance. Site appears to be associated with existing residential property to the south west. Close proximity to flood risk area.
CK19	Proposed Residential A	✓	✓	✓	Planning application 23/60218
CK20	Proposed Residential A	✓	✓	X	
CK21	Proposed Residential A	✓	✓	✓	Planning application 23/81 Proximity to Protected Monument (MO-031-036)
CK22	Strategic Residential Reserve	✓	✓	X	Accessed through existing residential development.
CK23	Strategic Residential Reserve	✓	✓	X	Accessed through existing residential development. Potential flooding along boundary with Woodvale
CK24	Proposed Residential A	✓	✓	X	
CK25	Strategic Residential Reserve	✓	✓	X	

CK26	Strategic Residential Reserve	✓	✓	X	
CK27	Strategic Residential Reserve	✓	✓	X	
CK28	Proposed Residential A	✓	✓	X	Fluvial flooding to north east of site. Restricted access from Mullinary Street and access from Mullinary Road difficult due to topography.
CK29	Proposed Residential B	✓	✓	X	
CK30	Strategic Residential Reserve	✓	✓	✓	Planning application 21/678 (commercial)
CK31	Strategic Residential Reserve	✓	X	X	New road proposal through site
CK32	Proposed Residential A	✓	✓	X	Flooding risk along the northern boundary.
CK33	Proposed Residential A	✓	✓	X	Portion of site subject to flooding. Site located within curtilage of protected structure Planning application 23/60093 - Withdrawn
CK34	Proposed Residential A	✓	X	X	Proximity to flood risk area. Access through adjoining residential development – Derryolam Court. High land/topography.
CK35	Proposed Residential A	✓	✓	✓	Planning application 20/530 on portion of site. (60 dwellings under construction) Planning application 19/571 on portion of site. (Industrial development, not commenced)
CK36	Proposed Residential A	✓	✓	✓	Planning application 19/151. Majority of site developed (Corr An Tobair)

					Lands to the north west of developed portion of site extremely challenging with respect to topography.
CK37	Town Centre	✓	✓	X	
CK38	Town Centre	✓	✓	X	
CK39	Town Centre	✓	✓	X	
CK40	Town Centre	✓	✓	X	
CK41	Town Centre	✓	✓	X	
CK42	Town Centre	✓	✓	✓	<p>Planning application 19/316 - Change of use from an educational (School) use on ground and first floor to a retail outlet.</p> <p>Fluvial flooding south of site.</p> <p>Protected structure located within site.</p>
CK43	Town Centre	✓	✓	✓	Fluvial flooding along western boundary.
CK44	Town Centre	✓	✓	✓	

Castleblayney Town

Site Details	Sustainable Planning Criteria				Additional Comments
Map Reference	Existing Land use Zoning	Location (within 10-15 walk of Town Centre/1-1.5km)	Compact Growth-brownfield/infill/rounding off	Extant Planning Permission	
CB1	Proposed Residential B	✓	✓	✓	Planning applications 21/312 & 22/222. Northern part of site built on (1 dwelling).
CB2	Strategic Residential Reserve	✓	✓	X	Accessed via existing residential development Crescent Hill.
CB3	Strategic Residential Reserve	✓	✓	X	
CB4	Proposed Residential B	✓	✓	✓	Planning application 23/60117. Material Contravention (Extension to existing filling station). Pluvial flooding along north eastern boundary.
CB5	Proposed Residential A	✓	✓	X	Road upgrade along adjoining LP3800 to the east.
CB6	Proposed Residential A	✓	✓	X	Site predominately developed (Coill Darach). Area within middle of site developed for agricultural/stables.
CB7	Proposed Residential A	✓	✓	X	Operational farm located within south eastern portion of site. Road upgrade adjoining LP3800 to the west.
CB8	Proposed Residential B	✓	✓	X	Western portion of the site subject to flooding.
CB9	Strategic Residential Reserve	✓	✓	X	Western portion of site subject to flooding.
CB10	Strategic Residential Reserve	✓	✓	X	Pluvial flooding along south western boundary.

CB11	Proposed Residential A	✓	✓	✓	Planning application 23/79 (1 dwelling under construction).
CB12	Strategic Residential Reserve	✓	✓	X	Accessed via existing residential development. Flood risk to southern western area.
CB13	Strategic Residential Reserve	✓	✓	✓	Planning application 20/270 (1 dwelling completed). Existing agricultural structures on portion of site. Portion of land has good access to Dublin Road. Lands to the rear possible suitable for low density housing. Portion of site subject to fluvial flooding along R938.
CB14	Proposed Residential A	✓	✓	X	
CB15	Proposed Residential B	✓	✓	✓	Planning applications 20/524, 21/171,22/370, 24/60118
CB16	Proposed Residential B	✓	✓	X	
CB17	Strategic Residential Reserve	✓	✓	✓	Planning application 18/368. Unfished residential development. Portion of site subject to pluvial flooding.
CB18	Proposed Residential A	✓	✓	X	
CB19	Town Centre	✓	✓	✓	Planning application 23/60102 currently under appeal.
CB20	Town Centre	✓	✓	X	Indicative road proposal along western boundary.
CB21	Town Centre	✓	✓	X	Flood risk along eastern site boundary.
CB22	Proposed Residential A	✓	✓	X	
CB23	Proposed Residential A	✓	✓	✓	Full completed residential development (Radharc An Bhri).

Clones Town

Site Details		Sustainable Planning Criteria			Additional Comments
Map Reference	Existing Land use Zoning	Location (within 10-15 walk of Town Centre/1-1.5km)	Compact Growth-brownfield/infill/rounding off	Extant Planning Permission	
CL1	Proposed Residential A	✓	✓	X	
CL2	Proposed Residential B	✓	✓	X	Part of site home to Snipe Bird.
CL3	Proposed Residential B	✓	✓	X	
CL4	Proposed Residential A	✓	✓	X	
CL5	Proposed Residential B	✓	✓	X	Accessed from both R183 and LT21003. No public lighting or footpath along the LT21003.
CL6	Proposed Residential B	✓	✓	X	
CL7	Proposed Residential B	✓	✓	X	
CL8	Proposed Residential B	✓	✓	X	
CL9	Strategic Residential Reserve	✓	✓	X	Fluvial flooding along southern site boundary. Indicative new road proposal along the southern boundary and indicative road upgrade along the western and northern boundary.
CL10	Strategic Residential Reserve	✓	✓	✓	Part VIII Consent 22/8008 applies to eastern portion of site along LP2800 road to provide a public plaza.
CL11	Strategic Residential Reserve	✓	✓	X	Indicative new road proposal through middle of site. Portions of site subject to pluvial flooding.

CL12	Proposed Residential A	✓	✓	X	Front of site subject to pluvial flooding. Indicative new road proposal. Commercial building located within site along R183.
CL13	Town Centre	✓	✓	X	Portion of site subject to pluvial flooding along '98 Avenue.
CL14	Town Centre	✓	✓	X	Large area of site subject to pluvial flooding.
CL15	Proposed Residential A	✓	✓	X	Southern portion of site not accessible and are elevated. Protected Monument located within the middle of site.
CL16	Proposed Residential B	✓	✓	X	New road proposal within site area
CL17	Proposed Residential A	✓	✓	X	
CL18	Strategic Residential Reserve	✓	✓	X	
CL19	Proposed Residential B	✓	✓	X	
CL20	Strategic Residential Reserve	✓	✓	X	Access to N54 from narrow strip of land along N54. Potential access from existing residential site along R183. No public footpath on southern side of N54 but footpath and public lighting to north along N54. Adjoining lands zoned Landscape Protection and Conservation Area (former GNR Railway Line). Eastern part of site contains indicative road proposal. Flood Zone B at entrance point along the N54.

CL21	Strategic Residential Reserve	✓	✓	X	<p>No public footpath on southern side of N54 but footpath and public lighting to north along N54.</p> <p>Adjoining lands zoned Landscape Protection and Conservation Area (former GNR Railway Line).</p> <p>Eastern part of site contains indicative road proposal.</p> <p>Flood Zone B at entrance point along the N54.</p>
CL22	Strategic Residential Reserve	✓	✓	X	<p>Fluvial flooding along northern and eastern boundary.</p> <p>New road proposal along the northern boundary.</p> <p>Access via private laneway.</p>
CL23	Strategic Residential Reserve	✓	✓	X	<p>plot of ground consists of part of an agricultural field to the rear of two established detached dwellings.</p> <p>Narrow gateway access from the public road L2110 to the site.</p> <p>Fluvial flooding along the southern site boundary.</p>
CL24	Strategic Residential Reserve	✓	✓	X	<p>No direct access to public road but access possible via local authority owned development of OPD's adjacent.</p>
CL25	Proposed Residential A	✓	✓	X	<p>Public Footpath and lighting along Rosslea Road not River Lane.</p> <p>Road upgrade along southern portion of site (River Lane)</p> <p>Roslea Rd more suited for higher density. Lower density preferable off River Lane.</p>
CL26	Strategic Residential Reserve	✓	✓	X	<p>The site is located off a narrow road (LT 21001) 3.2m wide which leads to a laneway.</p> <p>There is no public footpath and or lighting along this road.</p>

					Whilst there is public water, sewerage etc along the Roslea Road to the east, these do not extend onto the laneway.
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Ballybay Town

Site Details		Sustainable Planning Criteria			Additional Comments
Map Reference	Existing Land use Zoning	Location (within 10-15 walk of Town Centre/1-1.5km)	Compact Growth-brownfield/infill/rounding off	Extant Planning Permission	
BB1	Strategic Residential Reserve	✓	✓	X	
BB2	Strategic Residential Reserve	✓	✓	X	
BB3	Proposed Residential A	✓	✓	X	
BB4	Strategic Residential Reserve	✓	✓	X	
BB5	Proposed Residential A	✓	✓	X	
BB6	Proposed Residential A	✓	✓	X	
BB7	Proposed Residential A	✓	✓	X	Planning application 18/555. 1 residential dwelling completed.
BB8	Strategic Residential Reserve	✓	✓	X	Footpath access along R180 opposite the site. No footpath or public lighting along LP3100 (western boundary). Agricultural building on site.
BB9	Strategic Residential Reserve	✓	✓	X	Access through existing residential development (Wylie's Hill)
BB10	Proposed Residential A	✓	✓	X	Access to lands available via R180 and private lane. Portion of lands in vicinity of Lough Minor at private lane at risk of flooding.
BB11	Proposed Residential B	✓	✓	X	Lough Major to south of site at risk of flooding.

BB12	Proposed Residential B	✓	✓	X	
BB13	Proposed Residential A	✓	✓	X	
BB14	Strategic Residential Reserve	✓	✓	X	Private laneway access. No public footpath or public lighting. Lands along northern boundary at risk of flooding.
BB15	Proposed Residential B	✓	✓	X	Planning application 19/285. Dwelling under construction in north eastern portion of site Accessed via private laneway.
BB16	Proposed Residential B	✓	✓	X	Accessed via private laneway.
BB17	Strategic Residential Reserve	✓	✓	X	Lough Minor to north of site at risk of flooding.
BB18	Proposed Residential A	✓	✓	X	
BB19	Strategic Residential Reserve	✓	✓	X	
BB20	Town Centre	✓	✓	X	Planning application 22/167 – Withdrawn.

Employment Zoned Lands

Monaghan Town

Site Details	Sustainable Planning Criteria			Additional Comments
Map Reference	Location (within 10-15 walk of Town Centre/1-1.5km)	Compact Growth-brownfield/infill/rounding off	Extant Planning Permission	
MN IEE 1	✓	✓	✓	Planning applications 20/159, 20/308, 23/60119, 23/60186, Element of the lands fully developed. New road proposal through site. Portion of lands subject to flooding.
MN IEE 2	✓	✓	x	Southern portion of site developed (IJM) New road and road upgrade proposals. Public footpath and lighting along LP road only.
MN IEE 3	✓	✓	x	Road proposal through site
MN IEE 4	✓	✓	x	Large portion of the lands developed.
MN IEE 5	✓	✓	x	
MN IEE 6	✓	X	x	Accessed via private laneway.
MN IEE 7	x	✓	x	Site partially developed
MN IEE 8	x	x	x	Fluvial flooding on portion of site. Footpath and lighting along one side of road.
MN IEE 9	x	✓	X	Site partially developed (Century Homes) Portion of site subject to fluvial flooding. Footpath and lighting extends as far as Century Homes

MN IEE 10	x	✓	✓	Planning application 22/349 (proposed storage facility) New road proposal along the northern and western boundaries.
MN IEE 11	✓	✓	X	Middle portion of lands developed. Road proposal through lands Portion of site subject to fluvial flooding
MN IEE 12	x	✓	✓	Planning applications 20/57 & 23/60310 Large portion of site development Portion of site subject to fluvial flooding
MN IEE 13	✓	✓	✓	Planning applications 22/189, 22/442, 23/99, 23/163 Large portion of site developed Footpath and lighting on one side of road
MN IEE 14	-	-	-	Fully developed site.
MN IEE 15	✓	✓	✓	Portion of site subject to fluvial flooding
MN IEE 16	-	-	-	Fully developed site.
MN IEE 17	-	-	-	Fully developed site.
MN IEE 18	-	-	-	Fully developed site.
MN IEE 19	-	-	-	Fully developed site.

Carrickmacross Town

Site Details	Sustainable Planning Criteria			Additional Comments
Map Reference	Location (within 10-15 walk of Town Centre/1-1.5km)	Compact Growth-brownfield/infill/rounding off	Extant Planning Permission	
CK IEE 1	x	✓	x	Portion of site subject to fluvial flooding.
CK IEE 2	✓	✓	x	Portion of site developed (Gernord Limited) Portion of site subject to pluvial flooding.
CK IEE 3	✓	x	X	Portion of site subject to pluvial flooding
CK IEE 4	✓	✓	✓	Planning applications 20/439, 22/144, 23/6005, 23/60038, 23/60041, 23/60344, 23/60049, 23/600262 Portion of site subject to pluvial flooding. Part of site developed
CK IEE 5	✓	✓	✓	Planning application 21/19 Access via private laneway off R180 Portion of site developed (Dooley Agricultural)
CK 1EE 6	✓	✓	✓	Majority of lands developed. Planning application 19/571 on undeveloped portion of land. Portion of site subject to pluvial flooding. Proposed new road proposal
CK IEE 7	-	-	-	Fully developed
CK IEE 8	✓	✓	x	Southern portion of site developed. Portion of lands subject to pluvial flooding.
CK IEE 9	-	-	-	Fully developed.

CK IEE 10	✓	✓	x	Portion of site subject to pluvial flooding.
CK IEE 11	✓	✓	x	
CK IEE 12	✓	✓	x	Portion of lands subject to pluvial and fluvial flooding.
CK IEE 13	-	-	-	Fully Developed.
CK IEE 14	-	-	-	Fully Developed.

Castleblayney Town

Site Details	Sustainable Planning Criteria			Additional Comments
Map Reference	Location (within 10-15 walk of Town Centre/1-1.5km)	Compact Growth-brownfield/infill/rounding off	Extant Planning Permission	
CB IEE 1	✓	✓	x	<p>North western and south eastern portion of lands developed.</p> <p>Road proposal through portion of lands</p> <p>Pluvial flooding on portion of site.</p>
CB IEE 2	✓	✓	✓	<p>Planning application 21/535 (3 commercial units).</p> <p>Portions of land developed.</p> <p>Pluvial flooding on portion of land.</p>
CB IEE 3	✓	✓	✓	<p>Planning application 23/40 (Factory)</p> <p>South eastern portion of site developed.</p> <p>Pluvial flooding on portion of site.</p>
CB IEE 4	✓	✓	x	Pluvial flooding portions of site
CB IEE 5	✓	✓	✓	Planning application 23/600117 – Material Contravention (Extension to existing petrol station).
CB IEE 6	✓	✓	x	<p>Majority of site developed.</p> <p>Portion of site subject to pluvial flooding</p> <p>Road upgrade proposed</p>

Clones Town

Site Details	Sustainable Planning Criteria			Additional Comments
Map Reference	Location (within 10-15 walk of Town Centre/1-1.5km)	Compact Growth-brownfield/infill/rounding off	Extant Planning Permission	
CL IEE 1	✓	✓	X	Road proposal through middle of lands. Portion of site subject to flooding.
CL IEE 2	-	-	-	Fully developed site.
CL IEE 3	✓	✓	✓	Planning application 22/383 (Cold Storage Facility) Part of site developed as a mart Flooding on portion of site.
CL IEE 4	-	-	-	Fully developed but vacant site currently for sale.
CL IEE 5	✓	✓	✓	Planning application 20/472 (Amendment to existing building) Poultry units located on portion of site. Pluvial flooding on portion of site.
CL IEE 6	-	-	-	Fully developed site
CL IEE 7	-	-	-	Fully developed site
CL IEE 8	-	-	-	Fully developed site

Ballybay Town

Site Details	Sustainable Planning Criteria			Additional Comments
Map Reference	Location (within 10-15 walk of Town Centre/1-1.5km)	Compact Growth-brownfield/infill/rounding off	Extant Planning Permission	
BB IEE 1	✓	x	x	
BB IEE 2	-	-	-	Fully developed site.
BB IEE 3	✓	✓	x	Partially developed site.
BB IEE 4	✓	✓	✓	Planning application 21/587 (Extend existing steel processing facility). Majority of site developed.
BB IEE 5	-	-	-	Majority of site developed.
BB IEE 6	-	-	-	Majority of site developed.
BB IEE 7	✓	✓	✓	Planning application 19/340. Majority of site developed.
BB IEE 8	-	-	-	Majority of site developed.
BB IEE 9	-	-	-	Majority of site developed.
BB IEE 10	-	-	-	Majority of site developed.

Appendix 17

**Review of Industry,
Enterprise and
Employment Lands**

Industry, Enterprise and Employment Lands

1. Overview of Existing Zoned Land
2. Job Growth Targets
3. Proposed Land Zoned within County Development Plan 2025-2031
4. Planning and Environmental Considerations for Zoning

1.0 Overview of existing zoned land

Monaghan County Council has an ambitious growth strategy as set out in the Local Economic Community Plan 2023-2029, which also reflects regional and national policy aspirations. The ability of the County to support job growth is ultimately dependent upon capacity to accommodate it. To support increased employment opportunities, the County Development Plan 2025-2031 should ensure that an adequate supply of land, in a range of locations, is appropriately zoned.

Policy objectives and proposed zoning contained within the County Development Plan 2025-2031 should be informed by an assessment of existing zoned lands, and the capacity of same to accommodate future development. A desktop assessment was conducted to establish:

- The amount of land zoned for Industry, Enterprise and Employment per town within the Monaghan County Development Plan 2019-2025
- The area of industry, enterprise and employment zoned land which has been developed
- The area of industry, enterprise and employment zoned land which remain undeveloped; and
- Any industry, enterprise and employment zoned lands which have the benefit of extant permission.

The Monaghan County Development Plan 2019-2025 zones lands for industry, enterprise and employment use within each of the Tier1, Tier 2 and Tier 3 settlements, five towns in total. The County Development Plan 2019-2025 (variation No.5) zoning map for each town provided the beginning point for analysis. Each parcel of IE land zoning was then given an individual survey site reference. Each survey site varies in size, however the overall number of sites does not reflect the total amount of land zoned, for example, in the smaller settlements of Ballybay and Clones, IE zonings consist of higher number of parcels of smaller areas, whilst Castleblayney has a lower number of zonings, but which are larger in area.

Site areas are included as an approximate and have been rounded.

Table 1: Survey Sites

Settlement	No. of Survey Sites	Total Area Assessed (ha)
Monaghan Town	22	233
Carrickmacross	13	119
Castleblayney	7	122
Clones	9	44
Ballybay	14	29
Total	65	547

The total area of land zoned within each correlates with the towns position within the settlement hierarchy. Monaghan town holds the largest majority of the land zoned, accounting for approximately 43% of the County total. Carrickmacross and Castleblayney have approximately 22% and 23% of the County share respectively. Clones holds 8% of the County share, whilst 5% of the total is in Ballybay.

Table 2: Survey of Industry, Enterprise and Employment Lands zoned under Monaghan County Development Plan 2019-2025 (Q2 - 2024) ¹

Settlement	Area of Zoned Land (ha)	Area Zoned for IE use Developed (ha)	Area Zoned with extant permission (ha)	Area with no landuse commitment ² . (ha)	Percentage of Zoned Land with no land use commitment (%)
County Total	547	140	25	384	70

Table 3: Settlement Summary

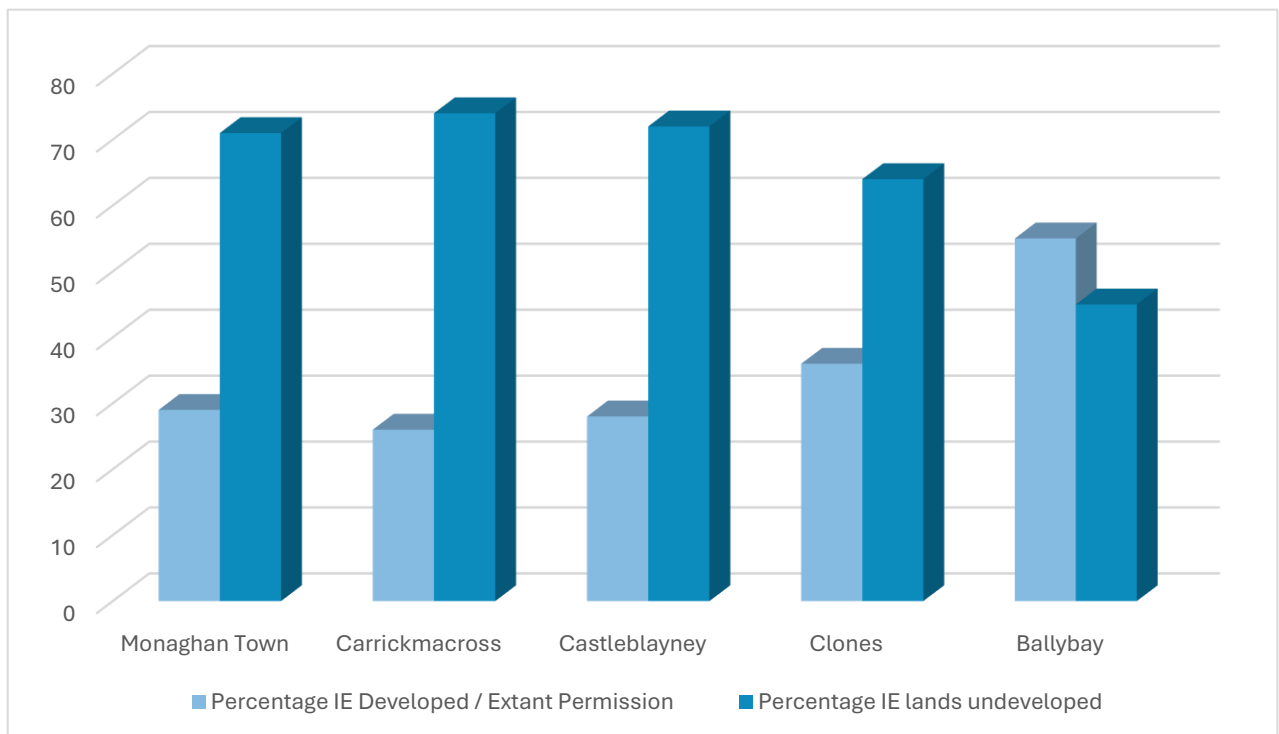
Settlement	Area of Zoned Land (ha)	Area Zoned for IE use Developed (ha)	Area Zoned with extant permission (ha)	Area with no landuse commitment ³ . (ha)	Percentage of Zoned Land with no land use commitment (%)
Tier 1 Monaghan Town	233	63	4	166	71
Tier 2 Carrickmacross	119	22.	8.	89	74
Castleblayney	122	26	8	88	72
Tier 3 Clones	44	16	0.3	28	64
Ballybay	29	12	4.6	13	45

¹ Area figures have been rounded and referred to as an approximate.

² Land use commitment refers to being developed or having extant permission on site.

³ Land use commitment refers to being developed or having extant permission on site.

Image 1: Status of Zoned IE lands per town



Analysis of that status of existing zoned land depicts that County wide, there are approximately **383ha** of zoned IE lands which are not developed, nor have extant planning permission. Desktop analysis has also identified that some of the lands categorised as ‘undeveloped’ sit in close proximity to long established businesses. These lands have an important role in facilitating future expansion of such enterprises.

Further analysis was then carried out to identify the area of land which did not sit in proximity to businesses, and which were greenfield IE lands.

Table 4: Undeveloped Lands per Settlement – not in proximity to established businesses.

	Total (ha)
Monaghan Town	68
Carrickmacross	71
Castleblayney	58
Clones	12
Ballybay	9

1.1 Land Using Zoning Demand – Settlement Analysis

The uptake of zoned land within each of the settlements has been analysed to allow an understanding of the demand within each of towns of industry, enterprise and employment land, and the role and function of each town within the County's overall economic performance.

Monaghan Town:

Identified as the County's principle town within the County Development Plan 2019-2025, the IE lands zoned within Monaghan Town account for 43% of all lands zoned for such purposes within the County. Monaghan town has **233ha** of land zoned for IE uses, with **63ha** now developed, accounting for **45%** of all developed IE land within the County. It is important to note that there has been a number of applications made in recent years within Monaghan town, suggesting that there has been an increase demand and uptake of land in recent years. Monaghan Town holds some significant enterprises, including Combilift, a worldclass manufacturing employing approximately 650 people on their site measuring approximately 14.07ha.

Some zoned lands, approximately **99ha**, which are categorised in this survey as undeveloped sit in close proximity to established businesses, many of which have a long history of providing employment opportunities to the people of the town, wider county and beyond. It is important that such lands are retained, so as not to stymie any future expansion plans which these enterprises may have. Furthermore, some such zonings occupy positions near residential zoned lands, and/or other uses, and therefore in the interest compatibility, they are important to retain to allow a buffer between land uses.

The role and function of Monaghan town is acknowledged within the NWRA RSES 2020-2032, which designates it as a 'key town'. Industry, enterprise and employment lands in the northeast of the town are identified as key future priorities, stating "these lands could be integrated with the population growth and are of strategic importance for future employment in the town". These lands have in part been developed, whilst other parcels benefit from extant planning permission. It is important that these land are afforded appropriate protection within the draft County Development Plan.

Carrickmacross:

Lands zoned for industry, enterprise and employment within Carrickmacross totals **119ha** accounting for approximately 21% of all land zoned within the County. The rate of uptake within Carrickmacross is approximately **22ha** of land has ben fully developed, accounting for 16% of the towns total. There have been recent applications for planning permission made on IE lands, and at present there is approximately **8ha** of land which has the benefit of extant permission.

Most non-committed IE lands in Carrickmacross, i.e. those lands which are not developed nor have extant planning permission, are greenfield sites which do not sit in close proximity to established enterprises within the town. As per the infrastructure assessment, some zoned lands have been identified as Tier 2, and therefore the appropriateness of retaining such lands should be reviewed in the context of overall projected growth of the town and a tiered approach to zoning as set out by the development plan guidelines.

Carrickmacross has seen recent applications for industrial development of scale (e.g. Ref No.23/60049, 23/60041, 20/439), which bodes well for the future development of the town. In considering the appropriate amount of land to be zoned within Carrickmacross, weight should also be given to its designation within the NWRA RSES 2020-2032 as a place of 'Strategic Potential'. Therefore, an appropriate amount of land should be zoned to support the future growth of the town, to accommodate employment generating development and supporting job opportunities for resident workers and workers who may wish to commute into the town for employment.

Castleblayney:

Castleblayney is a Tier 2 Strategic Town as per the Monaghan County Development Plan 2019-2025. There is approximately **122ha** of land zoned for IE use within the town, accounting for **22%** of the County's total IE zoned land. The majority of IE land is concentrated to the north and northwest of the town. The land which is developed measures **26ha**, accounting for 21% of the total zoned within the settlement. Castleblayney is home to a number of long-established businesses found on zoned lands, and approximately 30ha of lands which is categorised as 'undeveloped' for the purposes of this study sits in close proximity to these businesses, and therefore plays an important function in facilitating any potential future expansions or intensification at these sites.

Castleblayney has seen recent applications for industries of scale (e.g Ref No: 23/40) and as such, there is approximately 8ha of zoned land which has the benefit of extant planning permission.

Clones:

Clones is designated as a Tier 3 Service Town and has approximately **43ha** of zoned IE land as per the Monaghan County Development Plan 2019-2025. Clones provides local employment opportunities, and approximately **16ha** of the zoned land is developed, accounting for 72% of the total zoned land within the town. As seen in other settlements, a large proportion of zoned land categorised as 'undeveloped', is in proximity to established enterprises.

Ballybay:

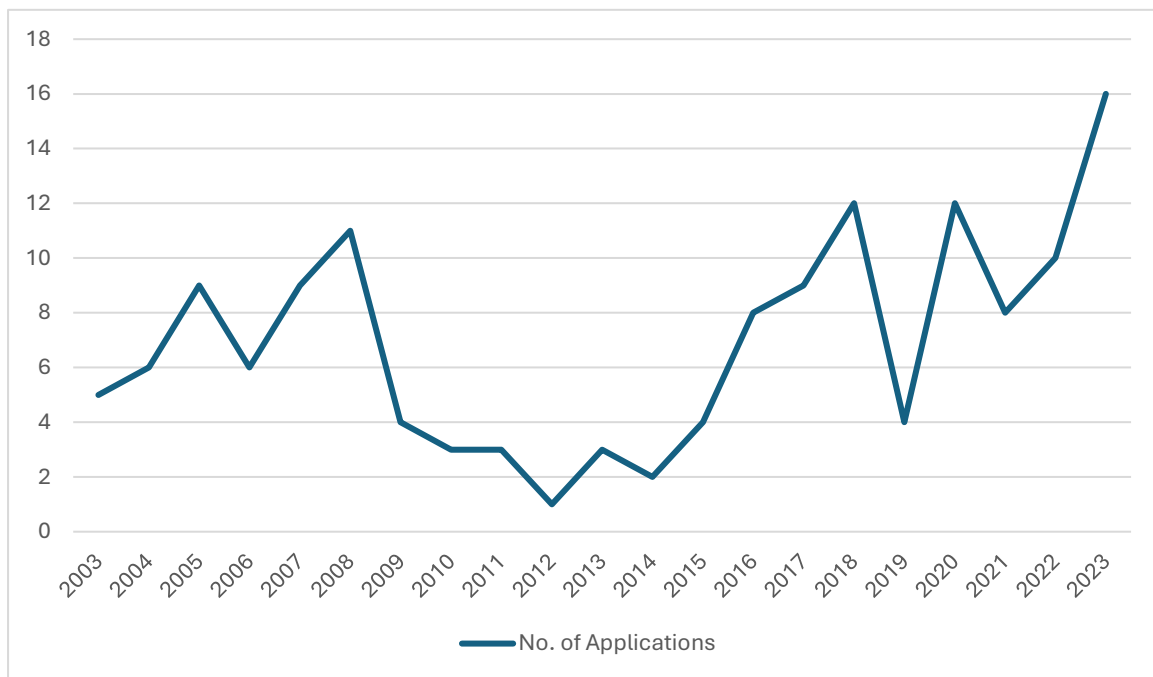
Ballybay has the lowest share of the County's total zoned land, with approximately **29ha** zoned in the settlement accounting for 5.5% of the County's total. Of this 29ha, approximately **12.5ha** has been developed, representing 43% of County total. A further **4.6ha** of land has the benefit of extant planning permission.

1.2 Remaining Capacity

The above analysis demonstrates that at a county level, **137ha** of Industry, Enterprise and Employment lands have been developed. Approximately **384ha** of zoned lands is categorised as having no land use commitment, ie. not developed nor has extant planning permission. There is variation in the number of lands developed and undeveloped across the five towns. Approximately **168ha** of these undeveloped lands sit in close proximity to or within/adjacent to the confines of established businesses and therefore these lands are important for any future intensification or expansion of established uses.

There is approximately **25ha** of lands zoned for IE purposes, which benefit from extant planning permission. These lands are concentrated in Monaghan Town, Carrickmacross and Castleblayney with a portion also in Ballybay. This is a figure of note, as it shows intent by developers to develop on IE lands, providing increased jobs opportunities within the County. As is demonstrated graphically, below, the number of applications made on IE lands has risen during the 2019-2025 plan period, compared to the previous period, which is reflective of improved economic conditions.

Image 2: Number of Planning Applications Made on IE Lands Over a 20 Year Period



2.0 Job Growth Target

2.1 Establishing a Job Growth Target

There are two methods which can be adopted to estimate future job growth target, being;

- A. A localised target derived from regional jobs target; or
- B. Job target based on population growth, applying labour force participation and job ratio.

A. The Northern and Western Regional Assembly's (NWRA) Regional Spatial and Economic Strategy (RSES) 2020-2032 has identified a specific job target which has been used to estimate the number of new jobs Monaghan County Council should cater for over the plan period.

There were 245,916 jobs within the NWRA region in 2016. County Monaghan's share of these jobs was 7% or 17,305 jobs. The NPF and RSES job target for the northern and western region is an additional 115,000 jobs by 2040 at a rate of 4,792 jobs per annum over the 24 years (from 2016). This regional target has been localised to project job requirement for the County. This figure has been arrived at using the relationship between the number of jobs in County Monaghan to the those in the NWRA in 2016 (7% of total jobs) and assuming that the growth will be linear i.e. same rate of growth each year.

This method establishes a job growth target of 2,345 additional jobs by 2031, the lifetime of the County Development Plan, the stages of arriving at this figure are set out in table 5 below.

Table 5: Localised Regional Job Target in County Monaghan

Ref	Description	Statistic	Unit	Step
A	Northern and Western Regional Jobs (2016)	245,916	Jobs	
B	NPF / RSES Additional jobs by 2040 for NWRA	115,000	Jobs	
C	NWRA Annual Growth	4,791	Jobs	B/24
D	NWRA Total Jobs by 2031	317,781	Jobs	A+(c*15)
E	Co Monaghan Jobs (2016)	17,305	Jobs	
F	Co. Monaghan Jobs % share of NWRA jobs (2016)	7%	Jobs	E/A
G	Co. Monaghan Additional Jobs per annum	335	Jobs	C/F
H	Projected total additional jobs for Co. Monaghan 2025- 2031.	2,345	Jobs	GX7

B. The County population is projected to grow to **71,516 persons** by 2031. This projected population growth has been used to predict the potential labour force. The 'working age population' is the number of residents who are aged between 15 and 64. According to the 2022 Census, 62% of the total population were within this age bracket. The percentage of the population within the working age population bracket has remained consistent with previous populations.

Assuming that this percentage remains during the lifetime of the County Development Plan, the working age population is targeted to grow by approximately **4,450** persons during the lifetime of the development plan. This would result in a working age population of 44,339 persons.

-Labour Force

Labour force participation measures the proportion of people aged 15 years and over who are either at work or available to work. The labour force participation rate for County Monaghan is **61%**. Applying the same participation rate to the target working age population suggests that **27,046** people of the County's population will be in the labour force during the lifetime of the plan. This would represent an increase of **2,304** persons from 2022.

-Jobs Ratio

Jobs ratio refers to the ratio of jobs to resident workforce. A ratio of 1.0 means that there is one job for every resident worker in a settlement and that there is a balance, although not a match, as some resident workers will be employed elsewhere and vice-versa. Ratios of more than 1.0 indicate a net inflow of workers and of less than 1.0, a net out-flow. The extent to which the ratio is greater than or less than 1.0 is also generally indicative of the extent to which a town has a wider service area and employment role, rather than as a commuter settlement

At a County wide level, the jobs: residents worker ratio has remained consistent from 2016 to 2022, however, it remains lower than 2011 figure.

Table 6: Jobs: Resident Workers - County Level

Year	Population	Resident Workers	Local Jobs	Jobs: Resident Workers
2011	60,483	22,748	16,520	0.73
2016	61,386	25,203	17,305	0.69
2022	65,288	28,222	19,394	0.69

Source: All Island Research Observatory

Considering the jobs: resident workers ratio at a settlement level helps to further understand the differences between settlements across the County in terms of their commuter flows.

Table 7: Jobs: Resident Workers – Settlement Level

Settlement	Population 2022	Resident Workers	Total Jobs	Jobs: Resident Workers Ratio
Monaghan Town	7,894	2,632	4,198	1.59
Carrickmacross	5,745	1,901	1,896	1.00
Castleblayney	3,926	1,269	1,723	1.36
Clones	1,885	639	493	0.77

Source: Draft First Revision to the National Planning Framework (July 2024)

It should be a target to improve the jobs ratio of the County overall, and in particular, the jobs ratio of those towns where it is currently low. Applying the County’s labour force participation rate of 61% and a target jobs ratio of 0.7 to the projected working age population, this projects a growth of an additional **1,900 jobs**.

Whilst the NWRA target jobs growth is marginally higher, it is considered appropriate to encourage increased job growth to support the County’s role and function within the overall NWRA growth ambitions. Target job growth based on localised NWRA target will suitably meet the needs of the growing population, increasing the number of persons who live in Monaghan that work in Monaghan, as well as increasing the number of persons who commute into the county for employment.

3.0 Proposed Land Zoned within County Development Plan 2025-2031

The total area of land zoned for industry, enterprise and employment zoning in each of the settlement is set out below.

Table 10: Proposed Industry, Enterprise and Employment Zoning

Settlement	Proposed 2025-2031 Zoning ⁴	Current 2019-2025 Zoning	Difference
Monaghan Town	236	233	-3ha
Carrickmacross	85	119	-34ha
Castleblayney	94	122	-28ha
Clones	39	44	-5ha
Ballybay	26	29	-3ha
Total	480	547	-67

The proposed zoning represents a reduction in the total amount of land zoned for industry, enterprise and employment across the County. The amount of land zoned per each settlement is proposed based on a number of factors including the uptake of current zoned land within each town.

While the total number of potential jobs which these lands that could be accommodated on these lands exceeds 2,345, proposed zoning would allow for choice, variety and flexibility during the plan period. The amount of land zoned for each settlement has been determined taken into account planning and environmental considerations as set out in section 6.7 of this report.

⁴ Figures have been rounded.

4.0 Planning and Environmental Considerations for Zoning

It has been established thus far that the current number of undeveloped lands could accommodate the predicted increase in job growth during the lifetime of the development plan, and beyond. However, planning for enterprise and employment related zoning, and translating job growth into land requirements requires a long term and flexible approach and one which is appropriate to the circumstances of the County.

There are some key planning and environmental considerations which will influence both the quantum of lands proposed to be zoned, and the locations of same, within the County Development Plan 2025-2031, which are outlined below.

Topography

Average densities per employees are often used to predict the floorspace required to accommodate employment growth. In practice, applying employee density figures and plot ratios to job growth numbers, to allow an estimate of land requirements to be made, is more complex in counties like Monaghan owing to the landscape. The topography of some zoned lands, particularly where the land is highly elevated in parts, means that it is not practical to develop all the zoned area. In some circumstances, not all of the area zoned can accommodate new floorspace.

Whilst efforts will be made to discount undevelopable lands when allocating zonings, in some cases, it is necessary to include this land to provide adequate access etc. Ultimately, in some land parcels, the total area zoned will not directly correlate to providing a number of jobs neatly.

Developable Area (Plot Ratio)

Plot ratio expresses the amount of floorspace in relation (proportionally) to the site and is determined by the gross floor area of the building(s) divided by the site area.

An analysis of recent planning applications on industry, enterprise and enterprise lands was carried out to establish the average plot ratio within the County, which can also be used to help predict land requirements for job growth.

As plot ratios demonstrate, an entire site area will not be developed for employment floorspace. A certain percentage will be lost to allow for circulation through the site, car parking requirements or to mitigate against other constraints (topography/ flooding or similar constraints).

Flooding

Lands which are identified as being fluvial or pluvial flood risk areas, should not be considered appropriate to zone for IE purposes. However, as per current zoning in the Monaghan County Development Plan 2019-2025 some areas of flood risk are included in part of wider zonings and may be necessary to retain. This will be considered on a case-by-case basis when reviewing zonings having regard to the Strategic Flood Risk Assessment..

Sequential Test and Accessibility

It is important that IE lands are located in most appropriate locations. Accessibility is a central consideration in selecting employment zonings and the transport provision of potential locations for development needs to be strategically considered. Low intensity employment uses, which is a dominant sector within the county, such as engineering, agri-food and logistics facilities require good access to the major road network.

The sequential approach to land-use zoning will also apply, with lands contiguous to existing development within a settlement being prioritised for high-intensity employment zoning ahead of lands located on the periphery of the settlement.

Jobs Ratio

It is a target to improve the jobs ratio of the County overall, and in particular, the jobs ratio of those towns where it is particularly low currently. Carrickmacross and Clones have a jobs: resident workers ratio of below 1.0. It necessary to facilitate increased job growth and enterprise growth, and this should be reflected within the quantum of proposed land use zoning, to accommodate new enterprises and provide employment opportunities.

Policy Context

Northern and Western Regional Assembly – Regional Spatial and Economic Strategy

Monaghan town is identified as a key town within the NWRA RSES 2020-2032, with parcels of land to the north east and to the west of the town identified as key priorities. The RSES suggests that these lands could be connected to the national road network and their development should be integrated with the population growth and are of strategic importance for future employment in the town. This RSES direction is particularly important when considering how IE zonings in Monaghan town should be approached.

Carrickmacross is identified as a town with strategic potential on a regional scale. Therefore, it is important to support this ambition through ensuring an adequate amount of land is zoned for employment related uses.

Monaghan County Council Local Economic and Community Plan 2023-2029

The draft County Development Plan should take account of the Local Economic and Community Plan 2023-2029 and in particular, should support goal 6 and its associated objectives:

Goal 5: Grow and diversify the economy, and attract and create high value sustainable employment

- Objective 5.1 Attract foreign direct investment to support job creation
- Objective 5.2 Support existing enterprises and encourage innovative entrepreneurship
- Objective 5.3 Strengthen and build upon the world-class agri-business sector

An adequate and appropriate amount of land should be reserved in each of the 5 towns to support these objectives

Appendix 18

**Housing Need and
Demand Assessment**

2023



Monaghan County Council

Housing Need and Demand Assessment for Monaghan July 2023

KPMG-FA

July 2023

This report contains 76 pages

Housing Need and Demand Assessment for County Monaghan

Executive Summary

The following analysis has been prepared by KPMG Future Analytics (KPMG-FA) on behalf of Monaghan County Council to provide an overview of the operation of the Housing Need and Demand Assessment (HNDA) for Co. Monaghan.

The National Planning Framework requires all local authorities to carry out a HNDA for their area in order to “*correlate and accurately align future housing requirements*”.¹ The HNDA is intended to “*primarily inform housing policies, housing strategies and associated land use zoning policies as well as assisting in determining where new policy areas or investment programmes are to be developed*”.

The HNDA is informed by key evidence inputs, most notably modelled estimates of future housing need and demand, i.e. how many new households in the county will be able to purchase their own home, how many can afford to rent, how many will require social housing, and how many will require affordable housing. These are required to be calculated using the Housing Need and Demand Toolkit (HNDA Toolkit), developed by the Department of Housing, Local Government and Heritage and published in 2021. The toolkit’s outputs for Co. Monaghan are provided in this executive summary.

In addition, the HNDA requires contextual information on demographic and wider economic trends in the county, affordability trends and issues relating to the local housing market, pressures on local housing stock and supply, and issues relating to specialist provision of housing. These are explored in the assessment and summarised in concise key issue tables at the beginning of each subsequent section.

HNDA Toolkit

KPMG-FA prepared a breakdown of housing need by tenure type using the HNDA Toolkit.

This toolkit includes pre-defined projections of households expected to arise in each county, ultimately derived from population projections prepared for the National Planning Framework. Based on these projections, 2,754 new households requiring housing are anticipated to arise in Co. Monaghan between 2023 and 2031. Accounting for existing need (overcrowding and homelessness) adds a further 39 households, leading to a total of **2,789 new households in Co. Monaghan between 2023 and 2031**.

The HNDA Toolkit allocates new households to one of four exclusive categories based on projected incomes and projected prices for house purchases and rents. The four categories are

- **buyers**, or those who can afford to purchase a home

¹ NPF National Policy Objective 39: <https://www.npf.ie/wp-content/uploads/2017/10/Ireland-2040-Our-Plan-Draft-NPF.pdf>, p89

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Housing Need and Demand Assessment for Monaghan

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- **private rental sector (PRS)**, or those who cannot afford to purchase a home but can afford market rents
- **social housing**, or those who are eligible to access social housing provision
- **affordability constraint**, or those who fall outside the social housing income thresholds but cannot afford market rents, and are in need of affordable housing solutions

The numbers of new households that fall into each of these categories form the tenure cohorts for each year.

Scenarios

By default, the HNDA Toolkit assumes certain values for future change in incomes, average purchase prices and rental prices. As part of this assessment, a 'core tool default' scenario was run but a sharp difference was noted between these default values and historic trends in Co. Monaghan.

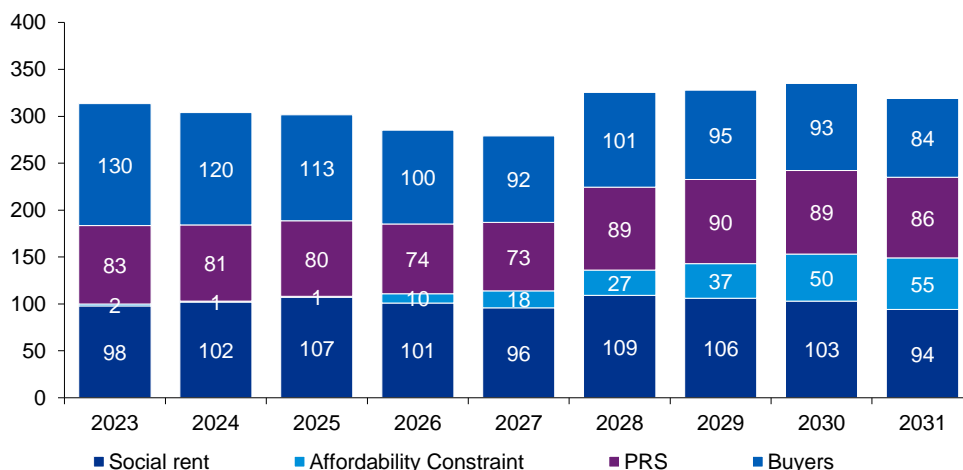
As such, a **bespoke 'Co. Monaghan scenario' was developed to better account for local conditions, market histories and growth expectation**. For this scenario, it was assumed that:

- incomes would grow by c. 2% per annum, in line with forecasts by the Central Bank of Ireland (though higher and lower growth scenarios were also prepared)
- house purchase prices would grow by 8.9% between 2022-2023, reflecting the six-year average of historic sales price change in the county; with this rate of growth gradually tapering down over time.
- rental prices would grow by 6.5% between 2022-2023, reflecting the six-year average of historic rental price change in the county; with this rate of growth gradually tapering down over time.

In this 'Co. Monaghan scenario', tenure forecasts for the assessment period of 2023-2031 were prepared as follows:

- **928** newly arising households (c.**33%** of the 2023-2031 total) are projected to be buyers
- **745** newly arising households (c.**27%** of the 2023-2031 total) are projected to be unable to purchase a home but able to rent in the private rental sector
- **916** newly arising households (c.**33%** of the 2023-2031 total) are projected to require social housing
- **201** households newly arising household (c.**7%** of the 2023-2031 total) are projected to form an affordability constraint cohort, being unable to afford market rents while simultaneously being unable to access social housing. As such, this cohort is anticipated to require affordable housing solutions.

Housing need expressed in number of new households in each tenure cohort per year (2023-2031, DHLGH HNDA Toolkit) – preferred scenario²



Housing need expressed in number of new households in each tenure cohort per year (2023-2031, DHLGH HNDA Toolkit) – preferred scenario

Tenure	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Social rent	98	102	107	101	96	109	106	103	94	916
Affordability Constraint	2	1	1	10	18	27	37	50	55	201
PRS	83	81	80	74	73	89	90	89	86	745
Buyers	130	120	113	100	92	101	95	93	84	928
Total	313	304	301	285	279	326	328	335	319	2,790³

With house prices projected to rise at a higher rate than incomes, we can observe a shrinking cohort of buyers over the assessment period. Though rental prices are also projected to increase at a higher rate than incomes, leading to some households being unable to access the private rental sector, the increasing number of households who cannot afford to purchase are shunted into the ‘upper end’ of the private rental sector, leading to a growing cohort of renters in Co. Monaghan.

A consistent cohort of households requiring social housing is projected to arise each year. An affordability constraint cohort (i.e., of households unable to afford rent but outside social housing thresholds) is projected to arise in 2023 and grow sharply. It will exceed 5% of all annual newly formed households in 2027 (at 6.5%), and ultimately constitute 201 households over the assessment period. These households will require affordable housing solutions.

² ‘Co. Monaghan scenario’. Other scenarios, including the Core Tool default scenario, are detailed in Section 4.

³ Due to how the HNDA Toolkit handles rounding, there is a slight variation in total figures.



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Housing Need and Demand Assessment for Monaghan
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Glossary

[AHB] Approved Housing Body	[PPR] Property Price Register
[BER] Building Energy Rating	[PPSN] Personal Public Services Number
[CBI] Central Bank of Ireland	[PRS] Private Rental Sector
[CCMA] County and City Management Association	[RAS] Rental Accommodation Scheme
[CSO] Central Statistics Office	[RTB] Residential Tenancies Board
[DHLGH] Department of Housing, Local Government and Heritage	[SA] Small Area
[DSP] Department of Social Protection	[SEAI] Sustainable Energy Authority of Ireland
[ED] Electoral Division	[SSHA] Summary of Social Housing Assessments
[HA] Housing Association	[RAS] Rental Accommodation Scheme
[HAP] Housing Assistance Payment	
[HNDA] Housing Need and Demand Assessment	
[LA] Local Authority	
[LEA] Local Electoral Area	
[MCC] Monaghan County Council	
[MD] Municipal District	

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1 Introduction

1.1 Overview

This report summarises the Housing Need and Demand Assessment (HNDA) that has been prepared by KPMG Future Analytics as part of Monaghan County Council's review of the Monaghan County Development Plan 2019-2025.

As part of National Policy Objective 39⁴, the National Planning Framework requires each local authority to develop a Housing Need Demand Assessment (HNDA) which must underpin and support the preparation of housing strategies and housing policy. KPMG Future Analytics have applied a robust methodology to inform decision-making around the current and future housing supply and investment in housing related infrastructure and services in Co. Monaghan in accordance with the NPF and all other relevant statutory requirements.

1.2 Housing Need Demand Assessment (HNDA)

An evidence-based and future-proofed methodological approach has been adopted to ensure that the Housing Strategy meets the housing needs of the county and its residents while remaining in accordance with local, regional and national guidelines. Specifically, the NPF indicates that the purpose of the HNDA tool is to:

- Assist local authorities to develop long-term strategic views of housing need across all tenures.
- Provide a robust evidence base to support decisions about new housing supply, wider investment and housing related services that inform an overall national housing profile.
- Inform policies about the proportion of social and affordable housing required, including the need for different types and sizes of provision.
- Provide evidence to inform policies related to the provision of specialist housing and housing related services.

The HNDA incorporates socio-economic and demographic data in relation to current demand and supply in Co. Monaghan and projects future need over the next ten years. The analysis examines population growth, housing supply targets, incomes, mortgage capacity and rental affordability, social housing and housing needs as well as tenure, type, and dwelling size using evidence-based assumptions relating to employment growth, income levels and affordability in the housing market.⁵

⁴ NPF National Policy Objective 39: <https://www.npf.ie/wp-content/uploads/2017/10/Ireland-2040-Our-Plan-Draft-NPF.pdf>, p89

⁵ While data used inevitably reflects a snapshot in time, best-practice statistical analysis and reasonable assumptions are applied and stated clearly throughout the strategy.

The NPF states that HNDAs are designed to give broad, long run estimates of potential future housing need, rather than precision estimates. The HNDA also fulfils a critical statutory requirement for Monaghan County Council (MCC) through assessing need for social and affordable housing in accordance with Part V of the Planning and Development Act 2000 (as amended).

1.2.1 **HNDA Guidance and Toolkit, April 2021**

The Department of Housing, Local Government and Heritage (DHLGH) published 'Guidance on the Preparation of a Housing Need and Demand Assessment' and a HNDA Tool in April 2021. This is intended to be the first iteration of the DHLGH's HNDA Tool for use by local authorities in the preparation of housing strategies and development plans. The HNDA Toolkit produces an estimate of total future housing need in a local authority over the period 2020-2040 and an estimate of this need broken down into four tenure types:

- **Owner-occupation**
- **Private rented**
- **Social rented**
- **Affordability constraint** (i.e. households that are above the eligibility threshold for social housing but cannot afford to buy or rent privately and may require a form of affordable housing such as affordable purchase or cost rental).

The HNDA Toolkit may be amended in several ways to reflect custom scenarios and updated assumptions. Several custom variations have been agreed and applied by KPMG Future Analytics and Monaghan County Council to account for up-to-date research on the Co. Monaghan housing market, as set out in Section 4.

1.3 **Report structure**

This report draws together a broad range of information on the current and forecast housing market and housing needs in Co. Monaghan. Section 2 provides an overview of the demographic and economic drivers behind housing in Co. Monaghan. Section 3 provides an overview of the housing stock and tenure in the county, as well as presenting data on housing condition and vacancy.

Section 4 sets out the assessment of forecast housing need over the plan period through the application of the HNDA Toolkit, including an outline of the Toolkit methodology and outputs. Additional analysis has also been undertaken to assess specific requirements and elements of future housing need set out in the NPF including household composition, dwelling type, single rural dwellings, and specialist provision. Section 5 provides an overview of specialist provision in Co. Monaghan, with reference to older people, people with a disability, travellers, homeless persons, as well as refugees, asylum seekers and migrants.

2 Housing market drivers in County Monaghan

2.1 Key issues

Area of interest	Key issues identified
Demographic issues for the local housing market	<ul style="list-style-type: none"> Between 2016 and 2022, Co. Monaghan experienced a population growth of 6.4%, bringing the total population to 65,288 persons. By 2031 the population is expected to be between 69,000 and 71,000 persons. The age dependency rate in Co. Monaghan (37.9%) is slightly higher than that of the region or State, with locations such as Clones having a higher rate again. The average household size in the county in 2016 was 2.81 persons, a slight decrease on 2016. A little over half of households have only 1 or 2 persons. The two most prominent forms of tenure in Co. Monaghan are owner-occupation (73% of households) and renting (23%), with other tenure arrangements accounting for the remainder (4%). Renting is the prevailing tenure type of the under-35 age group and over-65s make up a significantly higher proportion of owner-occupiers than renters.
Affordability issues for the local housing market	<ul style="list-style-type: none"> The annual number of market residential transactions has almost tripled over the previous decade, growing from 128 in 2012 to 463 in 2022. The residential sales market is dominated by second-hand properties, which average 83.4% of all sales in the last decade. The number of new build units sold has varied significantly year by year. The largest single group of purchases has historically been former owner-occupiers (i.e. movers) but there has been a gradual increase in the volume of purchases by private companies, charities and state institutions. The number of joint and sole transactions in Co. Monaghan is roughly equal, with sole transactions having a lower median sale price and being conducted by slightly older buyers. The average purchase price for Co. Monaghan across all units has steadily increased since 2014, reaching €206,121 in 2022. Prices of new units were on average 23.8% higher between 2017 and 2022, though this varied considerably by year. The average standardised monthly rental price for Co. Monaghan increased by an average of 6.4% annually since 2018, reaching €764 in Q3.2022. Carrickmacross was the most expensive location to rent. Based on existing RTB tenancies, 2-bed and 3-bed units are in the highest demand in most of the county.

Area of interest	Key issues identified
Economic issues for the local housing market	<ul style="list-style-type: none"> Co. Monaghan is the 9th most deprived county on the Pobal HP index and in the mid-range for the Border region. Locally, areas identified as 'marginally below average' are largely clustered around the county's towns. Unemployment in Co. Monaghan has increased slightly since 2016 and is lower than the average for the Border region (8.2% vs 9.5%). Unemployment is lower in the north of the county and slightly higher in the west of the county and around the county's towns. The gross median household income at electoral division level in 2016 ranged between €18,780 and €52,796. Median incomes in the county's southeast are higher than the average.

2.2 Existing population and socio-economic profile

2.2.1 Population overview

The population of Co. Monaghan grew by 1.5% (903 people) between 2011 and 2016, bringing the county population to 61,386⁶. Most of this growth took place among older cohorts (60+) with a decline of 19.1% in those aged 20-29.

Co. Monaghan experienced a sharper increase in population between 2016 and 2022, growing by 6.4% (3,902 people), bringing the total population of the county to 65,288.⁷ 52.6% of this increase (2,055 people) was the result of natural increase, while 47.3% of (1,847 people) was the result of migration into the county. This constituted an annual rate of population increase of 10 people per 1,000, the sixth lowest in the State. This is a sharp increase compared to the annual rate between 2011 and 2016⁸ (-4 people per 1,000, the county experiencing a net migration of -1,231 people) and a smaller increase from the figure for the 2006-2011 census period (8.2 people per 1,000, with inward migration constituting 53.1% of net population growth).

In 2022, 748 people were recorded as relocating from Co. Monaghan to another county, making up 32.6% of people who moved from a location within Co. Monaghan. This represents the 8th lowest proportion in the State of movers leaving a county where they had been previously resident. The remaining movers, 1,550 people or 67.4% of the total, moved within Co. Monaghan.⁹

Based in preliminary figures on an Electoral Division (ED) scale¹⁰, population growth in this period varied across the county, with areas of relative growth south of Ballybay and

⁶ Census 2016, CSO

⁷ Census 2022 Summary Results: <https://data.cso.ie/table/FY003A>

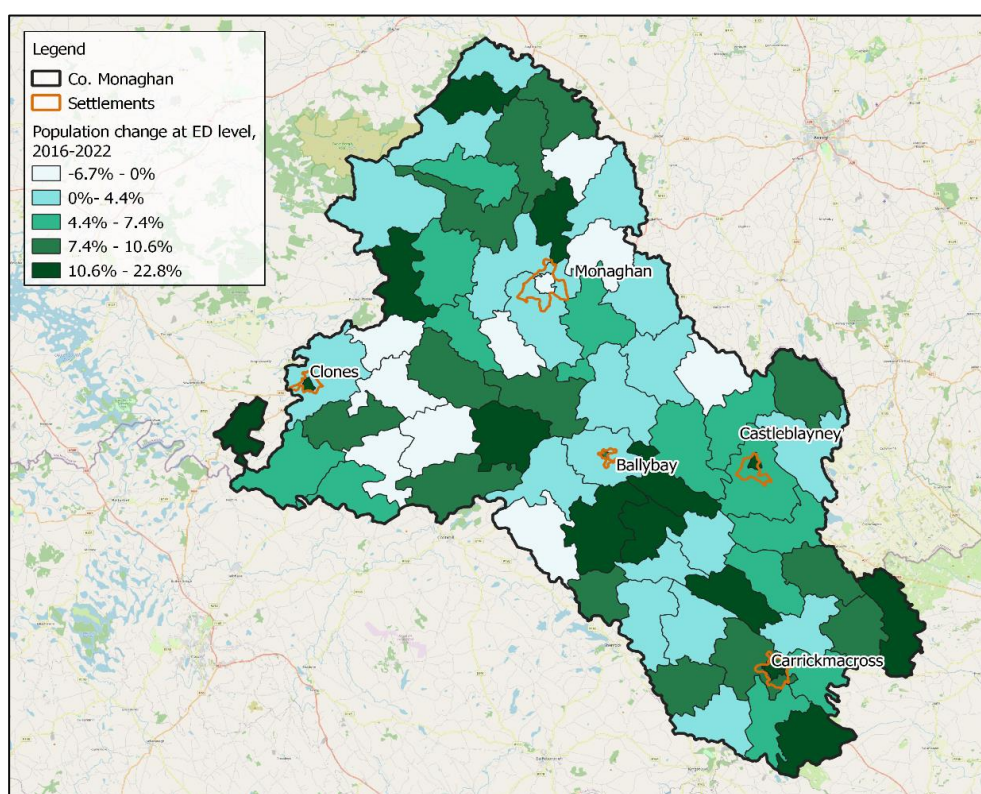
⁸ CSO 2016: <https://data.cso.ie/table/E2007>

⁹ CSO 2022: <https://data.cso.ie/table/F1037>

¹⁰ Census 2022 Preliminary Results: <https://data.cso.ie/table/FP009>

more significant level of relative and absolute growth in the southeast of the county. However, many EDs in the county saw high relative declines between 2016 and 2022, including EDs in a north-south band between Clones and Monaghan Town. The population of Monaghan Urban ED itself decreased by 6.7%, or 162 persons.

Figure 2.1: Population Change 2016-2022 (Electoral Divisions, CSO prelim. Results)



Summary figures for towns from Census 2022 indicate the highest level of population growth in Carrickmacross (14.2%), with only Monaghan Town displaying a lower level of growth than the county (2.8%). When compared to the preliminary results and the decrease in Monaghan Urban ED, this suggests growth in the area around the town.

Table 2.1: Population change, 2016-2022, by town (CSO)¹¹

Settlement	2016 pop.	2022 pop.	Change	Change %
Co. Monaghan total	61,386	65,288	3,902	6.4%
Monaghan Town	7,678	7,894	216	2.8%
Carrickmacross	5,032	5,745	713	14.2%
Castleblayney	3,607	3,926	319	8.8%
Clones	1,680	1,885	205	12.2%
Ballybay	1,241	1,329	88	7.1%

¹¹ Census 2022 Summary Results: <https://data.cso.ie/table/F1015>

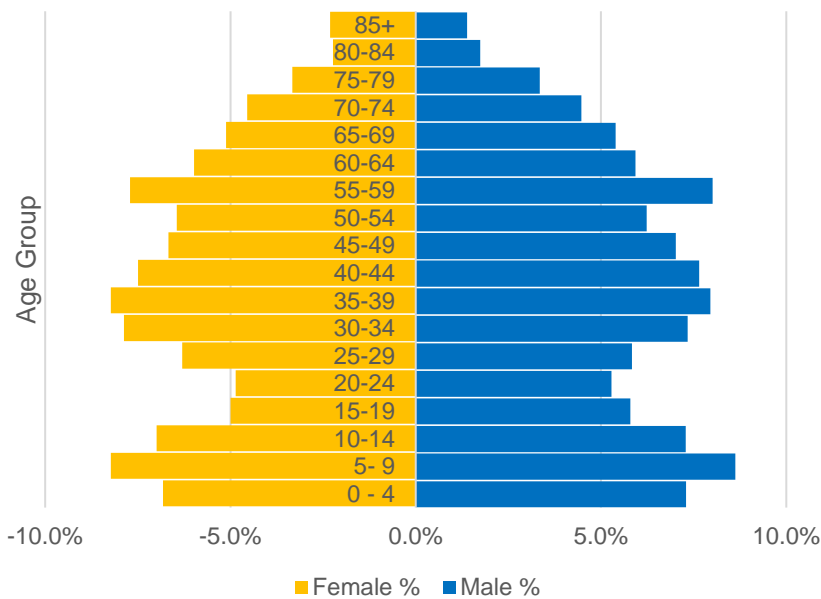
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Growth on a county-scale has been forecasted as part of the National Planning Framework (NPF). NPF projections estimate that by 2031 the population of Co. Monaghan will be between 69,000 and 71,000 persons¹². A simple interpolation between 2016 figures and the 2026 NPF targets (assuming an equal proportion of population growth will be delivered in each year) projected that the county population in 2022 would be between 64,800 and 65,689 persons. With a 2022 population of 65,288 persons, this suggests that population growth in Co. Monaghan is roughly in line with progression towards the NPF targets, tending toward the lower end of the estimated range, though individual towns or subcounty areas may not exhibit this exact level of growth.

The working-age cohort comprises those aged 15-64. This measure of the working-age population is an important factor in determining age dependency, which is the population both young (0-14 years) and old (65 years and above) as a ratio of those of working age. This is a strong indicator of employment and economic activity, and has a strong relationship with household formation. The population structure in Co. Monaghan by age cohort and sex is indicated below.

Figure 2.2: Population by Age Cohort and Sex, Co. Monaghan 2022 (CSO)



The age dependency rate in Co. Monaghan in 2022 was 37.87%, slightly higher than the average for the Border region (37.83%) and higher than the State (34.7%).¹³ At a local level this varies slightly by settlement, with lower dependency rates in Monaghan Town (35.1%) compared to a higher rate in Clones (38.5%). The distribution of the working cohort is illustrated below.

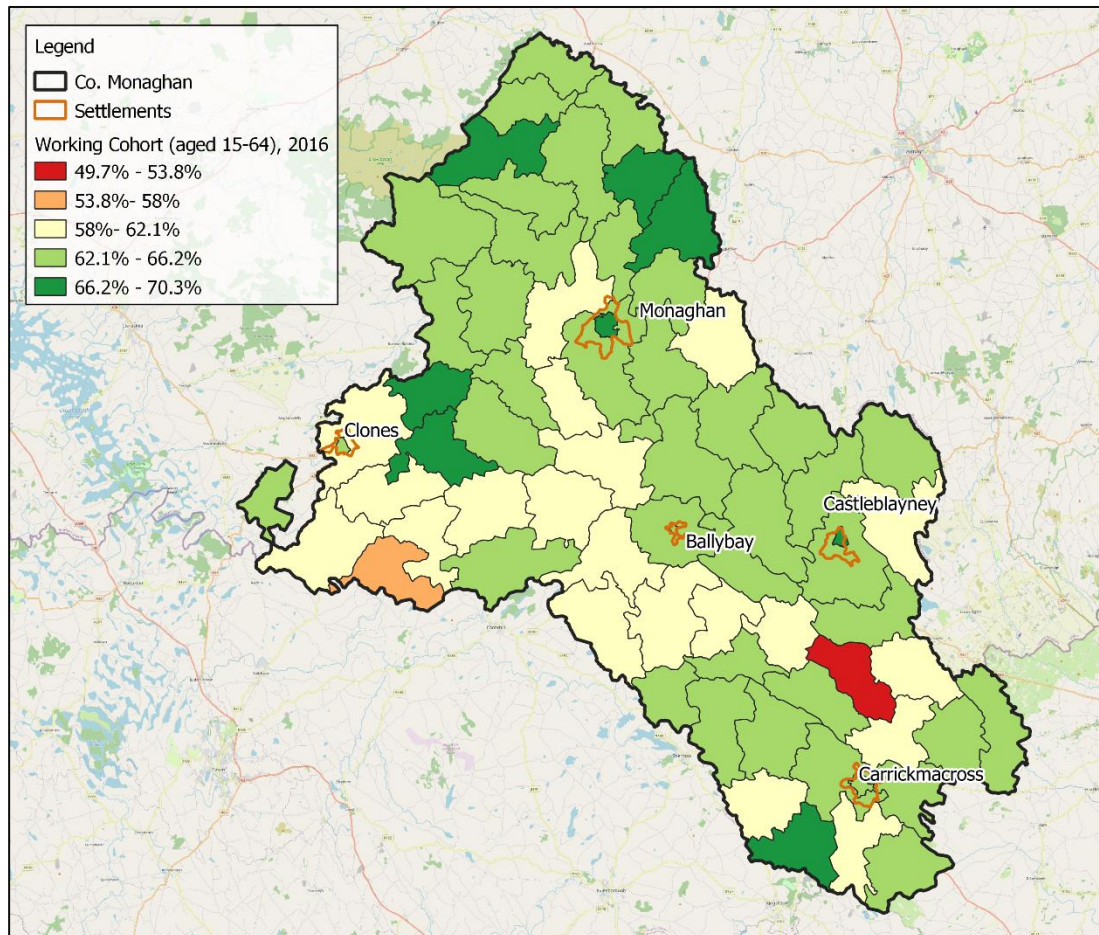
¹² Implementation Roadmap for the National Planning Framework, p14, (source: <https://npl.ie/wp-content/uploads/NPF-Implementation-Roadmap.pdf>)

¹³ Census 2022: <https://data.cso.ie/table/F1020>

Table 2.2: Age Cohorts and Age Dependency Rate in Settlements, 2022 (CSO)¹⁴

Settlement	0-14 Cohort	15-64 Cohort	65+ Cohort	Dependency	Population
Co. Monaghan total	21.9%	62.1%	15.9%	37.9%	65,288
Monaghan Town	18.9%	64.9%	16.2%	35.1%	7,894
Carrickmacross	21.9%	64.9%	13.3%	35.2%	5,745
Castleblayney	21.5%	62.8%	15.7%	37.2%	3,926
Clones	19.7%	61.5%	18.8%	38.5%	1,885
Ballybay	21.7%	65.2%	13.1%	34.8%	1,329

Figure 2.3: Working-Age Cohort (15-64 years), 2016 (CSO)



¹⁴ Census 2022 Summary Results: <https://data.cso.ie/table/F1015>

2.2.2 Household size

According to the 2022 Census, there are 22,958 private households in Co. Monaghan, an increase of 5.9% compared to 2016 (21,689 households).¹⁵ The average household size in the county was 2.81 persons per household, a slight decrease from the 2016 average household size of 2.83.

A little over half (50.8%) of households in the county in 2016 had just one or two persons living in that household.¹⁶ This is only slightly lower than the proportions for the same household size cohort at State level (52.1%) but diverges further from the figures for the Border region (54.5%).

Table 2.3: Household Size Cohort, 2016 (CSO)

No. People per Household	Households	Persons	Households %	Persons %
1-person household	5,148	5,148	23.7%	8.4%
2-person household	5,866	11,732	27.0%	19.1%
3-person household	3,595	10,785	16.6%	17.6%
4-person household	3,577	14,308	16.5%	23.3%
5+ person household	3,503	19,355	16.2%	31.6%
Total	21,689	61,328	100%	100%

2.2.3 Granular Analysis by Age and Tenure - 2016

Detailed tenure analysis¹⁷ of Co. Monaghan highlights that 73% of all households in 2016 were owner-occupied, compared to c.23% rented, with the remaining c.4% either occupying their dwellings without rent or having no tenure type stated. Age profile data for the area highlights that renting is the prevailing tenure type in Co. Monaghan for the under-35 age group. It also indicates that this trend reverses in older age groups, and there are nearly 3 times as many owner-occupiers as renters in the 35-65 age group. Over-65s make up a significantly higher proportion of owner-occupiers in the county (30.8%) than renters (7.6%).

¹⁵ CSO 2022: <https://data.cso.ie/table/FY004A>

¹⁶ CSO 2016. Detailed results of Census 2022 for household size not yet published.

¹⁷ CSO: Private Households in Permanent Housing Units 2011 to 2016. Source: <https://data.cso.ie/table/E1016>

Table 2.4: Age Profile of Households (HHs) by Tenure Type – Co. Monaghan (CSO), 2016

Co. Monaghan	All types of occupancy	Owner Occupied	% Owner Occupied	Rented	% Rented
Under 25 years	303	39	0.2%	237	4.8%
25 - 29 years	926	227	1.4%	618	12.6%
30 - 34 years	1,837	807	5.1%	933	19.0%
35 - 39 years	2,296	1,404	8.9%	807	16.4%
40 - 44 years	2,344	1,667	10.6%	594	12.1%
45 - 49 years	2,217	1,661	10.5%	486	9.9%
50 - 54 years	2,171	1,746	11.1%	364	7.4%
55 - 59 years	2,059	1,688	10.7%	311	6.3%
60 - 64 years	1,925	1,671	10.6%	192	3.9%
65 years +	5,534	4,859	30.8%	376	7.6%
Total	21,612	15,769	73.0%	4,918	22.8%

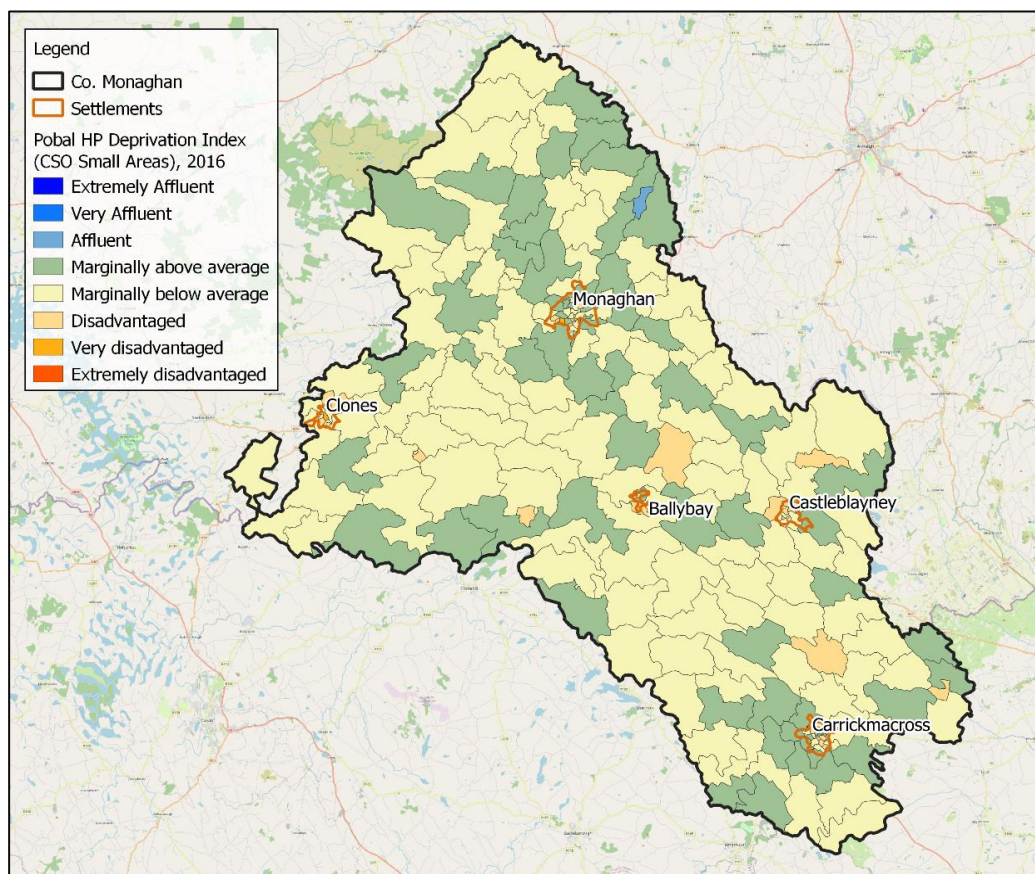
2.2.4 Deprivation

The Pobal HP Deprivation Index (2016)¹⁸ provides a measure of the relative affluence or deprivation in a given area using Census data. The Index assigns a score to areas based on a national average of zero and ranging from approximately -40 (being the most disadvantaged) to +40 (being the most affluent). It is a recognised source for identifying spatial distribution of deprivation through metrics including age, population change, social class composition, educational attainment, employment, single parent households etc.

Within the national context, in 2016 Co. Monaghan was the 9th most-deprived county on the Pobal index with an average score of -3.23. This was an increase on the 2011 score (-3.97) but an overall decrease on the score in 2006 (-3.97). Co. Monaghan's score in 2016 was at the midpoint for the Border region, above Cavan and Donegal but below Leitrim and Sligo. At a local level, disadvantaged areas were most clearly identified around Tier 1-3 settlements, as is visible below. The majority of the county was split between areas classified as 'marginally below average' and 'marginally above average'.

¹⁸ Pobal, 2016: <https://maps.pobal.ie/WebApps/DeprivationIndices/index.html>

Figure 2.4: Pobal Deprivation Index, 2016 (Small Areas, Pobal)



2.2.5 Employment

According to the 2022 Census, 8.2% (4,574) of the population aged 15 and over in Co. Monaghan were unemployed.¹⁹ This represents an increase upon 2016, where 7.3% of the population aged 15 and over were unemployed (3,481), while still being lower than the 2011 figure (11.7% or 5,511 persons). This unemployment rate is slightly lower than both the State average (8.3%) and lower than the average for the Border region (9.5%).

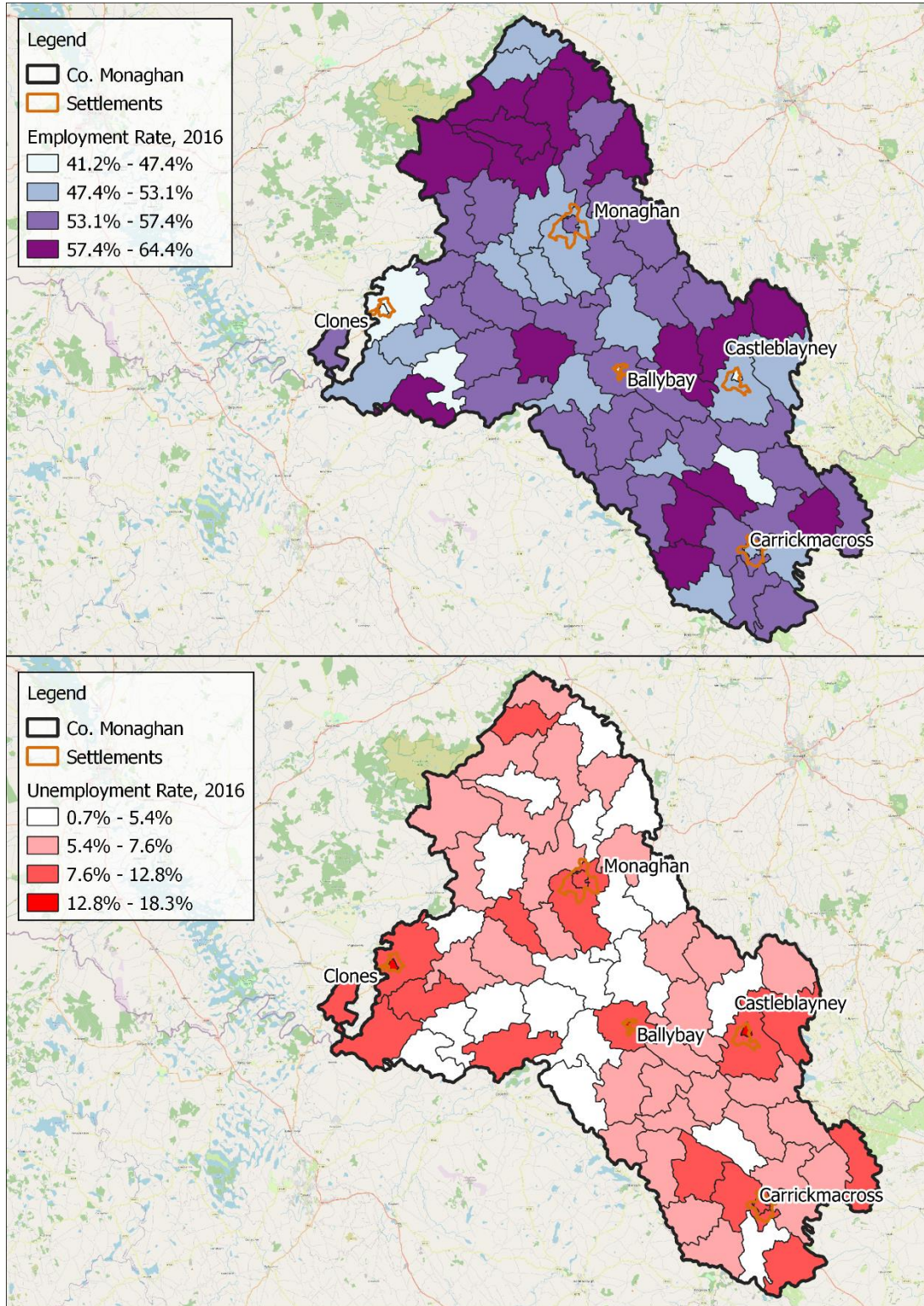
By contrast, the labour force participation rate for 2022 was 61.0% of the population aged 15 and over. This represents a rise upon 2016 (53.9%) and 2011 (49.0%).

At local level, where data is currently only available for 2016²⁰, unemployment was higher than the Co. Monaghan average in the west of the county and closer to the national average in the urban centres of Castleblayney, Clones and Ballybay. There was a higher concentration of employment in the north of the county. Local variations in employment and unemployment are shown below.

¹⁹ Census 2022: <https://data.cso.ie/table/FY056A>

²⁰ Census 2016 data,

Figure 2.5: Employment and unemployment in Co. Monaghan, 2016 (EDs, CSO)

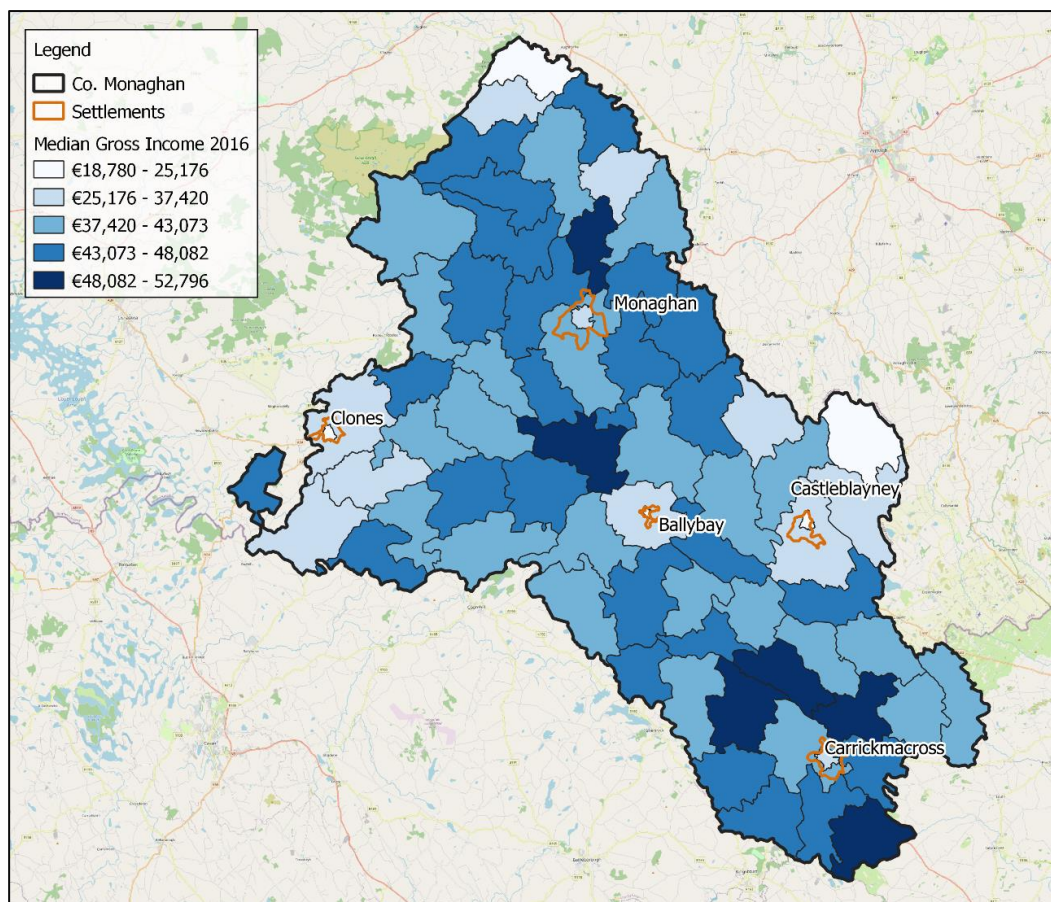


2.2.6 Income

Income is an important economic indicator in determining the affordability of the housing market. Household gross median income (CSO, 2016)²¹ is the only spatially granular dataset available in Ireland and this has been considered as broadly representative of local income variation in Co. Monaghan. The HNDA Toolkit is prepopulated with data on household incomes sourced from the 2016 census, the Revenue Commissioners and Department of Social Protection data, forecasted to 2019, broken down by decile. This data is only provided at county level, forecasting an income range for Co. Monaghan of between €13,743 and €99,405.

Distribution of median household income in the county is uneven, with most Tier 1-3 settlements displaying lower incomes. Median income levels in the southeast of the county are generally higher than the county average. The distribution of gross median household income is shown below.

Figure 2.6: Household Gross Median Income, 2016 (EDs, CSO)



²¹ CSO 2016: <https://www.cso.ie/en/methods/earnings/geographicalprofilesofincomeinireland2016/>

2.3 Housing market overview

2.3.1 Property sales market

Analysis of the residential property price transactions was conducted to understand the variation in transaction price and volume over time in the Co. Monaghan housing market.²² Data was reviewed and configured to produce representative prices across the Co. Monaghan housing market for analysis within the HNDA. Furthermore, the prices and volumes overtime provide insight into the history of the property market.

2.3.1.1 Volume of transactions

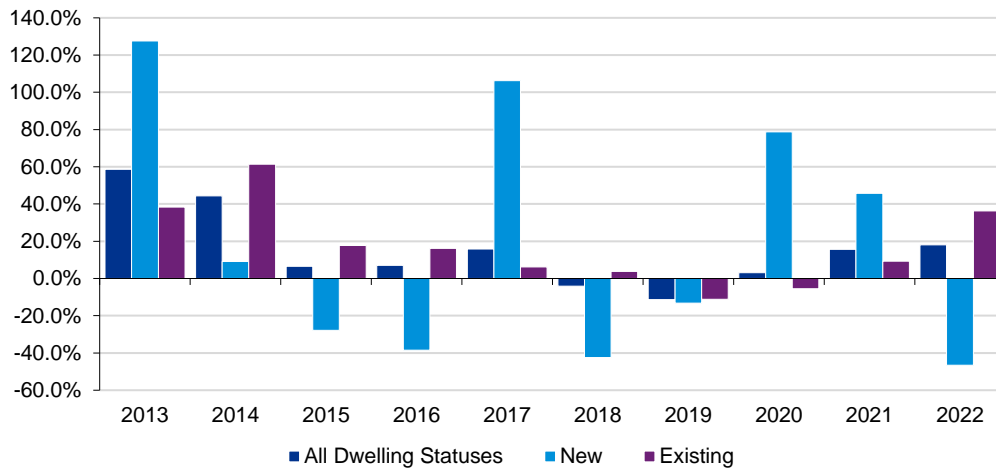
An overview of the volume of market residential transactions categorised by dwelling (new build and second-hand build) is set out below. The number of transactions per annum has almost tripled over the previous decade, growing from 128 in 2012 to 463 in 2022. Notably, there has been significant volatility in new build transactions, varying between increases of over 100% to drops of over 40% in annual quantities of transactions. While there is consistency between the number of sales generally and second-hand properties, the number of new builds sold has been unstable. This is due to the dominance of existing property in the market, averaging 83.4% of all sales over the 10-year period.

Table 2.5 Residential property price transactions in Co. Monaghan (2012-Q1.2023, CSO/PPR)

Year	All Dwellings	New build	Existing
2012	128	29	99
2013	203	66	137
2014	293	72	221
2015	312	52	260
2016	334	32	302
2017	387	66	321
2018	371	38	333
2019	329	33	296
2020	339	59	280
2021	392	86	306
2022	463	46	417
Q1.2023	110	16	95

²² Data gathered from the Residential Dwelling Property Transactions for 2012-2022 (source: <https://data.cso.ie/table/HPA02>) and the Property Price Register for 2023 (<https://www.propertypriceregister.ie/>)

Figure 2.7: Change over time in property transaction volume by dwelling status, Co. Monaghan 2013-2022 (CSO)



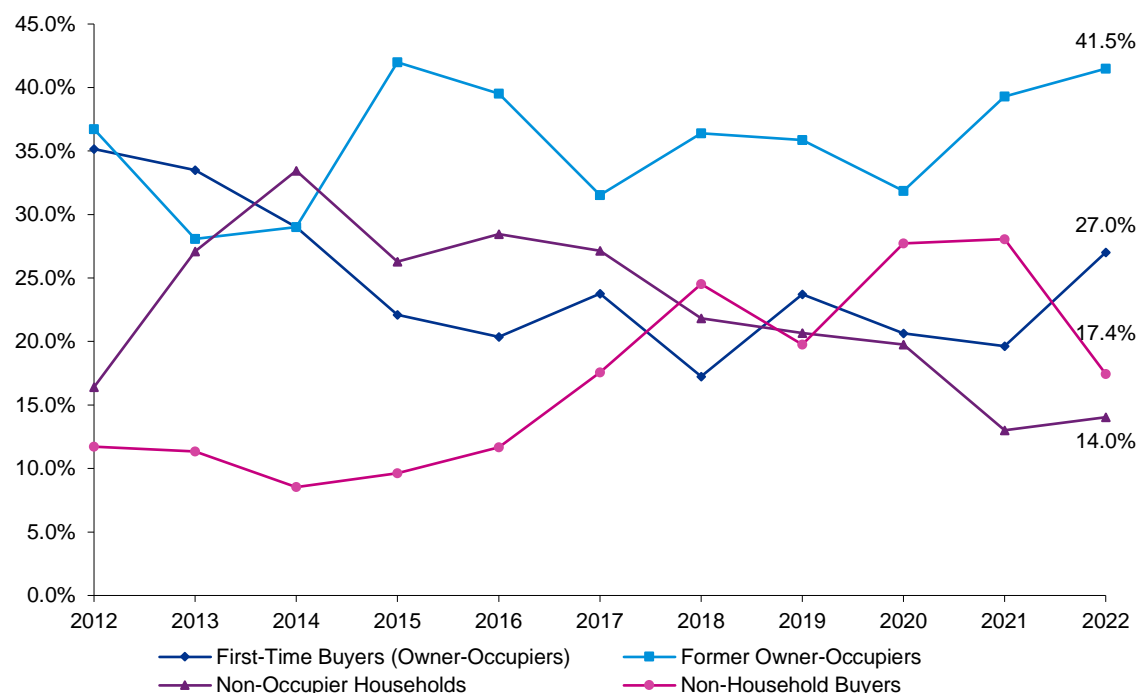
2.3.1.2 Purchaser characteristics

The analysis of the type of purchaser for residential dwelling property transactions²³ indicate that the largest group of purchasers in Co. Monaghan is former owner-occupiers (i.e. movers), averaging 35.6% of all transactions since 2012. This has increased in recent years with an all-time high of 41.5% in 2022. After this, the largest group of buyers are first-time buyers averaging 24.7% over the decade, showing general consistency since 2015 but with an upturn in 2022.

There has been a gradual overall decline in the volume of purchases by non-occupier buyers since a high of 33.4% in 2018. There has also been a gradual increase in the volume of purchases by non-household buyers (private companies, charitable organisations, and state institutions) since 2014, a trend which has accelerated since 2021. The relationship of volume by type of buyer is shown below.

²³ Residential Dwelling Property Transactions (source: <https://data.cso.ie/table/HPA02>)

Figure 2.8: Volume of transactions by type of buyer – Co. Monaghan, 2013-2022 (CSO)

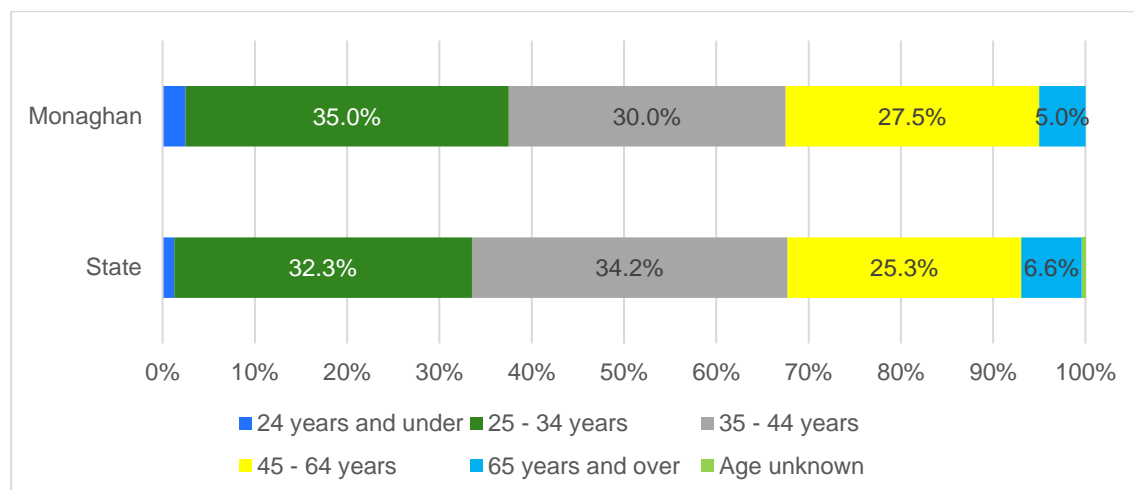


Leveraging the CSO Frontier Series data²⁴ with respect to residential property purchaser characteristics allows for more detailed analysis of the housing market within Co. Monaghan. The data is published by the CSO for the period from 2010-2019 and utilises new statistical methods or data sources which are currently under development and may require additional refinement over time. Despite these limitations, this data illustrates some dynamics of the residential property market in Co. Monaghan.

The Local Authority level data on annual sales shows that in 2019 some 37.5% of residential properties sold in Co. Monaghan were purchased by people under the age of 34, with 35.0% of sales attributed to persons aged 35-44 and 2.5% to those aged 25-34. These figures are slightly higher than is exhibited in national trends, with 33.5% of purchases reported at State level in 2019 being carried out by people under the age of 34.

²⁴ CSO Frontier Series – Characteristics of Residential Property Purchasers 2010-2019.
Source: <https://www.cso.ie/en/releasesandpublications/FP/FP-CROPP/characteristicsofresidentialproperty purchasers2010-2019/>

Figure 2.9: Age Profile of Home Purchasers - Co. Monaghan and State, 2019 (CSO).



With respect to the type and volume of annual transactions, a slim majority of sales executed in 2019 were joint transactions, with 54% recorded in Co. Monaghan, compared to 62% nationally. The number of joint transactions nationally has steadily increased by 1-2% per annum, to reach 62% of all sales in 2019. Within Co. Monaghan, a more even split between sole (46%) and joint transactions (54%) was observed in 2019. This represents a slight decline on the proportion of sole transactions between 2012 and 2016, where they made up an average of 55% of all purchases.

The median sales prices in 2019 for sole and joint transactions were respectively 36% and 41% lower in Co. Monaghan than national figures. Median income by transaction type was about 20% lower than the national equivalent.

Table 2.6: Transaction Types – State and Co. Monaghan, 2019 (CSO).

Area	State		Co. Monaghan	
	Sole Transaction	Joint Transaction	Sole Transaction	Joint Transaction
Volume	38%	62%	46%	54%
Median Age	42	38	43	37
Median Sale Price	€ 205,000	€ 290,000	€ 131,000	€ 170,000
Median Income	€ 42,600	€ 81,200	€ 34,000	€ 64,500

Locational data for the area²⁵ also indicates that about 77% of residential properties sold in Co. Monaghan in 2019 were purchased by buyers with a local address, followed by about 5% with a Co. Louth address. This represents a higher average rate of 'same county' purchasers within Co. Monaghan than elsewhere in the State (66%). A lower number of purchasers with Co. Dublin addresses were recorded in Co. Monaghan (4%)

²⁵ <https://data.cso.ie/table/CRP05>

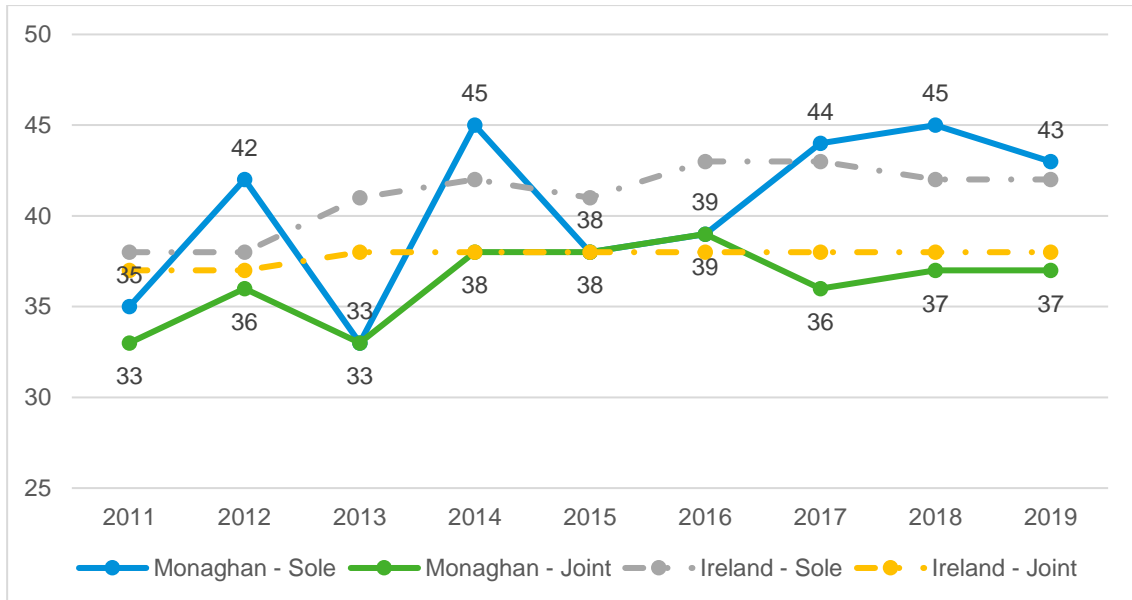
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compared to the State average of about 10%. Notably, Co. Monaghan recorded a higher proportion of purchasers from Northern Ireland, namely 3%, than any other county besides Co. Donegal (15%).

The median age of purchasers varies by transaction type, with sole transactions being undertaken by slightly older individuals within Co. Monaghan (median age of 42) compared to joint transactions (median age of 37). The ages of purchasers in both categories were comparable to State-level figures for this period (median age of 42 and 38). Sole transactions appear to be increasingly made by older individuals, who likely require smaller properties and have higher incomes or savings to apply to a home purchase than the relatively younger joint purchasers (aged 36-38 years).

Figure 2.10: Median Age of Purchasers (Sole & Joint) - Co. Monaghan, 2011-2019 (CSO).



Some regional data is also available with respect to the family composition of purchasers, which gives insight as to the characteristics of purchasers who do and do not have children. Our analysis of the Border region (incl. Co. Monaghan) identified that many individual purchasers (sole transactions) do not have children and that the median age of purchasers for both sole and joint transactions is slightly higher for those without children.

As illustrated below, 81% of purchases by persons with children are joint transactions, while sole transactions predominate to a greater extent among purchasers without children. It is also worth noting that the sale prices for purchasers in the ‘with children’ group are higher than the ‘without children’ group for both sole and joint transactions, most likely reflecting the demand for larger unit sizes.

Table 2.7: Purchaser Characteristics - Border Region, 2019 (CSO)

Border Region	With Children		Without Children	
	Sole Transaction	Joint Transaction	Sole Transaction	Joint Transaction
Volume	19%	81%	59%	41%
Median Age	43	39	44	47
Median Sale Price	€ 110,000	€ 165,000	€ 113,500	€ 147,600
Median Income (€)	€ 35,100	€ 71,400	€ 33,100	€ 60,300

2.3.1.3 Property prices

To develop representative average change figures for the Co. Monaghan housing market assessment in the HNDA model, the following statistics were considered:

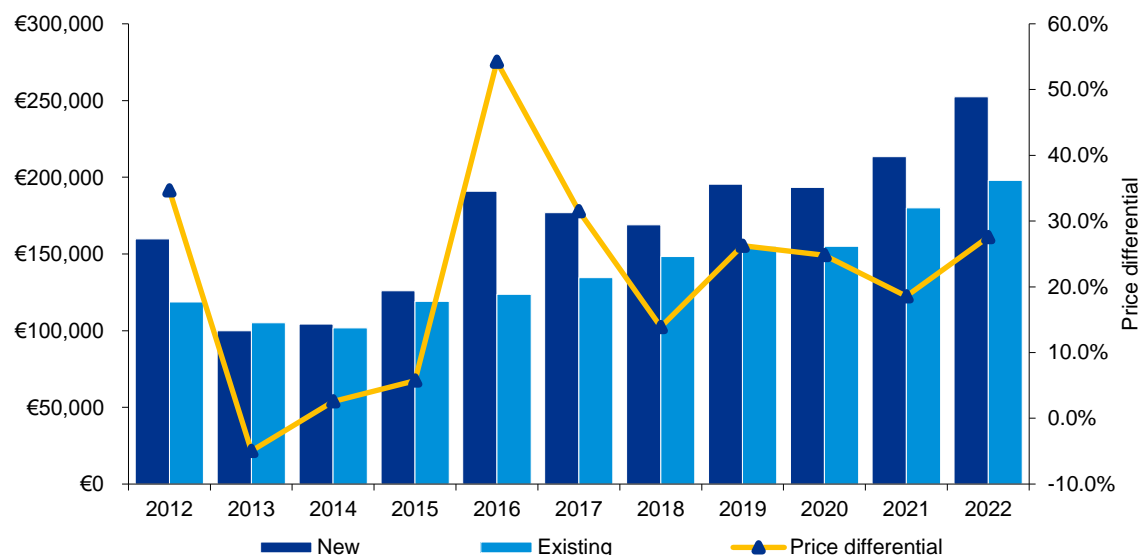
Table 2.8: Median price per transaction by dwelling status, Co. Monaghan (market sales, all buyer types, all unit types – CSO/PPR)

Year	All Dwelling Statuses	% Annual change	New	Existing
2012	€112,226	-	€147,550	€100,000
2013	€87,000	-22.5%	€97,500	€81,000
2014	€87,000	0.0%	€96,210	€80,500
2015	€110,000	26.4%	€123,375	€106,500
2016	€125,000	13.6%	€186,424	€113,500
2017	€140,000	12.0%	€188,000	€130,000
2018	€140,000	0.0%	€177,962	€137,000
2019	€155,000	10.7%	€195,793	€148,250
2020	€150,000	-3.2%	€221,962	€140,000
2021	€177,250	18.2%	€206,042	€170,000
2022	€205,000	15.7%	€252,408	€197,885
Q1.2023	€223,928	9.2%	€274,927	€215,248

The average price for all unit types has steadily increased since 2014, with a slight dip in 2020 (€150,000) before reaching its highest point in Q1.2023 (€223,928). There is a notable (though unstable) disparity in price between new builds and second-hand averaging a difference of 23.8% in price between 2017 and 2022, reaching a 27.7% difference in Q1.2023. The variation in price by dwelling status is illustrated below.

A notable quality of the price history in Co. Monaghan has been the volatility of annual change in median prices, with multiple years seeing significant growth followed by decline or no change. In this light, an average figure for price change (8.9% since 2017, as per Table 2.8) is observed over a 6-year period and has been used for forecasting future change in Section 4.2.3.

Figure 2.11: Property transaction prices by dwelling status (CSO/PPR)



2.3.2 Residential rental market

2.3.2.1 Price variability

Residential Tenancies Board (RTB) data published by the CSO for the period 2012-2022²⁶ has been analysed to identify the rental market profile in Co. Monaghan. The data available on rental price is less granular and comprehensive than sales price data (particularly outside of urban areas) with only average unit prices by aggregate area available as outlined in the table below. The average prices (for all property types) were analysed to identify spatial variation. No rental data was available for Clones.

The average standardised monthly rental price in Co. Monaghan in Q3.2022 was €764, an increase of 26.4% on 2018 rents. The most expensive single location was Carrickmacross at €895, in comparison to Ballybay which was the cheapest at just €695. Monaghan Town and Castleblayney exhibited the lowest and highest increases in rents in the last five years respectively, at 24.8% and 43.1%.

The average annual rental price increase for the county between 2017 and 2022 was 6.5% (the 6-year average). Monaghan Town exhibited the lowest average annual increase of towns apparent in the data at 5.3% and Castleblayney exhibited the highest at 8.5%. The change over time in average monthly rent is illustrated in the table below, showing a slight slow-down in annual rental price increases between 2017 and 2021, followed by a sharp increase in 2022.

²⁶ RTB Average Monthly Rent report. Q3.2022 most recent available data. Source: <https://data.cso.ie/table/RIQ02>

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Table 2.9: Average monthly rent in Co. Monaghan (all unit types, CSO/RTB)²⁷

Location	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Q3. 2022
Co. Monaghan	€488	€481	€491	€499	€524	€563	€604	€646	€670	€681	€764
Monaghan Town	€526	€534	€549	€524	€548	€583	€605	€667	€696	€707	€755
Ballybay	€417	€387	€402	€410	€425	€486	€527	€559	€579	€595	€695
Carrickmacross	€552	€523	€541	€558	€586	€656	€707	€754	€756	€742	€895
Castleblayney	€484	€457	€468	€477	€529	€570	€593	€620	€678	€694	€848

Figure 2.12: Average rent change over time in Co. Monaghan (all unit types, CSO/RTB)

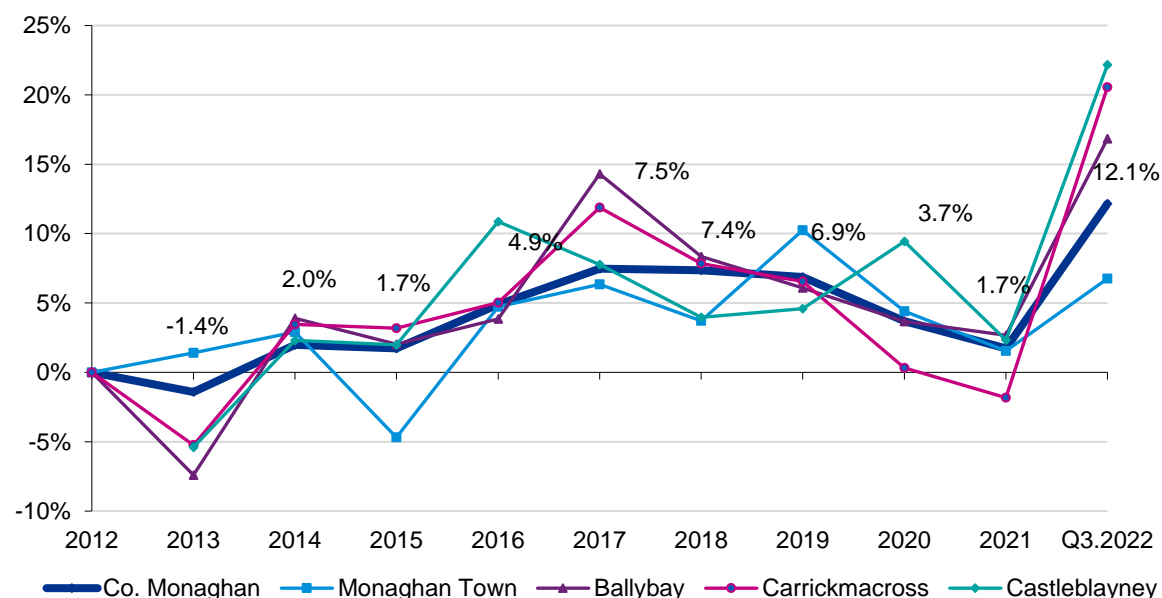


Table 2.10: Average rent change over time in Co. Monaghan (all unit types, CSO/RTB)²⁸

Location	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Q3. 2022
Co. Monaghan	-3.5%	-1.4%	2.1%	1.6%	5.0%	7.4%	7.3%	7.0%	3.7%	1.6%	12.2%
Monaghan Town	3%	1%	3%	-5%	5%	6%	4%	10%	4%	2%	7%
Ballybay	-7%	-7%	4%	2%	4%	14%	8%	6%	4%	3%	17%
Carrickmacross	0%	-5%	3%	3%	5%	12%	8%	7%	0%	-2%	21%
Castleblayney	-4%	-5%	2%	2%	11%	8%	4%	5%	9%	2%	22%

²⁷ Note that no rental data was available through the CSO/RTB for Clones.

²⁸ Note that no rental data was available through the CSO/RTB for Clones.

The variation between rental prices for different unit sizes are shown below in Figure 2.13. In some cases, price points were not available for each location for all unit types (likely due to a low number of renters in those areas).

Figure 2.13: Average rent by unit size in Co. Monaghan (Q3.2023, CSO/RTB)²⁹

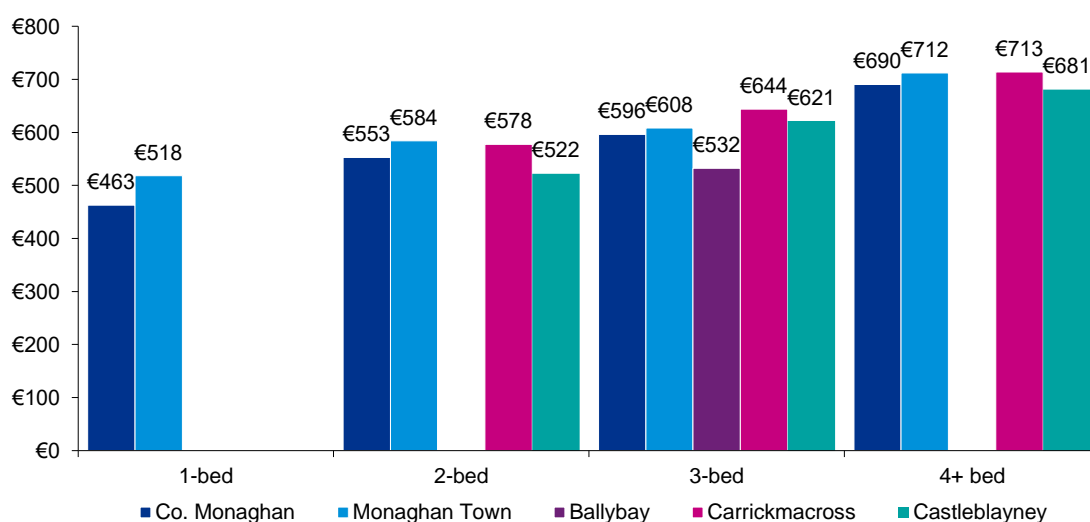


Table 2.11: Average rent by unit size in Co. Monaghan (Q3.2023, CSO/RTB)³⁰

Location	1-bed	2-bed	3-bed	4+ bed
Co. Monaghan	€463	€553	€596	€690
Monaghan Town	€513	€584	€608	€712
Ballybay	-	-	€532	-
Carrickmacross	-	€578	€644	€713
Castleblayney	-	€522	€621	€681

2.3.2.2 Existing Private Tenancies

An analysis of the raw RTB tenancy database for Co. Monaghan was conducted to evaluate rental tenancy volume by unit size (number of beds) within the county. An overview of RTB tenancies by unit size in Co. Monaghan is set out below. We would note that the overall volume of RTB-registered tenancies in Co. Monaghan decreased from c.800 in June 2022 to 541 in June 2023. The small volume of rental properties is particularly visible outside of Monaghan Town, with a related effect on unit size choice.

²⁹ Note that no rental data was available through the CSO/RTB for Clones.

³⁰ Note that no rental data was available through the CSO/RTB for Clones.

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Table 2.12: RTB Tenancies by Unit Size – Co. Monaghan, June 2023 (RTB)

Town	1-bed	2-bed	3-bed	4+ bed	Total
Monaghan Town	69	188	165	69	491
Ballybay	-	-	1	1	2
Carrickmacross	1	2	-	-	3
Castleblayney	7	1	1	-	9
Clones	2	3	1	8	14
Rest of county	4	3	6	9	22
Total	115	283	268	134	541
% of tenancies	14.4%	35.4%	33.5%	16.8%	100.0%

Figure 2.14: RTB Unit Size Demand – Co. Monaghan, June 2023 (RTB)

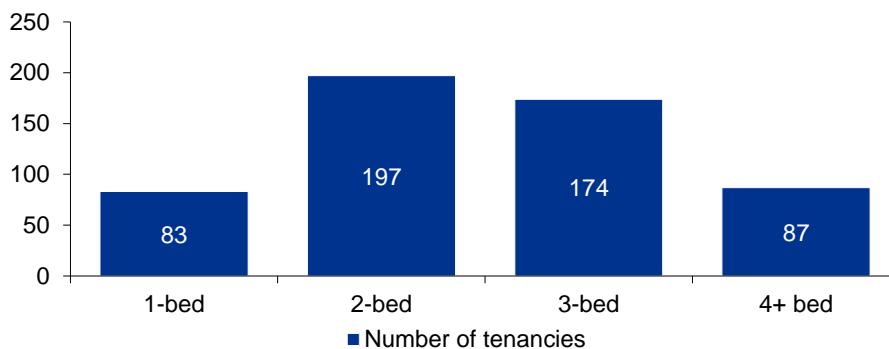
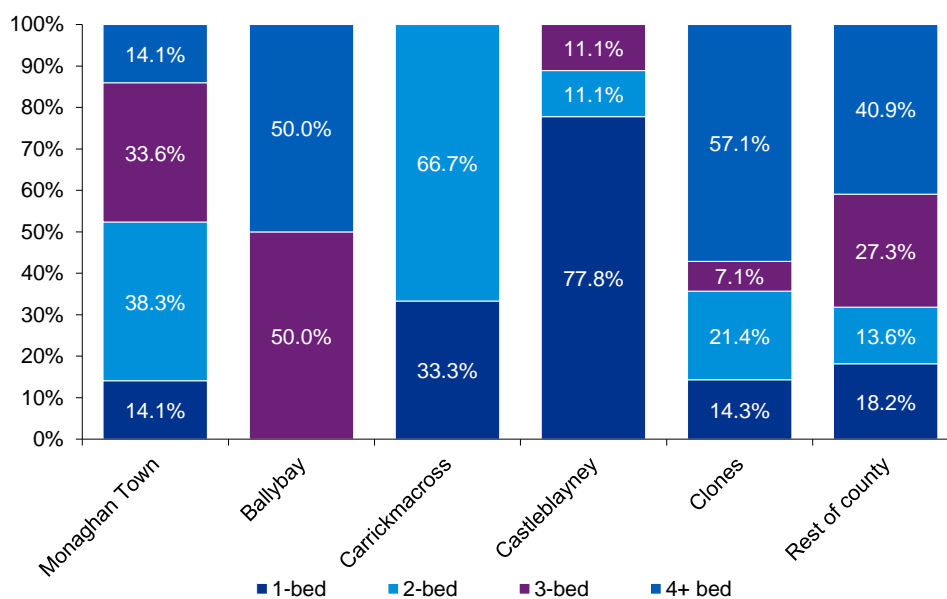


Figure 2.15: Proportional RTB Unit Size Demand - Co. Monaghan, June 2023 (RTB)



2.3.2.3 Rental supports

There are several types of housing support in operation through the local government, the primary among these being access to social housing, followed by the Housing Assistance Payment (HAP).

Housing Assistance Payments (HAP) are the second form of social housing support available to people who have a long-term housing need, specifically for those persons or families who are eligible for social housing but are unable to be assigned an appropriate social housing unit. Under HAP, a local authority can make a monthly payment to a landlord, subject to terms and conditions including rent limits, on a tenant's behalf.

Under the current HAP legislation, limits for HAP payments are based on the number of people in a household and the rental market in the area. Local authorities have limited additional flexibility to exceed the maximum rent limits on a case-by-case basis. As of June 2022, the Department of Housing, Local Government and Heritage proposed further flexibility for local authorities, permitting them to exceed rent limits by up to 35%.³¹

Table 2.13: Maximum HAP Monthly Payments in Co. Monaghan, Band 3, 2023 (DHLGH)

HAP Overview	Monthly Payments
Single	€330
Couple – no dependents	€390
Couple/lone parent with 1 child	€500
Couple/lone parent with 2 children	€515
Couple/lone parent with 3 or more children	€530
Single in shared accommodation	€200
Couple in shared accommodation	€220

As of 2021, the most recent year for which data is available, there were 494 HAP properties listed in Co. Monaghan, a decrease on the number listed for 2020 (549).³² These properties were concentrated in Monaghan Town (218 properties between Monaghan Urban and Monaghan Rural EDs), with smaller concentrations also found in Carrickmacross, Clones, Castleblayney and Ballybay.

While HAP is intended to offer increased affordability for lower income households and has potential to significantly reduce the proportion of monthly disposable income a household allocates toward rent, it has been noted that it offers support for a wider range of renters (16.7% of renters supported by HAP are in the top half of income

³¹ Prior to July 2022, this flexibility extended to 20% above the rent limits. Note that in practice not every household whose rent exceeds the limit but falls within this 35% additional threshold be receive HAP. Source: https://www.citizensinformation.ie/en/housing/renting_a_home/housing_assistance_payment.html

³² CSO 2021: <https://data.cso.ie/table/HAP16>



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distribution³³). It has also been suggested that HAP has an inflationary effect on rental prices in the private sector³⁴.

We note that HAP has not been factored into the current assessment model due to the complexity around identification of applicable deciles under HAP eligibility criteria and assumed uptake of this support.

³³ Low Income Renters and Housing Supports, Esri (source: https://www.esri.ie/system/files/publications/RS141_1.pdf)

³⁴ <https://businessplus.ie/news/hap-rents/>

3 Existing Housing Stock and Supply

3.1 Key issues

Area of interest	Key issues identified
Stock, tenure and composition	<ul style="list-style-type: none"> Over 95% of households in Co. Monaghan reside in houses or bungalows, though up to c.13% of households in urban areas such as Monaghan Town reside in apartments. Over 70% of households in the county are owner-occupied, with 16% renting on the private market and c.8% socially renting. Urban areas display higher proportions of private renters (c.29% in Monaghan Town) and high proportions of households in social housing (16% in Castleblayney). One-off houses, including single rural housing, have made up the majority of planning permissions granted since 2012, though this has declined to an average of 60% over the last five years.
Vacancy, condition and overcrowding	<ul style="list-style-type: none"> Residential vacancy in Co. Monaghan is 10.8%, a higher rate than that of the State but lower than other Border counties. Hotspots for vacancy include Ballybay (c.18%) and Clones (c.14%). The most commonly listed reasons for vacancy is that the dwelling is a rental property and that the owner is deceased, though the third most frequent reason given for vacancy is that the dwelling is an abandoned farmhouse, at almost double the proportion for the State. As measured by the HNDA Toolkit, Co. Monaghan has a lower housing obsolescence rate than the State or the Border region. c.14,800 dwellings in Co. Monaghan, or c.65%, were constructed pre-2001. As measured by the HNDA Toolkit, Co. Monaghan has an overcrowding rate of 0.21% of households, a lower figure than the State but higher than the Border region average.
Supply	<ul style="list-style-type: none"> Almost two-thirds of dwelling completions in Co. Monaghan have been for single houses, with another third for houses in schemes. Only 5% of completions have been for apartments. Housing completions have accelerated since 2019, even accounting for slowdowns arising from COVID-19, with a sharp increase in 2022. Carrickmacross-Castleblayney MD has consistently displayed the greatest number of completions per annum.

Area of interest	Key issues identified
	<ul style="list-style-type: none"> Completion of social housing units in 2022 was predominantly provided by Monaghan County Council, with AHBs providing a smaller proportion than the State average. 60% of social housing stock is directly owned by Monaghan County Council, with AHBs providing a further c.20% and the majority of remaining stock provided through HAP.

3.2 Housing stock and composition

The overall stock of housing in the county in 2016 was 25,311 permanent dwellings. Based on preliminary results from the 2022 census, this had risen to 26,548 units, a net increase of 4.9%.³⁵

3.3 Housing tenure and type

The vast majority of households in Co. Monaghan in 2022 reside in houses or bungalows (95.4%) with only 4.5% of the housing stock comprising apartments and flats. However, based on subcounty data published in 2016, apartments comprise a slightly higher proportion of units in some towns as shown in Table 3.1. In 2022, a further 0.02% of homes in the county are bedsits, caravans or mobile homes, or cases where the form of accommodation was not stated.

Table 3.1: Household type, 2022³⁶/2016³⁷ (CSO)

Location	House/Bungalow	Flat/Apartment	Other ³⁸	Total
Co. Monaghan (2022)	95.4%	4.5%	0.02%	22,855
Co. Monaghan (2016)	93.9%	4.2%	2.0%	21,689
Monaghan Town (2016)	85.5%	12.7%	0.1%	3,233
Carrickmacross (2016)	91.2%	6.5%	0.1%	2,286
Castleblayney (2016)	87.3%	10.6%	0.1%	1,775
Clones (2016)	95.2%	2.4%	0.4%	976
Ballybay (2016)	94.4%	4.0%	0.3%	730

Household tenure across Co. Monaghan varies greatly. At county level in 2022, 70.6% of households are owner-occupied (both with and without mortgages). That said, based on sub-county data published for 2016, owner-occupation varies significantly within the settlements identified in Table 3.2, with notably lower rates in all towns. All settlements

³⁵ CSO 2022: <https://data.cso.ie/table/FP008>

³⁶ CSO 2022: <https://data.cso.ie/table/FY033A>

³⁷ CSO 2016: <https://data.cso.ie/table/SAP2016T6T1ED>

³⁸ Includes bedsits, caravans, mobile homes, and cases where form of accommodation was not stated.

have higher proportions of social housing than the county average, with a high of 16.1% in Castleblayney. The private rental market is relatively small at 16.0% overall in the county in 2022 but with considerably higher proportions of renters in all towns in 2016, particularly Monaghan Town at 28.6%.

Table 3.2: Household tenure, 2022³⁹/2016⁴⁰ (CSO)

Location	Owner Occupied	Privately Rented	Social Housing	Other	Total
Co. Monaghan (2022)	70.6%	16.0%	7.7%	5.7%	22,855
Co. Monaghan (2016)	73.0%	14.2%	8.6%	4.3%	21,689
Monaghan Town (2016)	53.3%	28.6%	14.7%	3.4%	3,230
Carrickmacross (2016)	57.7%	23.9%	15.1%	3.3%	2,283
Castleblayney (2016)	57.5%	20.2%	16.1%	6.1%	1,774
Clones (2016)	66.5%	14.9%	13.7%	4.9%	976
Ballybay (2016)	57.6%	22.4%	14.8%	5.2%	730

3.3.1 Single rural housing

The analysis of planning permission data from 2012 to 2022 has been carried out to determine the need for single rural housing in Co. Monaghan. The data helps to understand typical quantum per annum of one-off houses being permitted in the county and the proportion of overall residential permissions they comprise.

One-off houses have historically made up the greatest part of granted planning permission in Co. Monaghan, constituting 67.3% of all units between 2012 and 2022. This rate reflects the county's rural character but makes up a higher proportion of overall planning permissions than is apparent for the Border region (63.3%) and a considerably higher proportion than is apparent at the State level (27.7%).

Though the average annual number of units granted permission increased between 2018 and 2022, the proportion of one-off houses has decreased, with the 5-year average decreasing from 83.4% to 60.2%.

³⁹ CSO 2022: <https://data.cso.ie/table/FY034A>

⁴⁰ CSO 2016: <https://data.cso.ie/table/SAP2016T6T3CON17>

Table 3.3: Planning permissions granted in Co. Monaghan between 2012 and 2022 by housing type⁴¹ (CSO)

Year	One-off houses	Total units granted permission	One-off houses as %
2012	94	112	83.9%
2013	87	93	93.5%
2014	109	118	92.4%
2015	114	223	51.1%
2016	115	120	95.8%
2017	148	168	88.1%
2018	207	351	59.0%
2019	165	371	44.5%
2020	148	206	71.8%
2021	219	311	70.4%
2022	150	237	63.3%

It should be noted however that these figures include both urban and rural one-off housing and can be assumed to represent the upper limit of rural one-off housing figures per annum, even in a predominantly rural county such as Co. Monaghan.

National Policy Objective 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 Demand Assessment (HNDA) tool and county development plan core strategy processes.’ It should be noted however that in its current implementation, the HNDA Toolkit does not permit this function to be carried out. This is anticipated as a future feature of the Toolkit.

3.4 Issues

3.4.1 Housing vacancy

Census data indicated that residential vacancy (including those classed as temporarily absent, holiday homes, and vacant) in Co. Monaghan in 2016 was 11.4 % compared to 14.8% for the State overall, though there is some variation between settlements with Clones and Ballybay exhibiting vacancy rates higher than the national average. Unoccupied holiday homes account for only 1.0% of the total stock.

Based on preliminary results from the 2022 census⁴², the county-level vacancy rate decreased to 10.8%, a higher rate than that of the State (7.8%), but the lowest in the Border region⁴³. Variation was apparent at the local level, with most settlements seeing

⁴¹ CSO 2022: <https://data.cso.ie/table/BHA12>

⁴² CSO Housing Stock and Vacant Dwellings 2022 (preliminary results): <https://data.cso.ie/table/FP010>

⁴³ Cavan: 11.8%, Donegal: 11.4%, Leitrim: 15.5%, Sligo: 11.8%

a slight decrease. Clones saw the largest drop in vacancy rate, from 18.1% to 13.7% while Monaghan Town saw a slight increase, from 11.5% to 12.3%.

Table 3.4: Residential vacancy in Co. Monaghan, 2016 and 2022 (CSO)

Location	2016			2022 (preliminary)		
	Vacant	Total	Vacancy Rate	Vacant	Total	Vacancy Rate
Co. Monaghan total	2,884	25,311	11.4%	2,873	26,548	10.8%
Monaghan Town	431	3,751	11.5%	476	3,864	12.3%
Carrickmacross	284	2,643	10.7%	294	2,842	10.3%
Castleblayney	212	2,037	10.4%	180	2,158	8.3%
Clones	223	1,229	18.1%	176	1,284	13.7%
Ballybay	163	916	17.8%	166	934	17.8%

Of the 2,884 vacant units present in Co. Monaghan in 2016, 48.5% (1,399 units) were occupied in 2022. Of the 2,873 vacant units present in Co. Monaghan in 2022, 4.1% (1,079 units) were also vacant in 2016, and 2.1% (549 units) had been vacant since 2011. When compared with other counties, Co. Monaghan ranked 9th in the State for the proportion of dwellings that have been vacant for 7 years and ranked 7th for the proportion of dwellings that have been vacant for 11 years.

The 2022 census recorded a vacancy reason for each vacant dwelling. We would note that while a dwelling may have had more than one reason for being vacant (e.g., a property for sale with a recently deceased owner), only a single reason was recorded. The 'Other' category includes all dwellings where no clear reason for vacancy could be ascertained.

In Co. Monaghan the leading reasons recorded for vacancy were that the dwelling was a rental property (21.7%) and that the owner was deceased (20.3%). This matches the national trend, where these are also the leading reasons, but the proportion of vacant properties falling into these categories in Co. Monaghan is higher in both cases. Considering the relatively high proportion of dwellings that have been vacant for 7 or more years, this may indicate a large number of dwellings unable to be released to the market due to probate-related situations following the deaths of owners.

The third most frequently given reason for vacancy in the county is that the dwelling is an abandoned farmhouse (13.8%). Abandoned farmhouses comprise nearly double the proportion of vacant properties in Co. Monaghan than on the State level. Given this, particular focus should be directed to solutions targeting these vacant properties.

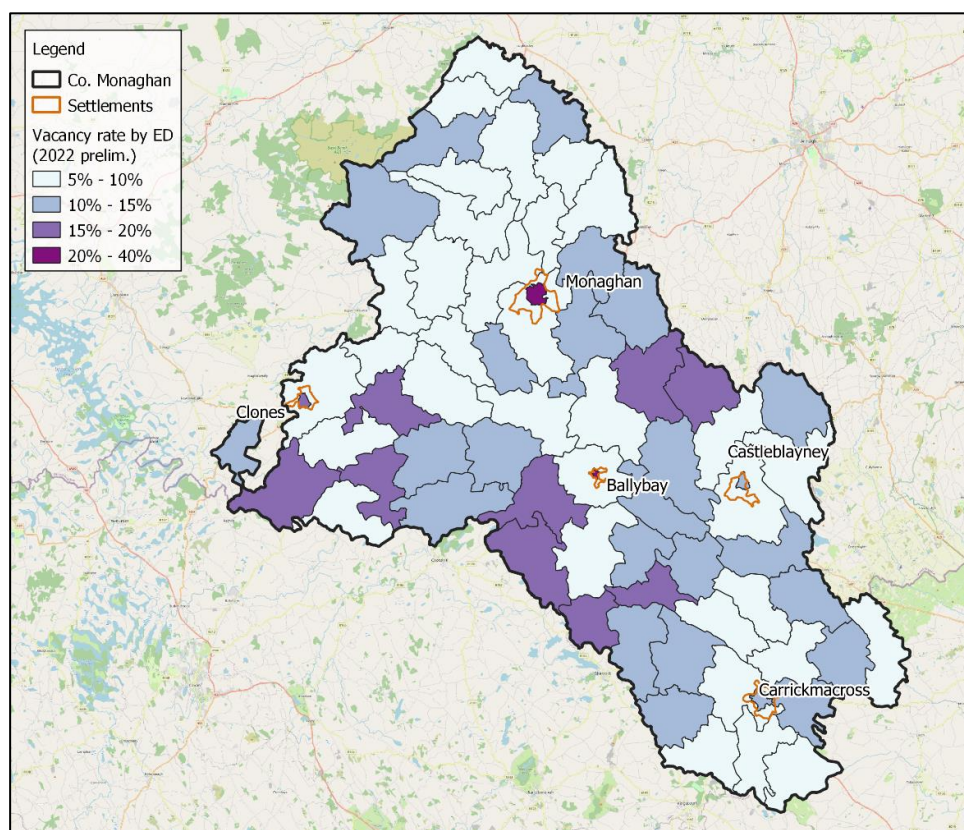
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Table 3.5: Reasons for vacancy, 2022 (CSO)

Location	Reason for vacancy, 2022 (preliminary)				
	Rental Property	Deceased	Abandoned Farmhouse	Renovation	Other
Co. Monaghan	21.7%	20.3%	13.8%	11.5%	11.2%
State	21.2%	16.5%	7.4%	14.2%	14.7%

Location	Reason for vacancy, 2022 (preliminary), continued				
	For Sale	New Build	Nursing Home / Hospital	With Relatives	Emigrated
Co. Monaghan	6.1%	5.6%	5.2%	3.1%	1.5%
State	10.7%	4.0%	6.7%	3.1%	1.5%

Figure 3.3.1: Vacancy rates by electoral division (CSO 2022 preliminary results)⁴⁴



⁴⁴ CSO Housing Stock and Vacant Dwellings 2022 (preliminary results): <https://data.cso.ie/table/FP010>

3.4.2 Housing condition

There is no locally available data regarding the condition of houses. Useful indicators include rates of vacancy (discussed above), rates of obsolescence, year of construction and Building Energy Rating (BER) data.

The HNDA Toolkit provides obsolescence rates at State and county levels, indicating losses of housing units due to dilapidation or demolition for replacement with new units, which can act as an indicator of housing condition. This has been calculated by taking the change in housing stock in the intercensal period, 2011–2016, and subtracting it from the actual number of new dwellings constructed in the same period.

Between 2011 and 2016 Co. Monaghan experienced a net increase in housing stock of 255, whereas the number of new units constructed in the same period was 485. The difference is 230 dwellings or 46 per annum over the 5-year period between 2011 and 2016. With a total housing stock of 25,311 dwellings in 2016, this gives an annual obsolescence rate of 0.18%. This is shown in the table below, indicating that Co. Monaghan has a lower obsolescence rate than both the State and the Border region.

Table 3.6: Obsolescence rate (2011-2016, DHLGH HNDA Toolkit⁴⁵)

Location	HNDA Toolkit obsolescence rate (2011-2016)
State	0.20%
Border region	0.35%
Co. Monaghan	0.18%

In addition, age of housing stock can be used as a rough indicator of housing condition. The table below shows the period of construction of the housing stock in Co. Monaghan as indicated in the 2022 census, recorded by occupied household⁴⁶. 64.8% of dwellings (14,816 units) were constructed pre-2001 and are 22+ years old.

Table 3.7: Construction period of housing stock in Co. Monaghan, 2022 (CSO)⁴⁷

Period Built	Households	Proportion
Pre 1919	2,288	10.0%
1919 - 1945	1,580	6.9%
1946 - 1960	1,340	5.9%
1961 - 1970	1,221	5.3%
1971 - 1980	3,178	13.9%
1981 - 1990	2,351	10.3%
1991 - 2000	2,858	12.5%

⁴⁵ DHLGH HNDA Toolkit: <https://www.gov.ie/en/publication/eea99-housing-need-and-demand-assessment-hnda/>

⁴⁶ CSO 2022: <https://data.cso.ie/table/FY102>

⁴⁷ CSO 2022: <https://data.cso.ie/table/FY102>

Period Built	Households	Proportion
2001 - 2010	5,864	25.7%
2011 - 2015	716	3.1%
2016 or later	1,029	4.5%
Not stated	430	1.9%
Total	22,855	100.0%

The table below has been sourced from the Sustainable Energy Authority of Ireland (SEAI) and indicates the typical BER ratings for houses by age for various fuel types, reflecting typical building regulations at the time of construction. This suggests that the 64.8% of units in the county built prior to 2001 have a maximum BER rating of C3. We would note that a target of the Climate Action Plan 2019 is to complete 500,000 home retrofits nationally to achieve a BER rating of B2.

This does not take account of units which have undergone renovation to achieve a higher BER. An indicator of the number of these units is the number of home energy grants availed of for insulation, heating, and renewable energy upgrades. As of 2018⁴⁸, a total of 3,930 home energy grants and 1,806 free energy upgrades were granted for Co. Monaghan, equivalent to 26.5% of the total housing stock across all ages.

Figure 3.2: Indicative BER ratings for housing units by age⁴⁹

Oil/gas central heating		Standard electric heating		Solid fuel central heating	
Year of construction	Typical energy rating	Year of construction	Typical energy rating	Year of construction	Typical energy rating
2012+	A3	2012+	A3	2012+	A3
2010-2011	B1	2010-2011	B1	2010-2011	B1
2008-2009	B3	2008-2009	C3	2008-2009	B3
2005-2007	C1	2005-2007	D1	2005-2007	C2
1994-2004	C3	1994-2004	E1	1994-2004	D1
1978-1993	D1	1978-1993	E2	1978-1993	D2
Pre 1978	D2/E1/E2	Pre 1978	G	Pre 1978	F

3.4.3 Overcrowding

Overcrowding is an important factor when considering housing demand and is pre-programmed into the HNDA Toolkit as a set variable. This variable is based on households which share a dwelling with other persons or with another household with unrelated persons, and where the ratio of the number of persons in the dwelling to the number of rooms is 2.0 or greater. We should note that this measure of overcrowding is derived from census data on the number of rooms and persons per dwelling, cross

⁴⁸ The Energy Efficiency of Irish Homes, Conor Callaghan, UCD, PublicPolicy.ie (https://publicpolicy.ie/downloads/papers/2019/The_energy_efficiency_of_irish_homes.pdf)

⁴⁹ A Guide to Building Energy Rating for Homeowners, SEAI: <https://www.seai.ie/publications/Your-Guide-to-Building-Energy-Rating.pdf>

tabulated with housing composition. This measure does not conform to that set out by Eurostat⁵⁰ and as such is best considered a rough proxy. It is anticipated that forthcoming data arising from the full publication of the 2022 census will provide an improved measure due to the inclusion of a specific question on the number of bedrooms.

For Co. Monaghan, the HNDA Toolkit presumes there are 22 overcrowded households in the county, or an overcrowding rate of 0.21%. This is considerably lower than the State average of 0.7% but slightly above the average for the Border region of 0.14%.

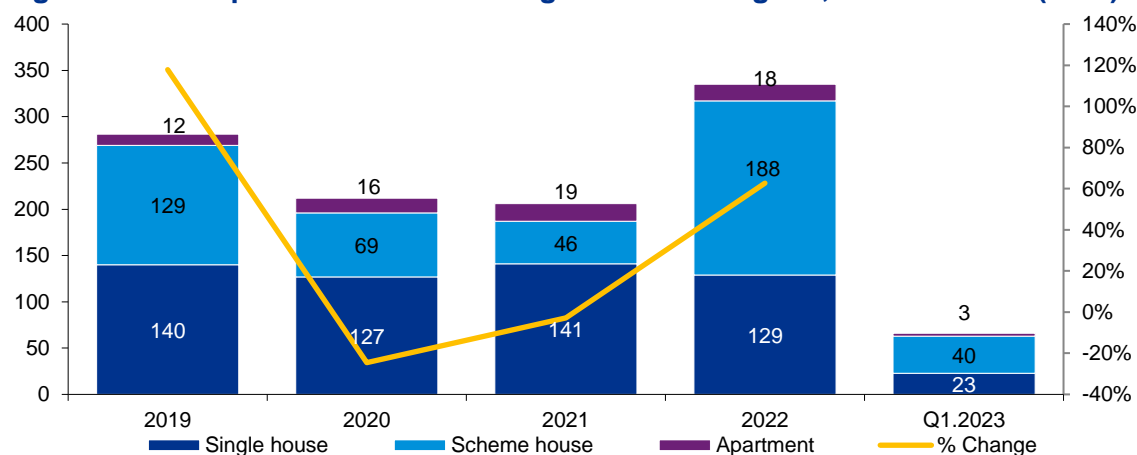
3.5 Housing Supply

3.5.1 Completions and Commencements

Between 2012 and 2022, 1,776 new dwellings have been completed in Co. Monaghan.⁵¹ Of these, 62.8% were for single houses, 32.2% for houses in schemes, and only 5.0% of apartments. This represents the 8th highest proportion of single houses for any county and is well above the State average (29.1%).

Completions have increased significantly since 2019, even taking into account any COVID-19-related slowdown in 2020 and 2021. The proportion of completed apartments has also increased, making up 6.2% of completions between 2019 and 2022, though this is still less than half the State average for apartments in the same period (20.1%).

Figure 3.3: Completion of new dwellings in Co. Monaghan, 2019-Q1.2023 (CSO)⁵²



Based on completion figures shown below, the highest number of completions has been in the Carrickmacross-Castleblayney municipal district (MD), at 809 units between 2012

⁵⁰ https://ec.europa.eu/eurostat/statistics-explained/index.php?title=Glossary:Overcrowding_rate

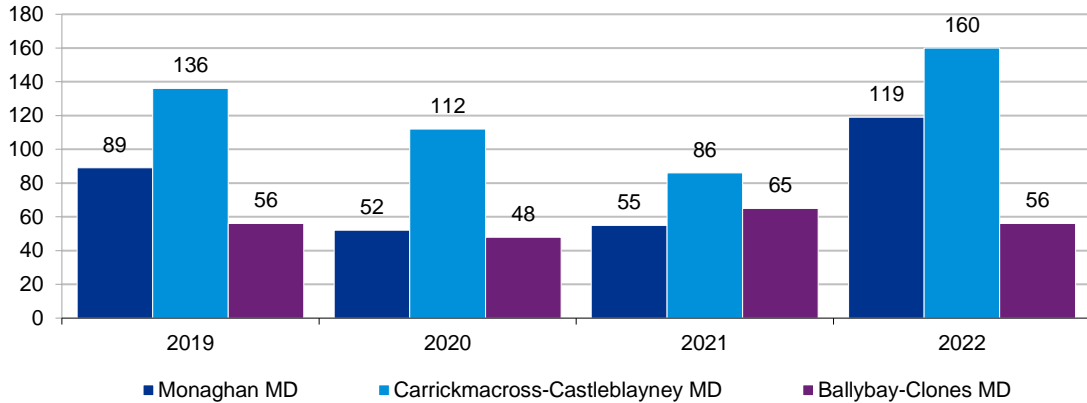
⁵¹ Note that the CSO prepares figures for completions of new dwellings based on connections to the ESB network. This different source and methodology accounts for the slight difference between these figures and those shown in Table 3.7, which were gathered as part of Census 2022 and include dwellings for which no construction date was recorded.

⁵² CSO 2022: <https://data.cso.ie/table/NDQ06>

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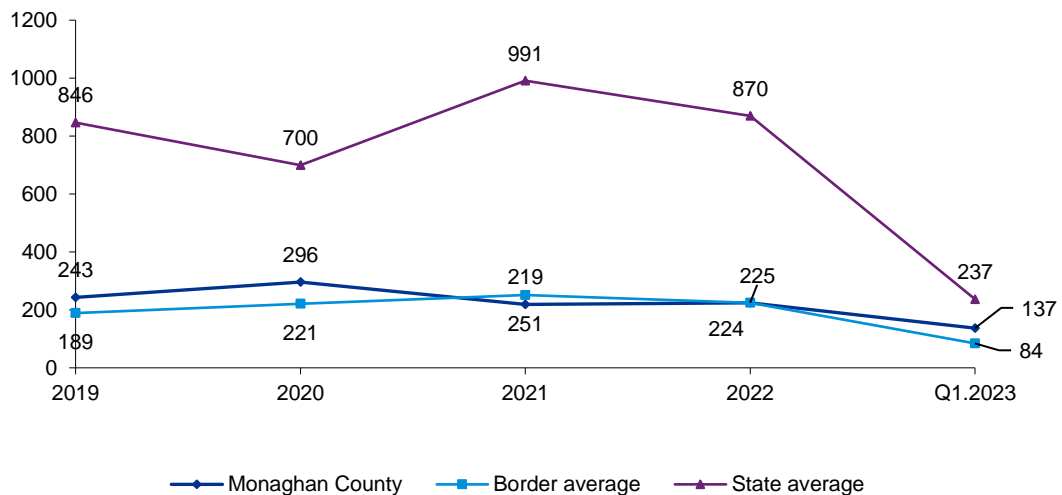
and 2021. This is followed by 554 completed units in Monaghan MD and 420 in Ballybay-Clones MD.

Figure 3.4: Completion of new dwellings in Co. Monaghan by MD, 2019-2022 (CSO)⁵³



Commencements in Co. Monaghan have averaged between 200 and 299 units since 2018. This is above the annual average for the Border region but is considerably below the average for all counties in the State, which is buoyed by the presence of large urban areas.

Figure 3.5: Average commencement of new units per year, 2019-Q1.2023 (CSO)⁵⁴



Completion of new social housing in 2022 was predominantly provided by the local authority itself, with 82.5% of all new-build social housing units and ‘turnkey’ acquisitions

⁵³ CSO 2022: <https://data.cso.ie/table/NDA05>

⁵⁴ CSO 2023: <https://data.cso.ie/table/HSM13>

coming through MCC. This was above the State-level proportion, where AHBs provided 41.3% of all social housing completions.

Table 3.8: Social housing completions 2022 (DHLGH)⁵⁵

Location	LA builds	LA turnkey acquisitions	Approved Housing Body (AHB) builds	Approved Housing Body (AHB) acquisitions
Co. Monaghan	82.5%	2.2%	15.3%	0.0%
State	41.3%	9.1%	45.0%	4.7%

3.5.2 Unfinished Housing Estates

The National Housing Development Survey⁵⁶ indicates that there were 5 unfinished housing developments in 2017. 4 of these were completed or saw substantial construction activity by 2020, leaving 1 development classified as unfinished.

⁵⁵ DHLGH Overview of Social Housing Activity 2022: <https://www.gov.ie/en/collection/6060e-overall-social-housing-provision/#overview>

⁵⁶ <https://www.gov.ie/en/publication/cb57d-unfinished-housing-developments-progress-update-from-2017-to-2020-by-local-authority/>

3.6 Social Housing Stock

In accordance with Section 9 of the Housing Act 1988, housing authorities are required to undertake an assessment of housing need in their administrative area. The social housing stock of MCC as of June 2023 consists of 2,927 units, variously owned by MCC, directly leased by MCC, provided by an Approved Housing Body (AHB), or leased through RAS or HAP.

The breakdown of this stock by type is as follows:

Table 3.9: Social housing stock type in Co. Monaghan, 2023 (MCC)⁵⁷

Stock type	No. of Units
Directly owned by LA	1,761
RAS	65
HAP	513
AHB (independent units)	483
AHB (group home beds)	100
Directly leased by LA	5
Total	2,927

Data on new social housing delivered by local authorities since 2015 is available through the Department of Housing, Local Government and Heritage (DHLGH). The numbers of new units delivered are shown below, broken down by mode of delivery.

Table 3.10: New social housing delivered in Co. Monaghan, 2015-2022 (DHLGH)⁵⁸

Year	New build ⁵⁹	Acquisition ⁶⁰	Leasing	RAS ⁶¹	HAP ⁶²	Total
2015	9	45	4	0	182	240
2016	0	28	0	0	171	199
2017	46	69	1	0	203	319
2018	37	16	45	19	198	315
2019	121	18	4	7	215	365
2020	59	32	3	4	200	298
2021	58	35	15	27	102	237
2022	140	3	8	31	85	267
Total	321	170	68	57	918	1,534

⁵⁷ Data provided by MCC

⁵⁸ DHLGH Overview of Social Housing Activity 2022: <https://www.gov.ie/en/collection/6060e-overall-social-housing-provision/#overview>

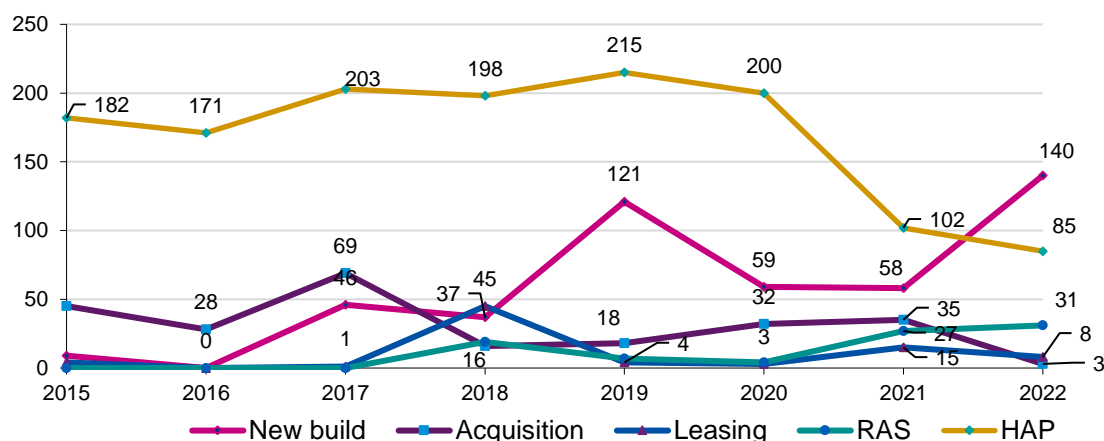
⁵⁹ Figures for new build units include those units delivered by the MCC, AHBs, and through Part V agreements with private developers.

⁶⁰ Acquisitions include units acquired by MCC (through the Housing Agency Acquisition Fund and through regeneration of derelict or vacant units) and through AHBs.

⁶¹ Rental Accommodation Scheme

⁶² Housing Assistance Payment

Figure 3.6: New social housing delivered in Co. Monaghan, 2015-2022 (DHLGH)⁶³



Units made available through the Housing Assistance Payment (HAP) scheme constitute the largest proportion of new social housing, at 59.8% of all units made available for social housing since 2015, or 918 units. New builds constitute the next largest proportion of all units, at 20.9%, or 321 units.

Social housing delivery increased significantly across all modes of delivery from 2016 onwards, with an average delivery of 300 units per annum between 2017 and 2022. Delivery has decreased slightly since 2020, most likely due to slowdowns in construction and a tightening of the rental market associated with the COVID-19 pandemic, though the number of units delivered as new builds increased sharply in 2022, making up 52.4% of all deliveries and surpassing the number of deliveries via HAP for the first time.

These stock levels can be compared to the number of households which qualified for social housing support. As of December 2022, 306 households were subject to assessment and deemed qualified for social housing support by MCC.

Table 3.11: Number of households qualifying for social housing support in Co. Monaghan (Housing Agency)⁶⁴

Year	No. of households	% Change
2017	476	-7.4%
2018	505	6.1%
2019	530	5.0%
2020	413	-22.1%
2021	393	-4.8%
2022	306	-22.1%

⁶³ DHLGH Overview of Social Housing Activity 2022: <https://www.gov.ie/en/collection/6060e-overall-social-housing-provision/#overview>

⁶⁴ Housing Agency Summary of Social Housing Assessments: <https://www.housingagency.ie/publications/summary-social-housing-assessments-ssha-2022>

3.6.1 Social housing vacancy and condition

Based on data provided by MCC, there were 20 vacant social housing units in the county as of December 2022.

Age of housing stock can be used as a rough indicator of housing condition. Based on data provided by MCC, 781 social housing dwellings, or 26.7% of the social housing stock, were constructed pre-2001 and are over 22 years old. This represents a considerably lower proportion than observed for the county's wider housing stock, where 64.8% of dwellings were constructed pre-2001.

As in section 3.32, BER ratings can also be used as an indicator of housing condition. Data provided by the SEAI on housing stock age suggests that this 26.7% of social housing stock has a maximum BER rating of C3. This does not take account of units which have undergone renovation to achieve a higher BER.

3.6.2 Approved Housing Bodies (AHBs)

AHB's provide social housing and are formed for the purpose of relieving housing need and the provision and management of housing. They are established by a voluntary management board to benefit the community in which they are based and are approved and funded by the Department of Housing, Planning and Local Government. Housing cooperatives can provide both social rented housing and housing to purchase. Housing cooperatives are self-help and jointly owned member/user housing associations or societies. Projects undertaken may be in response to the needs of the elderly, people with disabilities, homeless persons or families and single people on low incomes. Some housing associations may be formed to specialise in meeting a particular housing need, others develop with broader aims. The specific housing services offered will depend on the aims or concerns of the members, the needs of tenants as well as the financial and other resources available for both capital costs and ongoing management running costs.

In December 2019, DHPLG issued a Circular (Housing Circular 40/2019) directing all local authorities to commence the establishment of a **Local Authority and Approved Housing Body Housing Delivery Forum** to represent their local authority area. This Circular followed a series of consultations events with local authorities and AHBs as well as detailed engagement with the CCMA Housing and Building Committee and the Irish Council for Social Housing. The overall objective is for each local authority to establish a local AHB forum to involve the key AHBs that are active in its area. The key concerns to be considered by the AHB forum are as follows:

- Agree and implement a Protocol for local authority/AHB engagement on the Delivery of Housing.
- Review delivery targets under Rebuilding Ireland to monitor delivery and identify opportunities.
- Agree and implement a Protocol to co-ordinate the provision of the additional support services available from those AHBs that work with households experiencing acute issues (homelessness, disability etc).

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- To monitor and improve operational issues including the allocation process, agreeing rents etc.
- Bring to the attention of the Department/CCMA/national AHB Forum, strategic or national issues that require agreement or solutions at the Departmental/CCMA level.

MCC has been working closely together with the following voluntary and co-operative housing bodies that are active in the towns and villages in the county:

- Castleblayney Care Association
- Respond
- Newgrove Housing Association
- Tuath
- Clúid Housing
- North & East Housing Association
- Monaghan Housing Association
- Monaghan Parents and Friends
- Oaklee
- Broomfield HA
- Camphill Community
- Clones Special Needs Ltd
- Lisdoonan HA
- Castleblayney Trust
- Lord Blayney Trust
- Cuan Mhuire
- Home for Life Partnership
- Clanmil Housing Association
- iCare Housing

4 Housing Need and Demand Assessment

4.1 Key issues

Area of interest	Key issues identified
Variables	<ul style="list-style-type: none"> • The HNDA Toolkit estimates housing need broken down by tenure type on the basis of projected incomes and purchase/rental prices. Households are classified into one of four exclusive categories: <ul style="list-style-type: none"> ○ buyers (those who can purchase a home) ○ private rental sector (those who cannot afford to purchase a home but can afford market rents) ○ social housing (those who are eligible to access social housing provision) ○ affordability constraint (those who fall outside the social housing income thresholds but cannot afford market rents, and are in need of affordable housing solutions) • Based on the projections used as part of the HNDA Toolkit, 2,754 new households requiring housing are anticipated to arise in Co. Monaghan between 2023 and 2031. Accounting for existing need based on homelessness and overcrowding adds a further 39 households, leading to a total of 2,788 households. • Household income projections are modelled as rising by c.2% per annum in the HNDA Toolkit. This is broadly in line with forecasts by the Central Bank of Ireland, though higher and lower income growth rates have also been explored for other modelled scenarios. • House purchase prices are modelled as growing by 2.25% per annum by default in the HNDA Toolkit. Given the difference between these figures and observed historic price growth, a conservative estimate of 8.9% growth per annum (based on the 6-year historic trend) has been adopted for other modelled scenarios, and it has been assumed that this level of price growth will decrease by 0.25% per annum (see section 4.2.3). • Rental prices are modelled as growing by 2.25% per annum by default in the HNDA Toolkit. Given the difference between these figures and observed historic price growth, a conservative estimate of 6.5% growth per annum (based on the 6-year historic trends) has been adopted for other modelled scenarios, and it has been assumed that this level of price growth will decrease by 0.25% per annum (see section 4.2.4). • As per the social housing thresholds set out in January 2023, households whose net income falls below €30,000 per annum are eligible for social housing support and are assigned to the social housing cohort in the HNDA Toolkit.

Area of interest	Key issues identified
Scenarios	<ul style="list-style-type: none"> Four scenarios were evaluated to account for local conditions in Co. Monaghan and to explore differing levels of income growth. Using the HNDA Toolkit default settings, 1,316 households (c.47%) are projected to be buyers and 663 (c.24%) can rent in the private rental sector. 792 households (c.29%) are projected to require social housing and 6 (0.2%) are projected to require affordable housing. Using the preferred scenario which accounts for local factors in Co. Monaghan (i.e. rental and sales prices in line with historic trends rather than the flat growth assumed by the HNDA Toolkit), 928 households (c.33%) are projected to be buyers, 745 (c.27%) can rent in the private rental sector, and 916 (c.33%) are projected to require social housing. 201 households (c.7%) are projected to be unable to afford market rents while being unable to access social housing, and as such require affordable housing solutions. A scenario which assumes income growth will grow at a higher rate than inflation leads to higher projected proportions of buyers and renters, while fewer households are projected to require affordable or social housing. A scenario which assumes income growth will grow at a lower rate than inflation leads to lower projected proportions of buyers and renters, while more households are projected to require affordable or social housing.

This section provides an overview of the pre-set and modifiable variables included in the HNDA Toolkit, the scenarios appropriate for Co. Monaghan that were run using the Toolkit, and the housing need estimates broken down by tenure type. The assessment was carried out for the period from 2023-2031.

The Toolkit models tenure type distributions through a county-level affordability assessment that is based on the median household income, the 25th percentile house sales cost and median rental costs. This is prepared for a baseline year and projected forward, while working with county-level household projections to quantify the number of new households which are distributed into each of the tenure categories.

The Toolkit distributes the projected new households into four categories:

- Buyers** – households that can afford to purchase homes on the market.
- Private Rental Sector (PRS)** – remaining households that can afford median rent for 35% or less of their disposable income.
- Social Rent** – households that fall within income brackets for social housing provision (€30,000 in Co. Monaghan).
- Affordability Constraint** – households with income above the social housing brackets but cannot afford median rental at 35% of disposable income, i.e.

those who do not qualify for social housing but are also priced out of the rental market.

4.2 Variables

The HNDA Toolkit incorporates a number of pre-set variables for population/household formation projections, macroeconomic scenarios, changes in the level and distribution of household incomes, and price growth for housing sales and rent. Some of these variables are fixed as part of the Toolkit, some permit minor changes to be made, and some permit wholesale replacement with 'custom' variables that are more appropriate to the local authority area under assessment.

The guidance associated with the Toolkit emphasises that *“Unless local authorities can present strong evidence that would suggest departure from the default options, they should opt for the default scenarios provided. Decisions taken to vary the default values in the tool should be fully recorded within the HNDA assessment with a complete rationale provided for the choice of any alternative value used.”*⁶⁵

Details of the variables are provided below, including where this assessment has deviated from the defaults included in the Toolkit.

4.2.1 Housing supply targets

The HNDA Tool incorporates population and household projections produced at county and local authority level by the ESRI in December 2020 as a key evidence base⁶⁶. Population projections under the four scenarios modelled by ESRI are included for each local authority in supplementary material released by DHLGH. The four scenarios are:

- **Baseline:** net international migration nationally declines linearly from +33,700 in 2019 to +15,000 by 2024 and remains constant thereafter.
- **50:50 city:** 50% of national population growth between 2016 and 2040 in Eastern/Midlands region and additional population growth focused on major cities within each region, aligning with the NPF.
- **High migration:** net international migration of nationally +30,000 in 2020 and remaining constant thereafter.
- **Low migration:** net internal migration nationally drops to +5,000 by 2022 and adjusts towards baseline scenario over following five years.

⁶⁵ 'Guidance on the Preparation of a Housing Need and Demand Assessment', p22 (Source: <https://www.gov.ie/en/publication/ea99-housing-need-and-demand-assessment-hnda/>)

⁶⁶ DHLGH, 'Housing Supply Target Methodology for Development Planning: Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended)', December 2020.

Population projections for Co. Monaghan up to 2031 (a key milestone year in the National Planning Framework) are shown below.

Table 4.1: Population projections for Co. Monaghan, 2020-2031 (ESRI/HNDA Toolkit)

Year	Baseline	50:50 City	High Migration	Low Migration
2016 (Actual)	61,386	61,386	61,386	61,386
2020	63,262	62,682	63,267	62,966
2021	63,775	63,052	63,821	63,213
2022	64,237	63,373	64,360	63,437
2023	64,650	63,647	64,888	63,701
2024	65,014	63,876	65,407	64,007
2025	65,332	64,061	65,918	64,300
2026	65,638	64,233	66,423	64,581
2027	65,938	64,395	66,925	64,854
2028	66,233	64,552	67,428	65,124
2029	66,527	64,705	67,934	65,390
2030	66,821	64,857	68,444	65,657
2031	67,117	65,010	68,962	65,927

It is worth noting that based on the summary results of the 2022 census, the population of Co. Monaghan (65,228 persons⁶⁷) exceeds the projected figure used in the HNDA Toolkit in all four projected population scenarios.

The above population projections were used by ESRI to inform projections of household formation. There are five scenarios inbuilt into the tool which form a basis for the calculation of housing need across all tenures:

- **Convergence:** based on ESRI 50:50 City Scenario and incorporating unmet demand in years 2017-2019 inclusive over the period 2020-2031.
- **Baseline**
- **50:50 city**
- **High migration**
- **Low migration**

The additional, newly formed households forecast under these scenarios form the structural housing demand for Co. Monaghan over the plan period and beyond and are shown in table below.

⁶⁷ Census 2022 Summary Results: <https://data.cso.ie/table/FY003A>

Table 4.2: Population projections for Co. Monaghan, 2020-2031 (ESRI/HNDA Toolkit)

Year	Convergence	Baseline	50:50 City	High Migration	Low Migration
2020	313	337	291	338	254
2021	294	320	273	331	241
2022	280	308	261	330	235
2023	309	335	288	368	284
2024	300	326	279	372	300
2025	298	324	277	382	307
2026	281	309	261	371	293
2027	275	305	256	370	289
2028	321	348	299	416	334
2029	324	352	301	423	338
2030	331	359	308	433	346
2031	315	344	293	421	332

The HNDA Toolkit by default incorporates the household formation projections from the Convergence scenario.

4.2.2 Household income projection

The HNDA Toolkit provides several pre-set forecasts for growth of median income. By default it is assumed that, nationally, median incomes will grow uniformly at an inflation rate of 2% per annum nationally. A modest growth scenario of 3.5% per annum and a below-inflation scenario of 0.5% per annum are also available.

- **2% per annum:** this is the default scenario used in the HNDA Toolkit and assumes that median incomes will rise in line with projections of inflation from 2020, leading to “*no real growth*”. We would note that this rate of income growth is broadly in line with that forecast by the Central Bank of Ireland (CBI) as per their Spring 2023 Quarterly Bulletin.⁶⁸
- **0.5% per annum:** this scenario assumes that median incomes will rise at a lower rate than projections of inflation from 2020, leading to “*below real growth*”
- **3.5% per annum:** this scenario assumes that median incomes will rise at a higher rate than projections of inflation from 2020, leading to “*modest real growth*”

⁶⁸ CBI, March 2023: <https://www.centralbank.ie/news-media/press-releases/quarterly-bulletin-2023-1-inflation-easing-but-expected-to-remain-elevated>

These three pre-set forecasts have been used for the HNDA assessment in lieu of attempting to incorporate bespoke high-level forecasts of income inflation into the modelling process.

No change was made to the default Toolkit assumption of ‘no change’ to income distribution.

Table 4.3: Forecast household incomes in Co. Monaghan, 2023-2031 (2% increase per annum, “no real growth”) (HNDA Toolkit)

	Median income	75 th Percentile Income	25 th Percentile Income
2023	€45,256	€73,359	€25,840
2024	€46,161	€74,827	€26,357
2025	€47,084	€76,323	€26,884
2026	€48,026	€77,850	€27,422
2027	€48,987	€79,407	€27,970
2028	€49,966	€80,995	€28,529
2029	€50,966	€82,615	€29,100
2030	€51,985	€84,267	€29,682
2031	€53,025	€85,952	€30,276

Table 4.4: Forecast household incomes in Co. Monaghan, 2023-2031 (0.5% increase per annum, “below real growth”) (HNDA Toolkit)

	Median income	75 th Percentile Income	25 th Percentile Income
2023	€42,652	€69,138	€24,353
2024	€42,865	€69,484	€24,475
2025	€43,080	€69,832	€24,597
2026	€43,295	€70,181	€24,720
2027	€43,512	€70,532	€24,844
2028	€43,729	€70,884	€24,968
2029	€43,948	€71,239	€25,093
2030	€44,167	€71,595	€25,218
2031	€44,388	€71,953	€25,345

Table 4.5: Forecast household incomes in Co. Monaghan, 2023-2031 (3.5% increase per annum, “modest real growth”) (HNDA Toolkit)

	Median income	75 th Percentile Income	25 th Percentile Income
2023	€47,977	€77,771	€27,394
2024	€49,657	€80,493	€28,353
2025	€51,395	€83,310	€29,345
2026	€53,193	€86,226	€30,372
2027	€55,055	€89,244	€31,435
2028	€56,982	€92,367	€32,535
2029	€58,977	€95,600	€33,674
2030	€61,041	€98,946	€34,853
2031	€63,177	€102,409	€36,073

4.2.3 House price forecast

By default, the HNDA Toolkit assumes a flat, uniform, annual growth in sales prices of 2.25%. Using this assumption, the default median sales price in Co. Monaghan is forecast to rise from €164,509 in 2023 to €196,561 in 2031, as shown in Table 4.6.

For this assessment, a review of historic price changes (detailed in Section 2.3) indicated that **price growth in Co. Monaghan diverged significantly from the values assumed in the Toolkit’s default price growth scenario**. As such a custom price growth scenario was prepared.

For this scenario, it was assumed that price change between 2022 and 2023 would match the historic six-year average of county-level price changes between 2017 and 2022, an increase of 8.89% (as discussed in Section 2.3.1.3).

As a consistent annual 8.89% growth in house prices through to 2031 would be fundamentally unsustainable, a conservative tapering effect was applied. It was assumed that this 8.89% rate of price increase would gradually reduce by 0.25% annually, i.e., the growth rate between 2023-24 was assumed to be 8.75%, the growth rate between 2024-25 was assumed to be 8.50% and so on, ultimately declining to 7.00% by 2031.

Though this modelling approach cannot capture severe fluctuations in price which might arise in a given year, on the scale of a decade it can account for changing market dynamics.

As a result, in this scenario the median sales price is forecast to increase significantly over the assessment period, rising from the Dept. Toolkit’s 2019-era default pricing to a modelled €199,647 in 2023 and €366,084 by 2031; approximately 86% higher than the median price forecast using the default scenario.

Table 4.6: Projected sales prices in Co. Monaghan, 2023-2031 (flat 2.25% annual increase, HNDA Toolkit default)⁶⁹

	Mean Price	Median Price	25 th Percentile Price
2023	€171,676	€164,509	€120,239
2024	€175,539	€168,210	€122,945
2025	€179,489	€171,995	€125,711
2026	€183,527	€175,865	€128,539
2027	€187,657	€179,822	€131,431
2028	€191,879	€183,868	€134,389
2029	€196,196	€188,005	€137,412
2030	€200,611	€192,235	€140,504
2031	€205,124	€196,561	€143,665

Table 4.7: Projected sales prices in Co. Monaghan, 2023-2031 (8.9% annual increase with conservative tapering applied and declining to 7% by 2031)⁶⁹

	Mean Price	Median Price	25 th Percentile Price
2023	€208,346	€199,647	€145,922
2024	€226,576	€217,116	€158,690
2025	€245,835	€235,571	€172,178
2026	€266,116	€255,006	€186,383
2027	€287,405	€275,406	€201,294
2028	€309,679	€296,750	€216,894
2029	€332,905	€319,007	€233,161
2030	€357,041	€342,135	€250,065
2031	€382,034	€366,084	€267,570

4.2.4 Rent price forecast

By default, the HNDA Toolkit assumes a flat, uniform, annual growth in rental prices of 2.25%. Using this assumption, the median weekly rental price in Co. Monaghan is forecast to rise from €164 (€8,526 annually) in 2023 to €196 (€10,187 annually) in 2031.

For this assessment, a review of historic rental price changes (detailed in Section 2.3) indicated that **price growth in Co. Monaghan diverged significantly from the values assumed in the Toolkit's default scenario**. As such a custom rental price growth scenario was prepared.

⁶⁹ Note that these figures are built from 2019-era DHLGH HNDA Toolkit pricing for Co. Monaghan, against which either the Toolkit default growth scenario (Table 4.6) or the Preferred Scenario (Table 4.7) is being applied. Prices therefore differ from observed market values as presented in Section 2.3, as a consequence of this modelling, though are closer in alignment using the Preferred Scenario.

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For this scenario, it was assumed that the price change between 2022 and 2023 would match the historic average of county-level price change between 2016 and 2022, a 6.5% increase (as discussed in Section 2.3.1.3). A conservative tapering effect was then applied whereby it was assumed that this rate of rental price increase would gradually reduce by 0.25% annually, i.e., the growth rate between 2023-24 was assumed to be 6.25%, the growth rate between 2024-25 was assumed to be 6.0% and so on, ultimately declining to 4.25% by 2031. Though this approach cannot capture severe fluctuations in price which might arise in a given year, on the scale of a decade it can account for changing market dynamics.

As a result, the median rental price is forecast to increase significantly over the assessment period, rising from €176 (€9,148 annually) in 2023 to €243 (€12,242 annually) in 2031, approximately 20% higher than the median rent forecast using the default scenario.

Table 4.8: Projected median rental prices in Co. Monaghan (2023-2031, HNDA Toolkit)⁷⁰

Year	Flat 2.25% annual increase		Tapered 6.5% annual increase	
	Median weekly rent	Median annual rent	Median weekly rent	Median annual rent
2022	€160	€8,338	€167	€8,692
2023	€164	€8,526	€178	€9,257
2024	€168	€8,718	€189	€9,836
2025	€171	€8,914	€200	€10,426
2026	€175	€9,115	€212	€11,025
2027	€179	€9,320	€224	€11,632
2028	€183	€9,529	€235	€12,242
2029	€187	€9,744	€247	€12,854
2030	€192	€9,963	€259	€13,465
2031	€196	€10,187	€271	€14,071

4.2.5 Social housing

A household’s eligibility for social housing is based on thresholds for net income. These thresholds were revised upwards in January 2023 to include households with higher incomes⁷¹. In Co. Monaghan, this means that household with an annual net income of less than €30,000 is eligible for social housing, whereas pre-2023 only households with incomes of less than €25,000 were eligible. This change means that a larger number of households in Co. Monaghan are now eligible for social housing support.

⁷⁰ Note that these figures are built from 2018-era DHLGH HNDA Toolkit rental pricing for Co. Monaghan, against which either the Toolkit default growth scenario (2.25%) or the Preferred Scenario (6.5%) is being applied. Rents therefore differ from observed market values as presented in Section 2.3, as a consequence of this modelling, though are closer in alignment using the Preferred Scenario.

⁷¹ <https://www.gov.ie/en/press-release/7e024-government-approves-increase-in-social-housing-income-eligibility-thresholds/>

Social income thresholds vary based on household size and number of children⁷² but the HNDA Toolkit operates based on the maximum net income thresholds for a single person, i.e. €30,000 for Co. Monaghan. As modelled, arising households with income that falls within this threshold are allocated to the 'social rent' cohort.

4.3 Total Forecast Housing Need

The total housing need figure over the plan period used in the HNDA is a combination of a structural demand forecast provided as part of a household projection scenario (in this case the Convergence scenario) and an estimate of existing unmet housing need.

This estimate of unmet need includes an estimate of overcrowded households from the 2016 Census (22 households in Co. Monaghan) combined with existing homeless households. The HNDA Toolkit includes a 2019 figure for 3 existing homeless households, resulting in a combined unmet need of 25 households.

MCC have provided a total figure of 17 homeless households as of 2021. This results in a combined unmet need of 39 households, permitting an updated existing need figure to be used in assessments tailored towards circumstances in Co. Monaghan, in lieu of that assumed by default in the Toolkit.

The Toolkit assumes that clearance of this unmet need figure, whether the default or the updated figure, will be equally distributed across the assessment period, as shown in the tables below. Note that due to how the HNDA Toolkit handles rounding of figures in order to avoid the projection of 'half households', there is a slight variation between these figures and when they are broken down into tenure cohorts in Section 4.5.

Table 4.9: Total annual housing need, 2023-2031 (HNDA Toolkit default existing need)

	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Total	311.5	302.5	300.5	283.5	277.5	323.5	326.5	333.5	317.5	2,777
Convergence projection	309	300	298	281	275	321	324	331	315	2,754
Existing need	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	25

Table 4.10: Total annual housing need, 2023-2031 (MCC updated existing need)

	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Total	313	304	302	285	279	325	328	335	319	2,789
Convergence projection	309	300	298	281	275	321	324	331	315	2,754
Existing need	5	4	4	4	4	4	4	4	5	39

⁷² DHLGH Illustrative table of net income limits, 2023:
<https://www.gov.ie/pdf/?file=https://assets.gov.ie/236056/59ecede4-f862-4c5d-bf5a-e1a1d4ff9a63.pdf>

4.4 Assessed Scenarios

Four scenarios were assessed using the HNDA Toolkit as part of this assessment.

The first scenario, '*Core tool default*' includes the default variables prepared as part of the Toolkit for Co. Monaghan and is best understood as a comparator for the other scenarios.

The second scenario, '*Monaghan*', incorporates updated existing need figures provided by MCC as well as forecasts for growth in purchase price and rents derived from the Property Price Register (PPR) and Residential Tenancies Board (RTB) data between 2016 and 2021. The third and fourth scenarios, '*Monaghan (modest real income growth)*' and '*Monaghan (below real income growth)*' are variations on the second scenario that use different forecasts for income growth in the county.

The second scenario, '*Monaghan*', was chosen as the preferred scenario as it takes account of local conditions (existing need, forecast sales and rental prices based on the average of historic change rates) and projects income growth in line with recent CBI forecasts.⁷³

Table 4.11: Comparison of scenarios assessed for Co. Monaghan using the HNDA Toolkit

Variable	1. Core tool default	2. Monaghan	3. Monaghan (modest real income growth)	4. Monaghan (below real income growth)
1. Household Projections	Convergence scenario	Convergence scenario	Convergence scenario	Convergence scenario
2. Total existing need	25 (2016 overcrowded figure & 2019 homeless figure)	39 (2016 overcrowded figure & 2021 homeless figure)	39 (2016 overcrowded figure & 2021 homeless figure)	39 (2016 overcrowded figure & 2021 homeless figure)
3. Income growth	2% ("no real growth")	2% ("no real growth")	3.5% ("modest real growth")	0.5% ("below real growth")
4. Sales growth assumption	2.25% (Esri forecast)	8.9% (projection based on average of last 5 years' PPR) reducing to 7% by 2031	8.9% (projection based on average of last 5 years' PPR) reducing to 7% by 2031	8.9% (projection based on average of last 5 years' PPR) reducing to 7% by 2031
5. Rental growth assumption	2.25% (Esri forecast)	6.5% (projection based on average of last 5 years' rental prices) reducing to 4.25% by 2031	6.5% (projection based on average of last 5 years' rental prices) reducing to 4.25% by 2031	6.5% (projection based on average of last 5 years' rental prices) reducing to 4.25% by 2031

⁷³ CBI, March 2023: <https://www.centralbank.ie/news-media/press-releases/quarterly-bulletin-2023-1-inflation-easing-but-expected-to-remain-elevated>

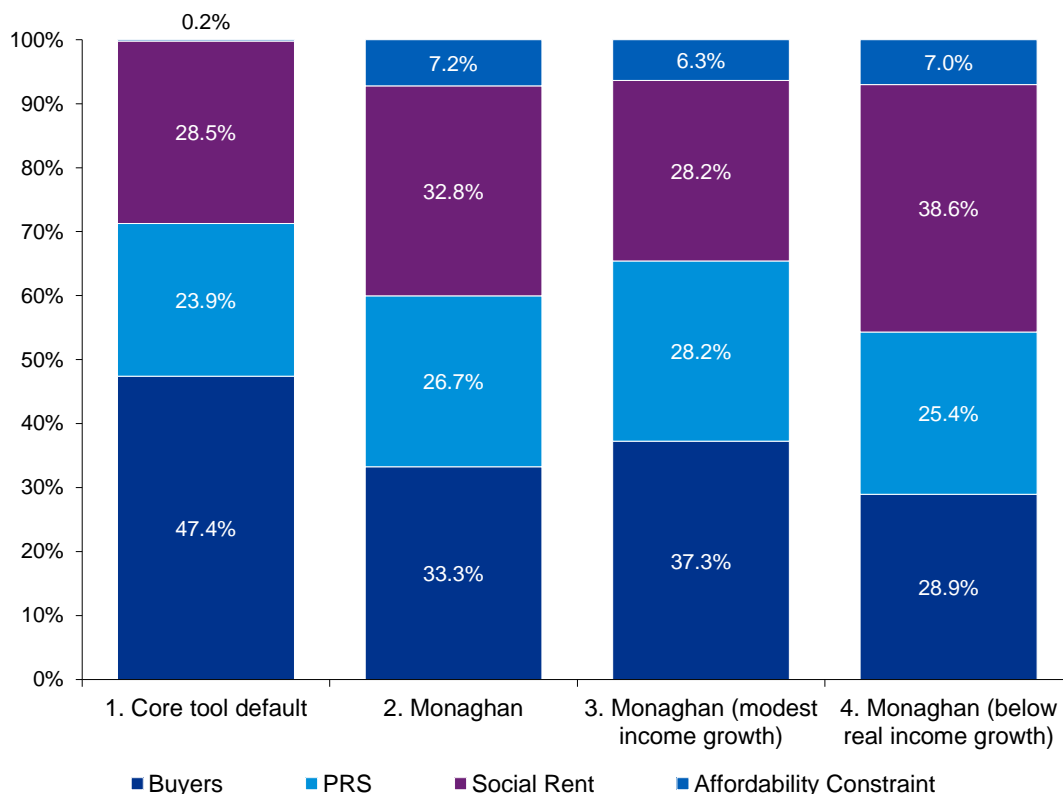
4.5 Housing need estimate

Based on the application of the additional anticipated households in the HNDA model and the scenarios for existing need, incomes, affordability criteria, house prices, and rental prices as described in Section 4.3, the HNDA Toolkit calculates total housing need for each year and how many forecast households can afford to purchase homes in the private market. Of those who cannot, it calculates how many can afford to rent privately, how many require social housing, and how many are 'affordability constrained' and require a form of affordable housing tenures (such as Cost Rental or affordable purchase).

The following tables summarise this estimate of housing need across all tenures. Over the assessment period of 2023-2031, there will be a need to house an estimated 2,754 newly formed households in Co. Monaghan, based on the Convergence projections. In addition, based on information provided by MCC on existing unmet need, a further 39 existing households will need to be housed.

A breakdown of tenure type distribution (between the discrete cohorts for 'Buyers', 'PRS', 'Social Rent', and 'Affordability Constraint') for the 4 assessed scenarios is provided below and a comparison of the proportions of different tenure types shown in Figure 4.1.

Figure 4.1: Tenure type distribution for Co. Monaghan for total projected households across assessed scenarios, 2022-2031



4.5.1 Scenario 1: Core tool default

The following section details the tenure distribution estimated when the default settings for Co. Monaghan are used with the HNDA Toolkit.

Over the assessment period of 2023-2031, there is an estimated need for 792 social homes in Co. Monaghan (28.5% of the total) and 6 affordable homes (0.2%); 663 households (23.9%) are estimated to be able to access private ownership based on average projected prices for Co. Monaghan, while 1,316 households (47.4%) are estimated to be able to meet their needs in the private rental market.

Table 4.12: Estimated housing need by tenure, 2023-2031 (households)

Tenure	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Social rent	86	84	86	81	80	92	96	96	91	792
Affordability Constraint	0	0	0	0	0	0	0	3	3	6
PRS ⁷⁴	76.75	74.09	72.30	68.15	67.03	78.29	76.04	77.04	73.45	663.15
Buyers	149	145	142	134	131	153	154	158	150	1,316
Total	312	303	300	283	278	323	326	334	317	2,777

Table 4.13: Estimated housing need by tenure, 2023-2031 (%)

Tenure	2023	2024	2025	2026	2027	2028	2029	2030	2031
Social rent	27.6%	27.7%	28.6%	28.6%	28.8%	28.5%	29.4%	28.7%	28.7%
Affordability Constraint	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	0.9%
PRS	24.6%	24.4%	24.1%	24.1%	24.1%	24.2%	23.3%	23.1%	23.1%
Buyers	47.8%	47.8%	47.3%	47.3%	47.1%	47.3%	47.2%	47.3%	47.3%

Figures 4.2 and 4.3 below illustrate the estimate of housing need by tenure. The constant rate of growth in incomes, sales prices and rental prices used in the HNDA Toolkit's core settings for Co. Monaghan result in a picture of relatively consistent tenure cohorts across the assessment period.

An affordability constraint cohort is only anticipated to arise in 2030, i.e. households that are unable to afford rents while falling outside the social housing income thresholds are

⁷⁴ Note that rounding applied to the PRS figures would result in a study period total of 662 households in the PRS cohort, due to the functionality of HNDA Toolkit an operating figure of 663 households is used.

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only anticipated from 2030 onwards. We would note that this can in part be attributed to the January 2023 revision of social housing thresholds to include Co. Monaghan households with incomes of €30,000 or less rather than €25,000 or less. When modelled under the pre-January 2023 threshold, an affordability constraint was forecast to arise in 2025.

Figure 4.2: Estimated housing need by tenure, 2023-2031 (households)

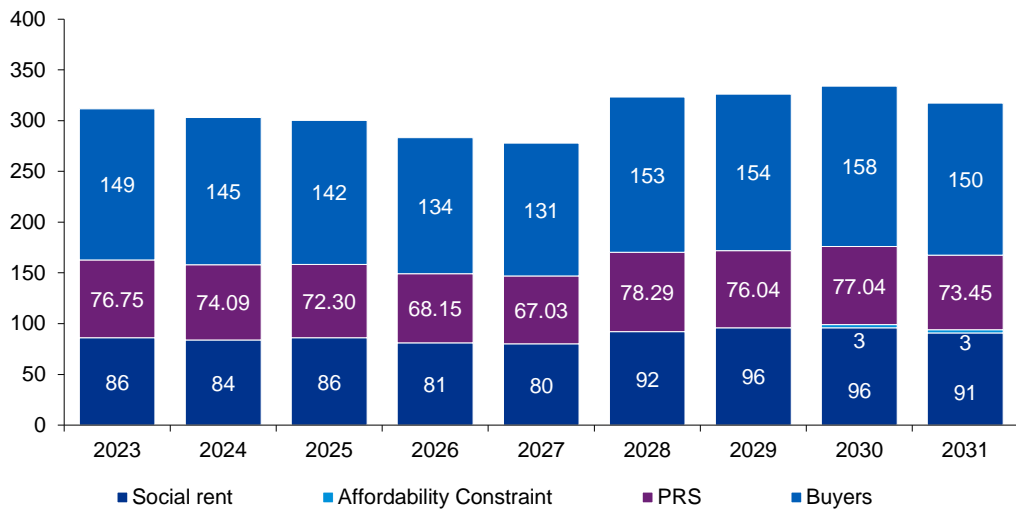
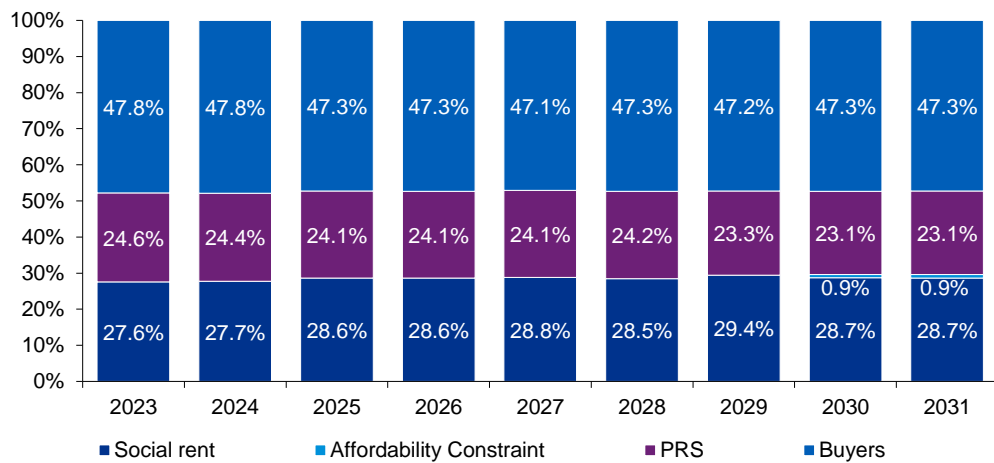


Figure 4.3: Estimated housing need by tenure, 2023-2031 (%)



4.5.2 Scenario 2: Monaghan

The following section details the tenure distribution estimated when updated existing need figures provided by MCC and custom forecasts for growth in purchase price and rents are used with the HNDA Toolkit. Income growth is assumed to be 2%.

Over the assessment period of 2023-2031, there is an estimated need for 916 social homes in Co. Monaghan (32.8% of the total) as well as 201 affordable homes (7.2% of the total); 745 households (26.7%) are estimated to be able to access private ownership based on average projected prices for Co. Monaghan, while 928 households (33.3%) are estimated to be able to meet their needs in the private rental market.

Table 4.14: Estimated housing need by tenure, 2022-2031 (households)

Tenure	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Social rent	98	102	107	101	96	109	106	103	94	916
Affordability Constraint	2	1	1	10	18	27	37	50	55	201
PRS	83	81	80	74	73	89	90	89	86	745
Buyers	130	120	113	100	92	101	95	93	84	928
Total	313	304	301	285	279	326	328	335	319	2,790⁷⁵

Table 4.15: Estimated housing need by tenure, 2022-2031 (%)

Tenure	2023	2024	2025	2026	2027	2028	2029	2030	2031
Social rent	31.3%	33.5%	35.5%	35.4%	34.4%	33.5%	32.3%	30.7%	29.5%
Affordability Constraint	0.6%	0.3%	0.3%	3.5%	6.5%	8.3%	11.3%	14.9%	17.2%
PRS	26.6%	26.7%	26.7%	26.0%	26.2%	27.2%	27.4%	26.6%	26.9%
Buyers	41.5%	39.5%	37.5%	35.1%	33.0%	31.0%	29.0%	27.8%	26.3%

Figures 4.4 and 4.5 below illustrate the estimate of housing need by tenure. With house prices projected to rise at a considerably higher rate than incomes, we can observe a shrinking cohort of buyers over the assessment period. Though rental prices are also projected to increase at a higher rate than incomes, leading to some households falling out of the PRS, the increasing number of households who cannot afford to purchase are shunted into the 'upper end' of the PRS, leading to a growing cohort of renters. Social housing thresholds remain the same, resulting in a consistent cohort. The affordability constraint cohort is projected to arise by 2023 and grow sharply. It will exceed 5% of all

⁷⁵ Due to rounding some variance in total exists. Further, due to existing need figures and the use of rounding in the HNDA Toolkit, the total number of households differs slightly between scenarios.

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annual newly formed households in 2027 (at 6.5%), and ultimately constitute 201 households over the assessment period.

Figure 4.4: Estimated housing need by tenure, 2023-2031 (households)

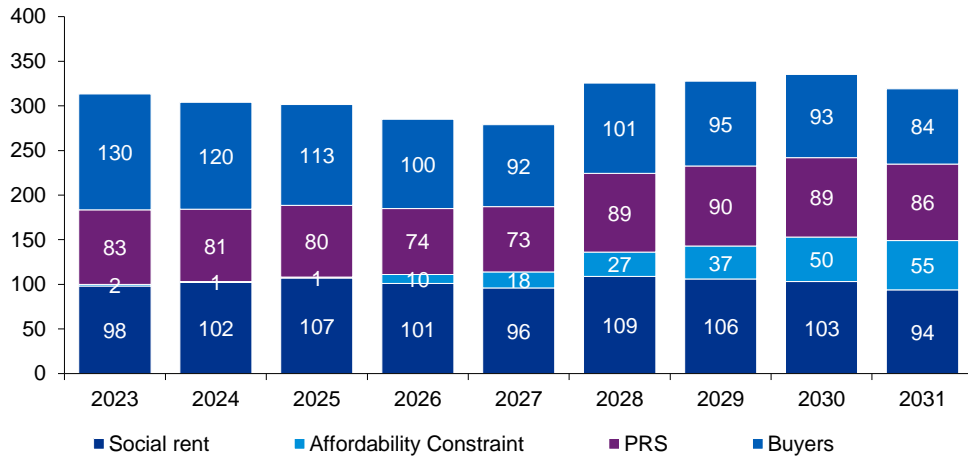
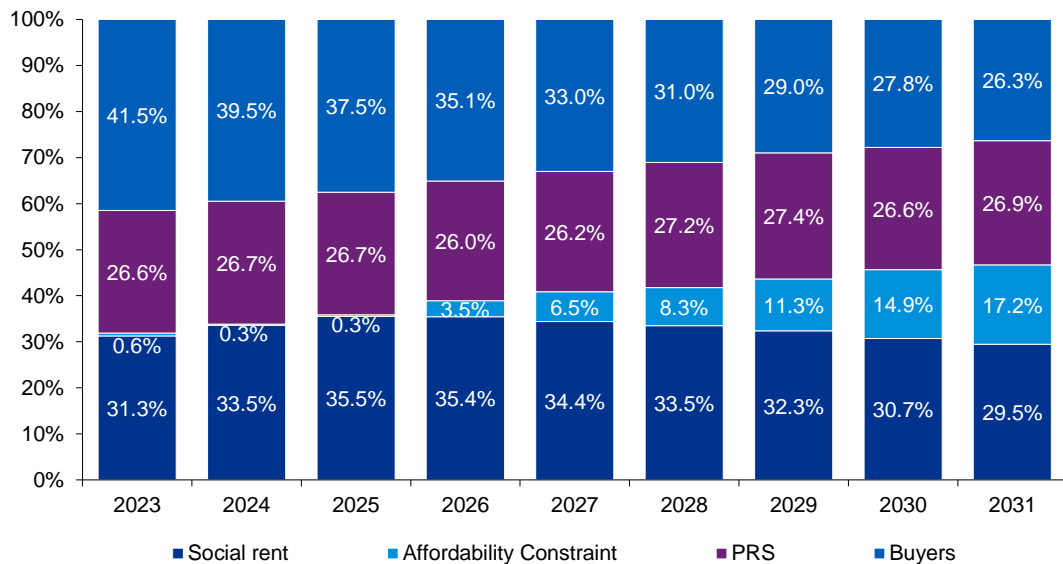


Figure 4.5: Estimated housing need by tenure, 2023-2031 (%)



4.5.3 Scenario 3: Monaghan (modest real income growth)

The following section details the tenure distribution estimated when updated existing need figures provided by MCC and custom forecasts for growth in purchase price and rents are used with the HNDA Toolkit. Income growth is assumed to be 3.5%.

Over the ten-year assessment period of 2022-2031, there is an estimated need for 787 social homes in Co. Monaghan (28.2% of the total) as well as 177 affordable homes (6.3% of the total); 1,039 households (37.3%) are estimated to be able to access private ownership based on average projected prices for Co. Monaghan, while 786 households (28.2%) are estimated to be able to meet their needs in the private rental market.

Table 4.16: Estimated housing need by tenure, 2022-2031 (households)

Tenure	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Social rent	92	93	95	87	82	92	87	83	76	787
Affordability Constraint	2	1	1	10	15	24	34	43	47	177
PRS	84	84	84	78	78	92	94	98	94	786
Buyers	136	126	121	110	104	117	113	111	101	1,039
Total	314	304	301	285	279	325	328	335	318	2,789⁷⁶

Table 4.17: Estimated housing need by tenure, 2022-2031 (%)

Tenure	2023	2024	2025	2026	2027	2028	2029	2030	2031
Social rent	29.3%	30.6%	31.5%	30.5%	29.4%	28.3%	26.5%	24.8%	23.9%
Affordability Constraint	0.6%	0.3%	0.3%	3.5%	5.4%	7.4%	10.4%	12.9%	14.8%
PRS	26.7%	27.7%	28.0%	27.4%	27.8%	28.3%	28.7%	29.2%	29.6%
Buyers	43.4%	41.4%	40.1%	38.6%	37.3%	36.0%	34.4%	33.2%	31.7%

Figures 4.6 and 4.7 below illustrate the estimate of housing need by tenure. With house prices projected to rise at a considerably higher rate than incomes, even assuming modest real income growth, we can observe a gradually shrinking cohort of buyers over the assessment period, though one that is larger than in Scenario 2, with c.33% of newly

⁷⁶ Due to rounding some variance in total exists. Further, due to existing need figures and the use of rounding in the HNDA Toolkit, the total number of households differs slightly between scenarios.

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formed households in 2031 able to afford purchase prices. Though rental prices are also projected to increase at a higher rate than incomes, leading to some households falling out of the PRS, the increasing number of households who cannot afford to purchase are shunted into the 'upper end' of the PRS, leading to a growing cohort of renters. Social housing thresholds remain the same, resulting in a consistent cohort. The affordability constraint cohort is projected to arise in 2023 and grow sharply. It will exceed 5% of all annual newly formed households in 2027 (at 5.4%), and ultimately constitute 177 households over the assessment period.

Figure 4.6: Estimated housing need by tenure, 2022-2031 (households)

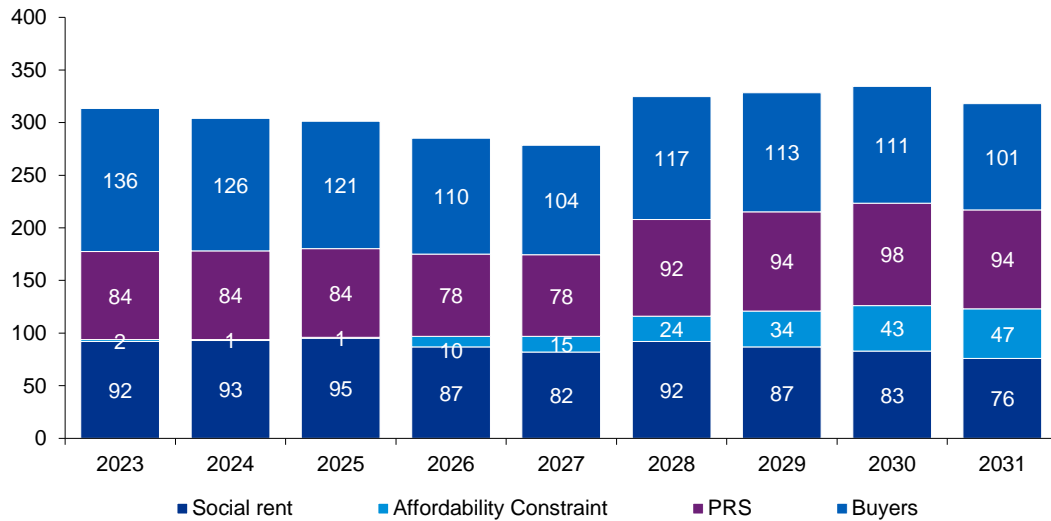
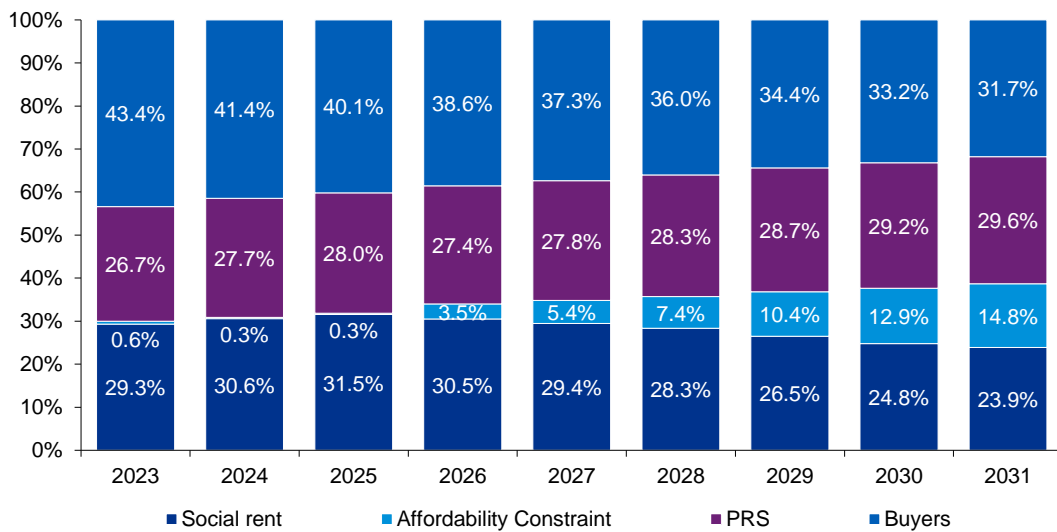


Figure 4.7: Estimated housing need by tenure, 2022-2031 (%)



4.5.4 Scenario 4: Monaghan (below real income growth)

The following section details the tenure distribution estimated when updated existing need figures provided by MCC and custom forecasts for growth in purchase price and rents are used with the HNDA Toolkit. Income growth is assumed to be 0.5%.

Over the ten-year assessment period of 2022-2031, there is an estimated need for 1,078 social homes in Co. Monaghan (38.7% of the total) as well as 196 affordable homes (7.0% of the total); 807 households (28.9%) are estimated to be able to access private ownership based on average projected prices for Co. Monaghan, while 708 households (25.4%) are estimated to be able to meet their needs in the private rental market.

Table 4.18: Estimated housing need by tenure, 2022-2031 (households)

Tenure	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Social rent	105	114	122	115	113	128	129	129	123	1,078
Affordability Constraint	1	1	1	7	15	30	37	50	54	196
PRS	84	78	77	73	70	82	83	82	80	708
Buyers	123	111	102	90	81	85	79	74	62	807
Total	313	304	302	285	279	325	328	335	319	2,789⁷⁷

Table 4.19: Estimated housing need by tenure, 2022-2031 (%)

Tenure	2023	2024	2025	2026	2027	2028	2029	2030	2031
Social rent	33.5%	37.5%	40.5%	40.4%	40.5%	39.4%	39.3%	38.6%	38.6%
Affordability Constraint	0.3%	0.3%	0.3%	2.5%	5.4%	9.2%	11.3%	14.9%	16.9%
PRS	26.9%	25.7%	25.4%	25.6%	25.2%	25.2%	25.3%	24.4%	25.0%
Buyers	39.3%	36.5%	33.8%	31.6%	29.0%	26.2%	24.1%	22.1%	19.5%

Figures 4.8 and 4.9 below illustrate the estimate of housing need by tenure. With house prices projected to rise at a considerably higher rate than incomes, we can observe a gradually shrinking cohort of buyers, with only c.20% of newly formed households able to buy in 2031. Though rental prices are also projected to increase at a higher rate than

⁷⁷ Due to rounding some variance in total exists. Further, due to existing need figures and the use of rounding in the HNDA Toolkit, the total number of households differs slightly between scenarios.

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incomes, leading to some households falling out of the PRS, the increasing number of households who cannot afford to purchase are shunted into the ‘upper end’ of the PRS, leading to a growing cohort of renters but one that remains smaller than was modelled in other scenarios. Social housing thresholds remain the same, resulting in a broadly consistent cohort. The affordability constraint cohort is projected to arise in 2023 and grow quickly. It will exceed 5% of all annual newly formed households in 2027 (at 5.4%), and ultimately constitute 196 households over the assessment period. This is a larger number of households than in Scenario 3, where income growth leads to a greater proportion in the PRS and buyer cohorts, but smaller than Scenario 2, where a flat 2% income growth sees fewer households falling into the social rent cohort.

Figure 4.8: Estimated housing need by tenure, 2022-2031 (households)

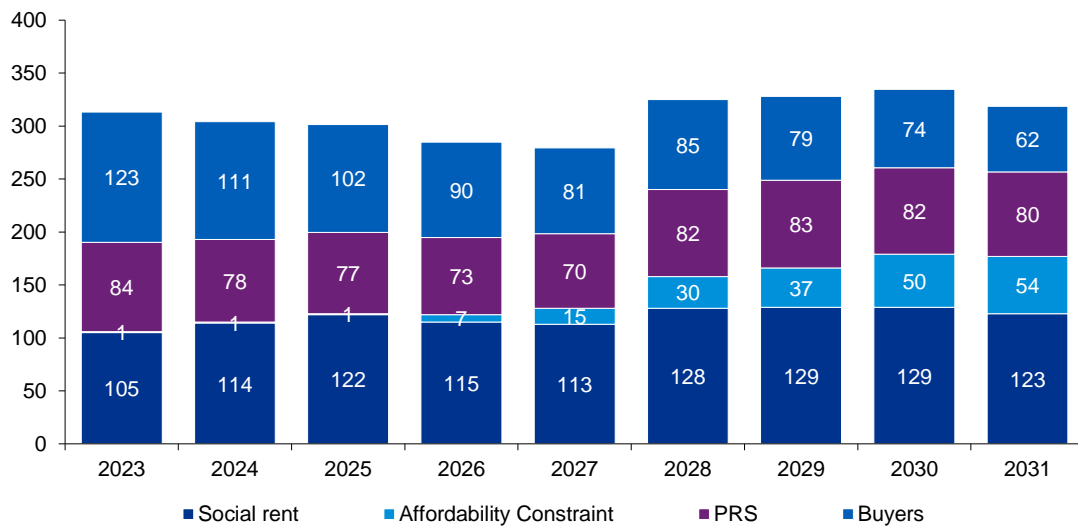
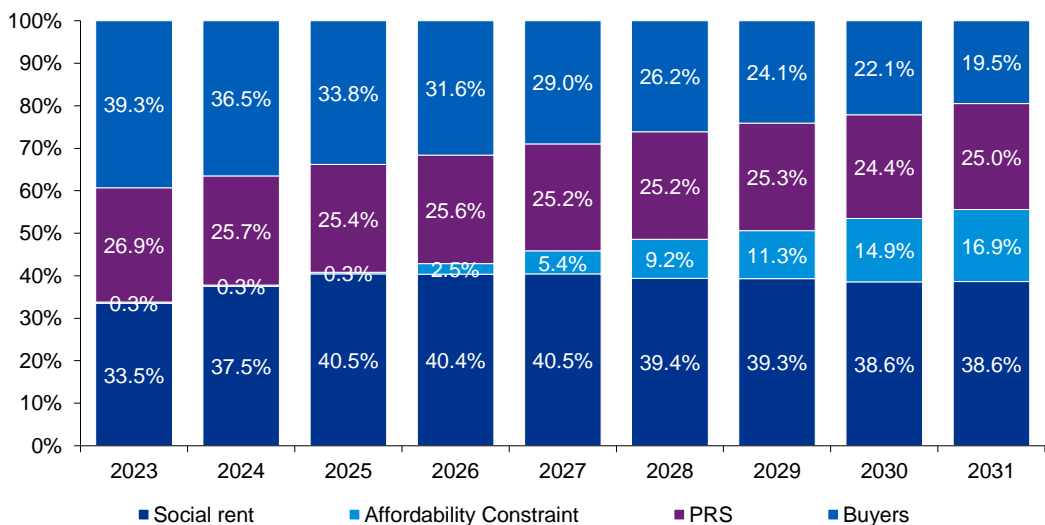


Figure 4.9: Estimated housing need by tenure, 2022-2031 (%)



5 Demand for Specialist Provision of Housing

This section provides an analysis of demand for Specialist Provision of Housing. As specified in the County Development Plan 2019-2025 and the Strategic Plan for Housing Persons with Disabilities, MCC recognises the need to accommodate the housing requirements of groups with special housing needs, such as the elderly, people with disabilities, the homeless, Travellers, and international protection applicants.

5.1 Key issues

Area of interest	Key issues identified
Older people	<ul style="list-style-type: none"> • There are 10,397 people over the age of 65 living in Co. Monaghan, representing a higher proportion of the population than at State level but a lower proportion than for the Border region. • 2,692 people over the age of 65 live alone in Co. Monaghan. 1,403 people over the age of 75 live alone. • As of 2021 there were 306 private bed available in nursing homes in Co. Monaghan, a 12% decrease from 2020. • By 2030, demand for nursing homes is anticipated to grow between 40% and 54% on 2015 figures.
People with a disability	<ul style="list-style-type: none"> • 12,282 people in Co. Monaghan were recorded as having a disability, a lower proportion than the State but higher than in 2016. • In 2016, 11% of people with a disability in Co. Monaghan lived in social housing. • 63 households on the social housing waiting list have special accommodation requirements due to disability or medical needs.
Traveller accommodation	<ul style="list-style-type: none"> • The total current need and projected housing needs for the Travelling Community in Co. Monaghan is sixty households by 2024
Homelessness	<ul style="list-style-type: none"> • 123 adults and 28 children presented themselves to Monaghan County Council as homeless in 2022.
Refugees, asylum seekers, and Migrants	<ul style="list-style-type: none"> • As of February 2023, 500 Ukrainian arrivals have been given PPS numbers, constituting 0.8% of the county's population. The Ballybay-Clones LEA has the highest proportion of these arrivals.
Students	<ul style="list-style-type: none"> • In 2022, 5,274 residents of Co. Monaghan reported their principle economic status as being students, constituting 10.3% of all those aged 15 and over.

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5.2 Older People

As of 2022, there were 10,397 people over the age of 65 living in Co. Monaghan, constituting 15.9% of the population.⁷⁸ This proportion is higher than the State figure (15.1%) but lower than the average for the Border region (17.2%). In the context of accommodation, 9,894 (95.2%) of this cohort reside in private households⁷⁹, indicating that 1,043 live in non-private households/communal establishments including nursing homes.⁸⁰

2,692 people over the age of 65 live alone in Co. Monaghan, of which 1,403 are over the age of 75. People living alone constitute 27.2% of all over-65s in private households in the county, a higher proportion than observed at a State level (25.9%).⁸¹

According to the latest Nursing Home Survey carried out by BDO and Nursing Homes Ireland (NHI) in 2021, there were 306 private beds available in nursing homes across the county, a decrease of 42 beds or 12.1% from 2020.

Demand for nursing homes is not modelled as part of the HNDA Toolkit but is anticipated to grow, with demand increasing on a national level to between 40,700 and 44,600 places by 2030, an increase of between 40% and 54% on 2015 figures. The Monaghan County Development Plan 2019-2025 recommends that nursing homes and other appropriate facilities for older people be located within the Tier 1-3 settlements, where public utilities are available and where greater opportunities for social inclusion and integration into the community are available.

5.3 People with a Disability

The National Housing Strategy for People with Disability 2022-2027⁸² uses the term “disability” in reference to four categories of disability, namely sensory, mental health, physical, and intellectual disability. In 2022, 12,282 people were recorded in the census as having a disability, representing 18.8% of the overall population.⁸³ Though lower than the national figure of 21.5%, this is an increase on the figure of 12% reported in 2016. In Co. Monaghan, 7.0% of the population (4,576 people) self-reported as having a “disability to a great extent”, while 11.8% (7,706 people) self-reported as having “a disability to some extent”.

More granular detail on the types of disabilities and conditions reported by people in Co. Monaghan was available for 2016, as summarised in Table 5.1.

⁷⁸ CSO 2022: <https://data.cso.ie/table/F1020>

⁷⁹ CSO 2022: <https://data.cso.ie/table/FY010A>

⁸⁰ Other forms of non-private households include hotels, hostels, guest houses, hospitals, welfare institutions, group homes, boarding schools and prisons.

⁸¹ CSO 2022: <https://data.cso.ie/table/FY010A>

⁸² Government of Ireland (2022). *National Housing Strategy for Disabled People 2022 – 2027*. Available from: [gov.ie - National Housing Strategy for Disabled People 2022 – 2027 \(www.gov.ie\)](http://gov.ie - National Housing Strategy for Disabled People 2022 – 2027 (www.gov.ie))

⁸³ CSO 2022: <https://data.cso.ie/table/FY084>

Table 5.1: Overview of Disability Conditions in County Monaghan, 2016

Type of Disability	People
Difficulties with basic physical activities	3,143
Difficulty with pain, breathing, or other chronic illness/condition	3,080
Learning difficulty	1,781
Deafness or serious hearing impairment	1,214
Mental health	1,196
Intellectual disability	811
Blindness or a serious vision impairment	670

Source: Disability Federation of Ireland (2016). *Disability Profile: County Monaghan* (<https://www.disability-federation.ie/publications/disability-profile-monaghan/>)

As far as the housing needs of people with a disability are concerned, 11% of people with a disability in Co. Monaghan lived in social housing⁸⁴ at the time of the 2016 Census, compared to 7% of the general population⁸⁵. These figures have been largely reflected in Co. Monaghan’s social housing waiting list as recorded in the annual Summary of Social Housing Assessments (SSHA) exercises.

According to the latest SSHA⁸⁶ count, as of November 2022, there were 306 households on the Monaghan Social Housing Waiting List, representing a decrease from 392 in 2021. This figure excludes households placed on the transfer list as well as those accommodated in a Housing Assistance Payment (HAP) tenancy, whose social housing needs are considered to have been met.

Identifying households with a disability in the SSHA is not entirely straightforward. The social housing application form does not specifically ask whether applicants or household members have a disability. Nevertheless, households whose need for social housing is assessed as a disability or who require specific accommodation due to a disability are captured in the data under two fields, namely ‘Basis of Need’ and ‘Specific Accommodation Requirements’. These two fields may overlap when households are recorded as both having a disability basis of need and a specific accommodation requirement due to a disability. Conversely, applicants who may have a disability but require specific accommodation to suit other requirements, such as old age, may not be counted under the disability category. Therefore, the SSHA does not provide a comprehensive count of all households on the waiting list who have a disability⁸⁷.

⁸⁴ People aged 15 years and over who were renting from the Local Authority or an Approved Housing Body.

⁸⁵ Disability Federation of Ireland (2016). *Disability Profile: County Monaghan*. Available from: [Publications | Disability Federation of Ireland \(disability-federation.ie\)](https://www.disability-federation.ie/publications/disability-profile-monaghan/)

⁸⁶ The Housing Agency (2023). *Summary of Social Housing Assessment 2022*. Available from: [gov.ie - Summary of Social Housing Assessments 2021 – Key Findings \(www.gov.ie\)](https://www.gov.ie/en/publications-and-statistics/publication-summary-of-social-housing-assessments-2021-key-findings/).

⁸⁷ For more details on how to identify households with a disability in the SSHA, see Oona Kenny (2021). *Analysis of Households with a Disability Basis of Need for Social Housing 2016 – 2020*. Dublin: The Housing Agency.

Of the 306 households placed on Co. Monaghan’s social housing waiting list, 25 have specific accommodation requirements⁸⁸, as detailed in Table 5.2. The change in needs for specific accommodation requirements for Co. Monaghan over the 2017-2021 period is presented. While the number of households requiring special accommodation due to old age, homelessness, and traveller specific needs has either slightly decreased or remained constant, the number of households waiting for social housing with specific accommodation requirements due to one of the household members having a disability has increased from 16 in 2017 to 37 in 2020 and 2021, falling to 24 in 2022.

Table 5.2: Overview of Specific Accommodation Requirements in Co Monaghan (DHLGH)

Year	Enduring physical, sensory, mental health or intellectual issues	Homeless	Traveller	Aged 65 or more	Total
2017	16	0	1	3	20
2018	23	1	1	2	27
2019	23	1	1	1	26
2020	37	1	1	0	39
2021	37	1	1	0	39
2022	24	0	1	0	25

Source: Summary of Social Housing Assessments 2017-2021. Available from: [gov.ie - Summary of Social Housing Assessments \(www.gov.ie\)](http://gov.ie - Summary of Social Housing Assessments (www.gov.ie)).

A longer-term perspective on special needs accommodation can also be grasped by considering the basis of need for social housing (i.e., if a household’s current accommodation is unsuitable due to a physical, sensory, mental health/or intellectual disability). In addition to the four types of disability, the basis of need field includes an option for “Exceptional medical needs or compassionate grounds”. While this option is not formally related to a disability need, it is possible that these households may require special needs accommodation in the future.

The proportion of households assessed as having either medical or a disability-related basis of need as well as changes over the 2017-2022 period are presented in Table 5.3. This data shows the number of households with an intellectual disability has doubled from 2017 to 2022. Conversely, the number of households with exceptional medical needs has been steadily decreasing. Altogether, 63 households on Co. Monaghan’s social housing waiting list can be considered to have special accommodation requirements due to either disability or medical needs conditions.

⁸⁸ Specific Accommodation Requirements in the Summary of Social Housing Assessments (SSHA) refer to the classification of accommodation requirements as set out in the Social Housing Assessment Regulations 2011 and are used to determine the form of social housing support appropriate for a household that qualifies for social housing support.

Table 5.3: Overview of Basis of Need for Social Housing Support in Co. Monaghan, 2017-2022⁸⁹

Year	Physical disability	Sensory disability	Mental health disability	Intellectual disability	Unspecified disability	Medical needs	Total
2017	5	0	3	7	1	138	154
2018	5	0	2	14	0	116	137
2019	6	3	2	16	0	108	135
2020	4	2	4	17	0	73	100
2021	4	2	4	18	0	64	92
2022	4	1	2	14	0	42	63

Co. Monaghan’s Strategic Plan for Housing Persons with Disabilities⁹⁰ provides additional sources of housing needs for people with a disability, as follows

5.3.1 Housing Transfer Lists

Annually, several tenants require alternative accommodation on grounds of medical or disability need. In 2016, there were 16 transfers granted on the grounds of medical need. Additionally, ten tenants in social housing support units were also seeking transfers on medical grounds. Table 5.4 shows the breakdowns of social housing tenants who were seeking transfers on disability or medical grounds.

Table 5.4: People with a disability in social housing support units seeking transfers, 2016 (MCC)

Disability	Individuals
Physical	9
Sensory	1
Mental Health	0
Intellectual	0
Total	10

Source: Monaghan County Council (2016). *Strategic Plan for Housing Persons with Disabilities*.

⁸⁹ Summary of Social Housing Assessments, DHLGH: <https://www.gov.ie/en/collection/62486-summary-of-social-housing-assessments/>

⁹⁰ Monaghan County Council (2019). *Strategic Plan for Housing Persons with Disabilities*. Available from: [Strategic-Plan-for-Housing-Persons-with-a-Disability.pdf \(monaghan.ie\)](https://www.monaghan.ie/strategic-plan-for-housing-persons-with-a-disability.pdf)

5.3.2 Homeless Persons

Individuals who are engaged with Homeless Services may also be living with a disability. Table 5.5 shows the number of individuals who engaged with the services in 2016. As noted in the Council’s Strategic Plan for Housing Persons with Disabilities, individuals with addiction issues are included as persons with mental health problems, although these may be masking other medical problems. In 2016, this was the case for 19 additional presentations to the Homeless Services.

Table 5.5: People with a disability engaging with Homeless Services, 2016 (MCC)

Disability	Individuals
Physical	1
Sensory	0
Mental Health	27
Intellectual	2
Total	30

Source: Monaghan County Council (2016). *Strategic Plan for Housing Persons with Disabilities*.

5.3.3 Emerging Disability Need

Table 5.6 forecasts the likely emerging disability needs in Co. Monaghan based on past evidenced presentations and projections from individuals under 18 who are currently in receipt of care. In 2016, Enable Ireland recorded nine children with potential need for housing adaptation in the future.

Table 5.6: Emerging Disability Need in County Monaghan, 2016 (MCC)

Source	Description	Likely Disability	Annual Forecast of Presenting Numbers
Enable Ireland	Early Intervention (0-6 years)	Physical	9 children with potential need for housing adaptations in the future

Source: Monaghan County Council (2016). *Strategic Plan for Housing Persons with Disabilities*.

5.3.4 Owner Occupied Stock

Requirements for adaption or alternative accommodation due to disability arise in owner occupied properties as well. From a housing authority perspective, such housing needs can be inferred from the number of applications made annually for either Housing Adaption Grants or Mobility Aids Grants. Table 5.7 provides the number of applications made annually under these schemes for the 2012-2016 period.

Table 5.7: Applications for Housing Adaptation and Aid Grants, Co Monaghan (MCC)

Applications	2012	2013	2014	2015	2016
Housing Adaptation Grants	54	44	70	48	45
Mobility Aids Grants	69	52	64	53	41
Total	123	96	134	101	86

Source: Monaghan County Council (2016). *Strategic Plan for Housing Persons with Disabilities*.

5.4 Traveller Accommodation

MCC's Traveller Accommodation Programme 2019-2024⁹¹ sets out the Council's targets for meeting the housing needs of the Travelling Community in Co. Monaghan through the provision of accommodation. MCC carried out an assessment of need for the current programme and identified that there are 47 families in need of long-term housing. A further 13 families are projected to require accommodation in the long term, which will be met through HAP. Overall, the total current need and projected housing needs for the Travelling Community is 60 households.

The 2019-2024 Programme will seek to meet these housing needs through direct provision of Local Authority housing, RAS leasing private rented accommodation, HAP, and voluntary housing. In addition, as specified in the County Development Plan 2019-2025, travellers who seek accommodation in Traveller-specific accommodation will be considered subject to availability at Gortakeegan Park.

5.5 Accommodating Homeless Persons

The number of adults presenting themselves as homeless in Co. Monaghan increased from 54 in 2013 to 80 in 2016, before dropping to 65 in 2019 and then more than doubling to 147 in 2020. Similarly, the numbers of children presenting as homeless increased from 46 to 72 over the 2013-2016, dropped to 36 in 2019 and increased to 44 in 2020. In 2021, the level of homeless presentations was at one of their lowest levels in Co. Monaghan, with 60 adults and 11 children.

This then increased to 123 adults and 28 children in 2022, the third highest number of homeless presentations on record. Table 5.8 summarises homeless presentations statistics over the 2013-2022 period.

⁹¹ Monaghan County Council (2019). *Traveller Accommodation Programme 2019-2024*. Available from: [Traveller Accommodation Programme 2019 2024 - Housing \(monaghan.ie\)](https://www.monaghan.ie/traveller-accommodation-programme-2019-2024)

Table 5.8: Homeless Presentations, Co. Monaghan (MCC)

Year	Presentations	
	Adults	Children
2013	54	46
2016	80	72
2019	65	36
2020	147	44
2021	60	11
2022	123	28

Source: *Monaghan County Development Plan 2019-2025* and Monaghan County Council, Homeless Services (June 2023 Correspondence)

5.6 Refugees, Asylum Seekers, and Migrants

Statistics released by the Central Statistics Office (CSO) for the week ending 13 February 2023 show that 500 Ukrainian arrivals who are availing of support and services from the Department of Social Protection and have been given PPS numbers are living in Co. Monaghan, constituting 0.8% of the county's population. Table 5.9 details the number of PPSN allocations by local electoral area in County Monaghan.

Table 5.9 PPSN Allocations to Arrivals from Ukraine in Co. Monaghan (CSO, Feb.2023)⁹²

Local Electoral Area	Number
Monaghan	152
Carrickmacross-Castleblayney	150
Ballybay-Clones	198

As in the past, people who have been granted refugee status have the right to apply for local authority housing and St Patricks Accommodation Centre in Monaghan Town operates as a direct provision centre for persons seeking asylum. This centre has the capacity to accommodate 200 people.

⁹² Number and location (based on PPSN allocations data) of arrivals from Ukraine: <https://data.cso.ie/table/UA05>

5.7 Students

According to the 2022 census, 5,274 residents of Co. Monaghan reported their principle economic status as being students (or 10.3% of all those aged 15 and over), representing a slight increase on figures in 2016 (10.3%)⁹³. In 2016, where sub-county data is available, students made up an average of 9% of the population of the county's towns, with Carrickmacross exhibiting the highest proportion at 9.8%, most likely due to the proximity of Dundalk Institute of Technology.

There are no third level institutions in Co. Monaghan but as part of the Monaghan County Development Plan 2019-2025, it is the policy of MCC *"to facilitate, promote and encourage the development of third level education facilities in County Monaghan"*. It is anticipated that furthering this policy would lead to increased demand for student housing.

⁹³ CSO 2022: <https://data.cso.ie/table/FY047A>



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Appendix 19

Strategic Flood Risk

Assessment

Strategic Flood Risk Assessment
for the Monaghan County
Development Plan 2025-2031

M02230-01_DG01 | July 2024

DRAFT

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1 INTRODUCTION

1.1 Terms of Reference

This Strategic Flood Risk Assessment (SFRA) was commissioned by Monaghan County Council (CC) as part of the preparation of the Monaghan County Development Plan 2025-2031. The new plan sets out the vision for how Monaghan should develop over the 6-year plan period in compliance with national and regional policies.

As stated in the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004), a Strategic Environmental Assessment (SEA) must be prepared as part of any county development plan to assess the likely significant effects of the plan's implementation on the environment.

The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (the OPW Guidelines) recommend that an SFRA be prepared to support the SEA of a development plan to ensure that flood risk, where identified, is considered as one of the key environmental criteria against which the plan is assessed. The SFRA should ultimately inform policy and land use decisions in areas that have been assessed as being at risk of flooding.

1.2 Purpose and Scope

The purpose of this report is to present a county-scale SFRA for the Monaghan CC administrative area. In accordance with the OPW Guidelines, the scope of this SFRA report includes the following:

- Enable an improved understanding of flood risk issues within the development plan and development management process for County Monaghan and communicate this to a wide range of stakeholders.
- Identify natural floodplain areas that should be safeguarded.
- Produce a suitably detailed Flood Risk Assessment (FRA) that draws on and extends existing data and information and that leads to a suite of flood risk maps that support the application of the sequential approach in key areas where there may be tension between development pressures and avoidance of flood risk.
- Inform, where necessary, the application of the Justification Test and the avoidance of development pressure in areas of flood risk areas.
- Conclude whether measures to deal with flood risks to areas proposed for development can reduce the risks to an acceptable level while not increasing flood risk elsewhere.
- Produce guidance on flood mitigation measures, how surface water should be managed, and appropriate criteria to be used in the review of site-specific FRAs.

1.3 Approach to the Assessment

The purpose of this SFRA is to provide a high-level assessment of all types of flood risk in Monaghan to inform strategic land use planning decisions. This report should therefore allow Monaghan CC to apply the sequential approach and, where necessary, the Justification Test to identify appropriate areas / sites for development and identify how flood risk can be reduced as part of the development plan process.

A review of available flood risk information has been undertaken to identify any flooding or surface water management issues in Monaghan that warrant further investigation. Based on available data, areas at risk of flooding and Flood Zones were identified in order to supplement the SEA and the development plan. The SFRA can include all levels of flood risk assessment, as described in the OPW Guidelines.

Where flooding is not a major issue in the location of new development, as will be the case in many parts of the county, less detailed mapping approach will be required than in core urban areas with high development pressures and significant flood risk issues. The SFRA will provide more detailed information on the spatial distribution of flood risk within the identified towns and settlements to enable adoption of the sequential approach and to identify where it will be necessary to apply the Justification Test. County SFRAs will contain some detailed investigation of how the sequential approach should be applied in key towns and settlements or to the identification of the location of future strategic infrastructure within flood risk areas.

Having prepared a Strategic Flood Risk Assessment and mapped Flood Zones as part of its development plan review process and any more detailed flood risk assessments as necessary, situations can arise where a planning authority will need to consider the future development of areas at a high or moderate risk of flooding, for uses or development vulnerable to flooding that would generally be inappropriate. In such cases, the planning authority must be satisfied that it can clearly demonstrate on a solid evidence base that the zoning or designation for development will satisfy the Justification Test.

Further detail regarding the required contents of a County SFRA, as outlined in the OPW Guidelines, is included in Section 3.11.

DRAFT

2 PLAN AREA

2.1 County Monaghan

Monaghan is a relatively small county of approximately 1295km². It is bounded by Counties Cavan, Meath, Louth, Armagh, Tyrone and Fermanagh. Monaghan is land-locked, located more than 12km inland, and is part of the Neagh-Bann and North Western River Basin Regions. Its administrative boundary is shown in Figure 2.1.

It has five large town settlements, Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay, ten village settlements as well as a number of smaller cluster settlements. Monaghan has a drumlin landscape with uplands at Sliabh Beagh and Mullyash to the north and east of the county respectively. In the central part of the county a series of low-lying lakes extend from west to east. To the north and south of this belt of lakes, the landscape character consists of high drumlin farmland.

Over 60% of the county population live within rural areas. The settlements within County Monaghan historically evolved along the Great Northern Railway route and the main transport routes. Primary settlements (towns and villages) have been defined as part of the overall County Development Plan and are included in Table 2.1.

Figure 2.1: Monaghan County Council Administrative Boundary



Table 2.1: County Monaghan Towns and Villages

Hierarchy	Function	Settlement
Tier 1	Principal / Key Town	Monaghan Town
Tier 2	Strategic Towns	Carrickmacross Castleblayney
Tier 3	Service Towns	Clones Ballybay
Tier 4	Villages	Ballinode Emyvale Glaslough Inniskeen Newbliss Rockcorry Scotshouse Scotstown Smithborough Threemilehouse Annyalla Clontibret North Doohamlet Oram

2.2 Watercourses

Rivers are, historically, the primary cause of flooding in Monaghan and historically severe flooding events are attributed to fluvial sources ranging from the major rivers. The Erne catchment comprising of the Dromore River, the Finn River and the Bunnoe river systems dominate the west of the county. The Blackwater River system is in the north of county and to the south are the Fane and Glyde river catchments. The Ulster Canal traverses the County from east of Monaghan Town to west of Clones.

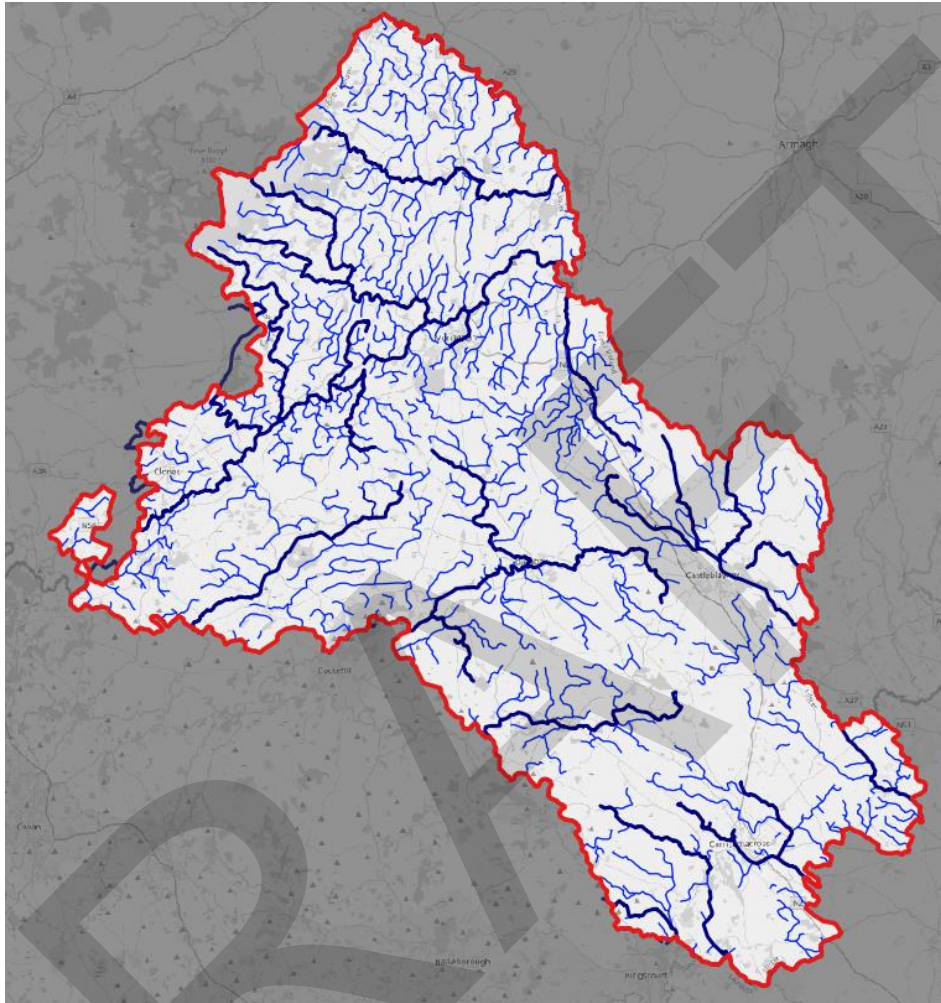
The main watercourses in Monaghan include the Finn, Dromore, Blackwater, Shambles, and Proules. These rivers are important fisheries and wildlife resources and are important for ongoing provision of water services and for management of flood risk.

The catchments in Monaghan are a mix of urban and rural (especially in the north of the county). There are large urban areas located on some of the principal rivers including the Proules, Dromore, Shambles, and Blackwater.

Monaghan CC have provided a GIS shapefile of watercourses within the County as shown in Figure 2.2. The dataset has been combined with the Environmental Protection Agency (EPA) watercourse data to give a comprehensive picture of watercourses in the county. However, it is acknowledged that the EPA watercourse dataset is not intended to be exhaustive and does not capture all open waterbodies within the County as there are minor streams and ditches which will not have been captured / included. The mapped watercourses capture all watercourses with sufficient catchments to be included on Flood Zone datasets (refer to Section 4.2) and as such omission of minor watercourses from the mapped dataset is not a material

consideration in terms of establishing Flood Zones. The topography and hydrology of County Monaghan are such that small, localised drainage ditches are prevalent through much of the county.

Figure 2.2: Map of EPA Watercourses within County Monaghan



2.2.1 List of Watercourses

A list of named notable watercourses in Monaghan is provided in Table 2.2. While the list is not exhaustive, and not all mapped watercourses are named, it gives an indication of the extent of the river and stream network in the County. Watercourse names are generally as per EPA designations. It is acknowledged that some of the streams listed may be known locally by other names. Watercourse names are shown on flood mapping included as Appendices to the SFRA. It is noted that not all watercourses shown in Figure 2.2 are named so may not be included in Table 2.2 and SFRA flood maps.

Table 2.2: List of Named EPA / Monaghan CC Watercourses

River	Tributary / Stream
Blackwater	<ul style="list-style-type: none"> • Conawary Lower River • Mountain Water • Scotstown River • Shambles River
Bunnoe	
Dromore	<ul style="list-style-type: none"> • Avaghon Lake Stream
Fane	<ul style="list-style-type: none"> • Carrickaslane Lough Stream • County Water River • Gentle Owens Stream • Lannat Stream • Inniskeen Stream
Finn	<ul style="list-style-type: none"> • Magherarney River • Maghery River • Lacky River
Glyde	<ul style="list-style-type: none"> • Magheracloone Stream • Drumsallagh Stream • Coolderry Stream • Lisanisk Stream • Kilmactrasna Stream • Tullynaskeagh Stream • Drummond Watercourse
Knappagh	
Proules River	<ul style="list-style-type: none"> • Rossdreenagh River
Shambles River	

2.2.2 [Hydrometric Areas](#)

Many of the watercourses in south and east of Monaghan discharge through adjacent counties to the Irish Sea, either directly or via estuaries, and are within EPA Hydrometric Areas 06 (Newry, Fane, Glyde and Dee. Watercourses in the north and west of the county drain to Upper Lough Erne via the River Finn in Hydrometric area 36 (Erne) or to Lough Neagh via the River Blackwater in hydrometric area 03 (Lough Neagh and Lower Bann).

2.2.2.1 [Newry, Fane, Glyde and Dee Catchment](#)

The Nanny-Delvin catchment includes the area drained by the Newry, Fane, Glyde and Dee rivers, and by all streams entering tidal water between Murlough Upper and The Haven, Co. Louth. This is a cross-border catchment with a surface area of 2,125km², 1390km² of which is located within the Republic of Ireland (RoI).

The largest urban centre is Dundalk, Co. Louth. The other main urban centres are Carrickmacross, Ardee, Kingscourt, Dunleer and Castleblaney and the total population (in the RoI) is approximately 115,900, with a population density of 83 people per km².

The catchment is characterised by the upland area of the Carlingford Peninsula, which is underlain by granites and other igneous rocks, and undulating land to the south, and a heavily drumlinised (lenticular, steep sloped hills) landscape in the western half of the catchment. There are extensive gravel deposits along much of the coast in this catchment, which are an important local groundwater resource¹.

2.2.2.2 *Erne Catchment*

This catchment includes the area drained by the River Erne and all streams entering tidal water between Aughrus Point and Kildoney Point, Co. Donegal. This is a cross border catchment with a surface area of 4,415km², 2,512km² of which is located within The Republic.

The largest urban centre is Cavan Town. The other main urban centres are Bundoran, Ballyshannon, Clones, Ballybay, Cootehill and Belturbet. The total population (in The Republic) is approximately 85,992 with a population density of 34 people per km².

There are three isolated parts of the catchment located in the Republic, one around Ballyshannon, one near Blacklion and the southern part occupying much of Counties Cavan and Monaghan. The statistics included here refer to the parts of catchment located within The Republic only.

This catchment is dominated by the glacial drumlin landscape of southern Ulster. The patterns of River Erne, its lakes and tributaries, are characterised by the sinuous routes they are forced to follow to escape through this maze of poorly drained low, steep-sided hills.

2.2.2.3 *Lough Neagh and Lower Bann Catchment*

This catchment includes the area drained by the River Bann and by all streams entering tidal water between the Barmouth and Ballyaghan Point, Co. Derry. This is a cross border catchment with a surface area of 5,787km², 374km² of which is located within the Republic of Ireland (RoI).

The largest urban centre in the catchment is Monaghan town. There are no other large towns in this catchment and the total population (in the RoI) is approximately 20,500 with a population density of 55 people per km².

The part of this catchment located south of the border is dominated throughout by a drumlin topography characterised by numerous steep sided, lenticular hills, and the course of the rivers in the catchment is controlled by the location and orientation of these drumlins.

2.3 Climate Change

Climate change is an important theme in the Monaghan Development Plan 2025-2031. It is recognised that the risks associated with climate change (i.e., warmer temperatures, more extreme rainfall events, and sea level rise) will require adaptation and mitigation. It is also recognised that the nature of Monaghan's economy, infrastructure (i.e., roads, electricity networks, water supply and sewer systems), settlement patterns, physical geography, and mixed land use presents a unique set of challenges in terms of the required response to climate change.

The development plan makes provisions for climate change mitigation and adaptation in areas such as flood risk management, transportation, surface water, waste management, water services, urban design, energy, natural heritage, and green infrastructure. Flood risk management challenges identified for Monaghan CC include management of flood risk along watercourses while taking account of the predicted impacts of climate change amid increasing population pressure.

Further information and guidance relating to flood risk impact and considerations of climate change are contained in Section 3.8.

¹ Catchment.IE available at: <https://www.catchments.ie/> [Accessed 16/07/2024]

2.4 Land Use Zonings

The County Development Plan sets out a range of land use zonings and zoning objectives, as shown in Table 2.3. The Flood Zone maps included in Appendix A were prepared to assist with land use zoning decisions in areas that have been assessed as being at risk of flooding.

Land use zoning for the Monaghan County Development Plan 2025-2031 have been overlain with Flood Zone mapping and Section 5 presents Justification Tests where required. Land use zoning vulnerability was agreed through consultation with Monaghan CC, as outlined in subsequent sections.

Table 2.3: Monaghan County Development Plan 2025-2031 Land Zoning Objectives

Zoning	Objective
C2.1- Industry/Enterprise/Employment	To provide for new industrial, enterprise and employment generating development and to facilitate expansion of existing industrial and employment generating enterprises.
C6- Existing Commercial	To provide for established commercial development and facilitate its appropriate expansion.
G3- Landscape Protection/Conservation	To protect important landscape features within the towns from development that would detrimentally impact on the amenity of the landscape, on the natural setting of the town or on the natural attenuation offered by flood plains.
G5- Recreation/Amenity	To protect and provide for recreation, open space and amenity.
M2- Town Centre	To provide, protect and enhance town centre facilities, in addition to and promoting town centre strengthening and compact growth.
R1.3- Proposed Residential A	To provide for new residential development and for new and improved ancillary services.
R1.4- Proposed Residential B	To facilitate the provision of serviced residential sites and low-density residential development in a structured and co-ordinated manner.
R2.6- Existing Residential	To protect and enhance existing residential amenity, to facilitate residential development on small infill sites within established residential areas, the comprehensive redevelopment of brownfield residential sites for sustainable residential development, and to facilitate and encourage the completion of commenced and not yet completed residential developments.
R4.6- Strategic Residential Reserve	To protect lands that are considered strategic in location for future residential development.
S5- Community Services/Facilities	To protect, provide and improve community facilities and services.

3 APPROACH AND METHODOLOGY

3.1 Introduction

The approach and methodology adopted by this SFRA have been informed by the OPW Guidelines and associated Technical Appendices. The OPW Guidelines are therefore implemented and embedded in the context of the Monaghan Development Plan 2025-2031.

3.2 Objectives and Principles of the OPW Guidelines

The SFRA recognises the core objectives of the OPW Guidelines, which are to:

- Avoid inappropriate development in areas that are at risk of flooding.
- Prevent new developments from increasing flood risk elsewhere, including flood risk that may arise from surface water runoff.
- Ensure effective management of residual risks for development permitted in floodplains.
- Avoid unnecessary restriction of national, regional, or local economic and social growth.
- Improve the understanding of flood risk among relevant stakeholders.
- Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.

In achieving the aims and objectives of the OPW Guidelines, Monaghan CC need to:

- Adopt a sequential approach to flood risk management, which aims to avoid flood risk where possible, substitute less vulnerable uses where avoidance is not possible, and mitigate and manage the risk where avoidance and substitution are not possible.
- Apply the Justification Test for development in flood risk areas.

A precautionary approach should also be applied to flood risk management to reflect uncertainties in existing flooding datasets and risk assessment techniques and in the ability to predict the future climate, the future performance of existing flood defences, and the extent of future coastal erosion. Development should therefore be designed with careful consideration of likely future changes in flood risk, including the effects of climate change and coastal erosion, to ensure that future occupants are not subject to unacceptable risks.

3.3 Types of Flooding

Flooding is defined in the OPW Guidelines as a temporary covering by water of land not normally covered by water and as a natural process that can occur at any time in a variety of locations. Flooding can occur from different sources, acting alone or in combination, including:

- Coastal flooding (from the sea or estuaries)
- Fluvial flooding (from rivers or other watercourses)
- Pluvial flooding (from intense rainfall events and overland flow)
- Groundwater flooding (typically from turloughs in Ireland)
- Other sources (e.g., blocked drains or pipes)

3.3.1 [Coastal Flooding](#)

Coastal flooding occurs when water from the sea (along the coast or in estuaries) overflows onto adjacent land or overtops coastal flood defences where these exist. Coastal flooding is influenced by three factors, which often act in combination: high tide level, storm surges (caused by low atmospheric pressure and exacerbated by high winds), and wave action (dependent on wind speed and direction, local topography, and exposure).

Monaghan is a land-locked county, located more than 13 km inland, and outside of any areas of identified coastal or tidally influenced areas. Therefore, coastal flooding is not considered a source of a potential risk to County Monaghan and no references to coastal / sea flooding are included.

3.3.2 Fluvial (River) Flooding

Fluvial flooding occurs when rivers and other watercourses burst their banks and water flows out onto the adjacent low-lying areas (the natural floodplains). This can occur where the capacity of the channel is exceeded and / or where the channel is blocked or constrained.

A storm of a given rainfall depth and duration may cause flooding in one river but not in another, and some catchments may be more prone than others to prolonged rainfall or to a series of rainfall events. Changes in rainfall patterns (e.g., due to climate change) may also have different impacts on flood magnitude and frequency in different catchments. The response to rainfall events depends on factors such as the size and slope of the river and catchment, the permeability of the soil and underlying bedrock, the degree of urbanisation within the catchment, and the degree to which floodwater can be stored and slowly released by lakes and natural floodplains.

3.3.3 Pluvial (Rainfall) Flooding

Pluvial or surface water flooding occurs when the amount of rainfall exceeds the capacity of urban storm water drainage systems or the ground to absorb it. This excess water flows overland, ponding in natural or man-made hollows and low-lying areas or behind obstructions. This occurs as a rapid response to intense rainfall before the flood waters eventually enter a piped or natural drainage system. This type of flooding is driven in particular by short, intense rainfall events.

3.3.4 Groundwater Flooding

Groundwater flooding occurs when the level of water stored in the ground rises as a result of prolonged rainfall, to meet the ground surface and flows out over it, i.e. when the capacity of this underground reservoir is exceeded. Groundwater flooding tends to be very local and results from the interaction of site-specific factors such as local geology and tidal variations. While water level may rise slowly, groundwater flooding can last for extended periods of time. Hence, such flooding may often result in significant damage to property and disruption.

3.3.5 Flooding from Drainage Systems

Flooding from artificial drainage systems occurs when flow entering a system such as an urban storm water drainage system, exceeds its discharge capacity, it becomes blocked or it cannot discharge due to a high water level in the receiving watercourse.

Flooding in urban areas can also be attributed to sewers. Sewers have a finite capacity which, during certain load conditions, will be exceeded. In addition, design standards vary and changes within the catchment area draining to the system, in particular planning growth and urban creep, will reduce the level of service provided by the asset. Sewer flooding problems will often be associated with regularly occurring storm events during which sewers and associated infrastructure can become blocked or fail. This problem is exacerbated in area with under-capacity systems. In the larger events that are less frequent but have a higher consequence, surface water will exceed the capacity of the sewer system and flow across the surface of the land, often following the same flow paths and ponding in the same areas as overland flow.

Foul sewers and surface water drainage systems are spread extensively across the urban areas with various interconnected systems discharging to treatment works and into local watercourses. Whilst such incidents can give an idea of those areas with limited drainage capacity, it is only a record of the hydraulic inadequacies of the sewer systems, not properties at risk of flooding. Therefore it has limited usefulness in predicting future flooding.

3.3.6 Other Sources

The above causes of flooding are all natural; caused by heavy or intense rainfall. Floods can also be caused by the failure or exceedance of capacity of built or man-made infrastructure, such as bridge collapses, from blocked or under-sized drainage systems or other piped networks, or the failure or overtopping of reservoirs or other water-retaining embankments (such as raised canals).

3.4 Definition of Flood Risk

Flooding presents a risk only when people, property, infrastructure, and / or environmental assets are located in the area that could potentially flood. Flood risk is defined as the product of the likelihood of the occurrence of a flood event and the potential consequences arising from that flood event. It is expressed as follows:

$$\text{Flood Risk} = \text{Likelihood of Flooding} \times \text{Consequences of Flooding}$$

3.4.1 Likelihood of Flooding

The likelihood of flooding is defined in the Guidelines as the percentage probability of a flood of a given magnitude or severity occurring or being exceeded in any given year. It is generally expressed as a return period or as an annual exceedance probability (AEP). For example, a 1% AEP indicates the severity of a flood that has a 1 in 100 (1%) chance of occurring or being exceeded in any one year. Annual exceedance probability is the inverse of return period, as shown in Table 3.1.

Table 3.1: Return Periods and Annual Exceedance Probabilities

Return Period (Years)	Annual Exceedance Probability (%)
1	100
10	10
50	2
100	1
200	0.5
1000	0.1

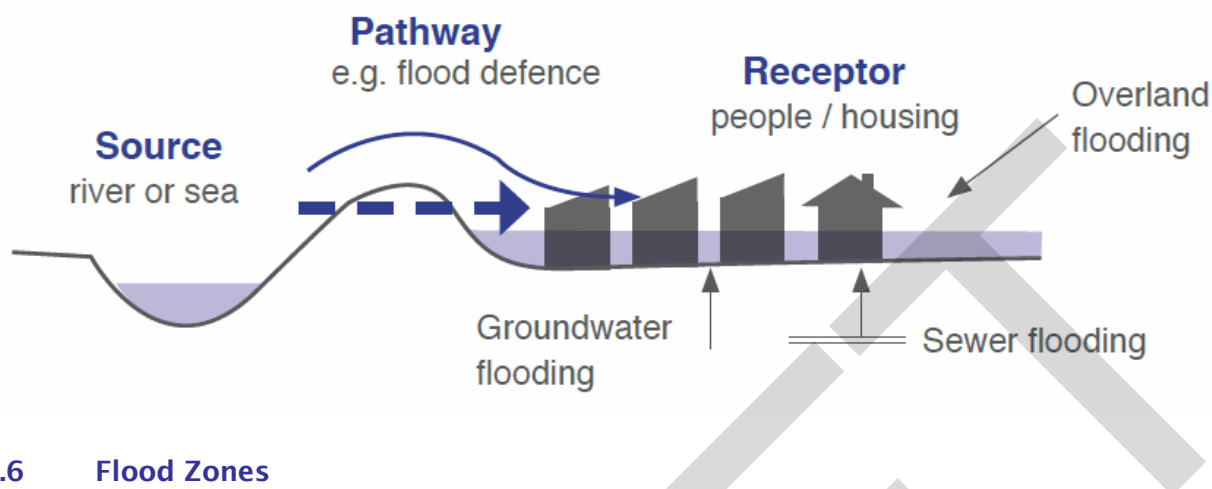
3.4.2 Consequences of Flooding

The consequences of flooding are determined by the hazards associated with the flooding (depth of water, speed, flow, rate of onset, duration, wave action, water quality) and the vulnerability of people, property, and environment assets potentially affected by a flood (age profile of the population, type of development, presence, and reliability of mitigation measures).

3.5 Source-Pathway-Receptor

The Monaghan CC SFRA, in line with the OPW Guidelines, advocates the use of the Source-Pathway-Receptor model in Flood Risk Assessments (FRA) to identify the sources of flooding (e.g. intense or prolonged rainfall leading to increased runoff and increased flow in rivers and sewers), the people and assets impacted by flooding (receptors) and the pathways by which the flood water reaches those receptors (e.g. overland flow, river and coastal floodplains, river channels and sewers). Figure 3.1 shows the source-pathway-receptor model from the OPW Guidelines.

Figure 3.1: Sources, Pathways and Receptors of Flooding



3.6 Flood Zones

Flood Zones are geographical areas within which the likelihood of flooding is in a particular range. The Monaghan SFRA in conjunction with the OPW Guidelines defines three Flood Zones for **flooding from rivers only** as indicated in Table 3.2.

Table 3.2: Flood Zones

Flood Zone	Description	Probability (Rivers)
A	Probability of flooding from rivers is highest	Greater than 1% or 1 in 100
B	Probability of flooding from rivers is moderate	Between 0.1% or 1 in 1000
C	Probability of flooding from rivers is low (i.e., all Plan areas not in Flood Zones A or B)	Less than 0.1% or 1 in 1000

When determining Flood Zones, the presence of flood protection structures should be ignored as areas protected by flood defences still carry a residual risk from overtopping or breach of defences.

Flood Zones are generated without inclusion of factors to allow for climate change. Therefore, land zoning based on delineated Flood Zones will not account for climate change floodplains which, in most instances, will be a wider extent than the present-day scenario.

3.7 Receptor Vulnerability

The vulnerability of development to flooding depends on the nature of the development, its occupation and the construction methods used. The classification of different land uses and types of development as highly vulnerable (including essential infrastructure), less vulnerable, and water compatible is influenced primarily by the ability to manage the safety of people in flood events and the long-term implications for recovery of the function and structure of buildings.

Zone A - High probability of flooding. Most types of development would be considered inappropriate in this zone. Development in this zone should be avoided and/or only considered in exceptional circumstances, such as in city and town centres, or in the case of essential infrastructure that cannot be located elsewhere, and where the Justification Test has been applied. Only water-compatible development, such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports, and recreation, would be considered appropriate in this zone.

Zone B - Moderate probability of flooding. Highly vulnerable development, such as hospitals, residential care homes, Garda, fire, and ambulance stations, dwelling houses and primary strategic transport and utilities infrastructure, would generally be considered inappropriate in this zone, unless the requirements of the Justification Test can be met. Less vulnerable development, such as retail, commercial and industrial uses, sites used for short-let for caravans and camping and secondary strategic transport and utilities infrastructure, and water-compatible development might be considered appropriate in this zone.

In general, however, less vulnerable development should only be considered in this zone if adequate lands or sites are not available in Zone C and subject to a flood risk assessment to the appropriate level of detail to demonstrate that flood risk to and from the development can or will adequately be managed.

Zone C - Low probability of flooding. Development in this zone is appropriate from a flood risk perspective (subject to assessment of flood hazard from sources other than rivers) but would need to meet the normal range of other proper planning and sustainable development considerations.

Table 3.3: Receptor Vulnerability Classifications

Vulnerability Classification	Land Uses / Type of Development *
Highly Vulnerable Development (including Essential Infrastructure)	<ul style="list-style-type: none"> • Garda, ambulance, and fire stations and command centres required to be operational during flooding • Hospitals • Emergency access and egress points • Schools • Dwelling houses, student halls of residence, and hostels • Residential institutions such as residential care homes, children's homes, and social services homes • Caravans and mobile home parks • Dwelling houses designed, constructed, or adapted for the elderly or other people with impaired mobility • Essential infrastructure, such as primary transport and utilities distribution, including electricity generating power stations and sub-stations, water and sewage treatment, and potential significant sources of pollution in the event of flooding (SEVESO sites, IPPC sites, etc.)
Less Vulnerable Development	<ul style="list-style-type: none"> • Buildings used for: retail, leisure, warehousing, commercial, industrial, and non-residential institutions • Land and buildings used for holiday or short-let caravans and camping, subject to specific warning and evacuation plans • Land and buildings used for agriculture and forestry • Waste treatment (except landfill and hazardous waste) • Mineral working and processing • Local transport infrastructure.

Vulnerability Classification	Land Uses / Type of Development *
Water Compatible Development	<ul style="list-style-type: none"> • Flood control infrastructure • Docks, marinas, and wharves • Navigation facilities • Ship building, repairing, and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location • Water-based recreation and tourism (excluding sleeping accommodation) • Lifeguard and coastguard stations • Amenity open space, outdoor sports and recreation and essential facilities such as changing rooms • Essential ancillary sleeping or residential accommodation for staff required by uses in this category (subject to a specific warning and evacuation plan)

* Uses not listed here should be considered based on their own merits.

3.8 Climate Change Adaptation

It is likely that climate change will have an impact on flood risk in Ireland as a result of rising sea levels and more frequent extreme rainfall events. There could be serious consequences for Monaghan, where many of the main urban centres are located beside watercourses. Climate change is a dynamic process that requires a precautionary and flexible approach to ensure appropriate provision for or adaptation to its potential consequences.

Guidance on climate change objectives and actions is set out in Climate Change Sectoral Adaptation Plan published by the OPW in 2019. The first Climate Change Sectoral Adaptation Plan was published in 2015 under the mandate of the National Climate Change Framework. A new plan was prepared in 2019 with updates to the previous plan made based on new information available on climate change and its potential impacts and developments in flood risk management since 2015.

The long-term goal adopted by the OPW on climate adaptation for flooding and flood risk management is “Promoting sustainable communities and supporting our environment through the effective management of the potential impacts of climate change on flooding and flood risk.” To deliver on this goal, the OPW has identified the following adaptation objectives:

- Objective 1: Enhancing our knowledge and understanding of the potential impacts of climate change for flooding and flood risk management through research and assessment
- Objective 2: Adapting flood risk management practice to effectively manage the potential impact of climate change on future flood risk
- Objective 3: Aligning adaptation to the impact of climate change on flood risk and flood risk management across sectors and wider Government policy

A number of actions have been identified under each adaptation objective across the areas of activity in flood risk prevention, protection and preparedness and resilience, as well as in further research and capacity building. Flooding has the potential to affect all sectors and local authorities, and coordination is critical towards ensuring a coherent and whole of government approach to climate resilience in relation to flooding and flood risk management.

Based on the Sectoral Adaptation Plans, the OPW adopted two indicative potential futures for flood risk assessment; the Mid-Range Future Scenario (MRFS) and the High-End Future Scenario (HEFS). These were selected to reflect, based on information available at the time, a future in the latter part of the century that would be:

- typical or near to the general average of the future climate projections (MRFS)
- a more extreme future based on the upper end of the range of projections of future climatic conditions and the impacts such changes would have on the drivers of flood risk (HEFS).

The allowances, in flood risk terms, for both the MRFS and HEFS are shown in Table 3.4. For the purposes of the SFRA, climate change flood mapping has been prepared and is included in Appendix B and C.

It is noted that the OPW is currently transitioning to regional based climate models that reflect the likely varied impacts throughout the island of Ireland. This is likely to be implemented during the lifetime of the county development plan.

Table 3.4: OPW Climate Change Allowances

Parameter	Mid-Range Future Scenario (MRFS)	High End Future Scenario (HEFS)
Peak River Flood Flows	+ 20%	+ 30%
Extreme Rainfall Depths	+ 20%	+ 30%

Due to the uncertainty of the potential effects of climate change, the Monaghan SFRA sets out recommendations in line with the precautionary approach adopted by the Guidelines in terms of managing the effects of climate change. These include:

- Recognising that significant changes in the flood extent may result from an increase in rainfall or tide events and, accordingly, adopt a cautious approach to zoning land in transitional areas.
- Ensuring that the finished levels of structures are designed to protect against flooding such that flood defences, land raising, and ground floor levels are sufficient to cope with the effects of climate change over the lifetime of the development.
- Ensuring that both the structures designed to protect against flooding and the protected development are capable of adaptation to the effects of climate change when there is more certainty about the effects and when there is still time for such adaptation to be effective.

3.9 Stages and Scales of Flood Risk Assessment

3.9.1 Stages of FRA

Flood risk assessments are typically undertaken over three stages, in order of increasing detail, as described in Table 3.5. Progression to a more detailed stage depends on the outcomes of the previous stage. This staged approach ensures that the level of assessment undertaken is appropriate for the scale and nature of the flood risk issues, site or area, and type of development proposed. It also prevents unnecessary flood modelling and development of mitigation and management measures.

Table 3.5: Stages of Flood Risk Assessment

Stage	Purpose
Stage 1: Flood Risk Identification	To identify whether there may be any flooding or surface water management issues relevant to a plan area or proposed development site that may warrant further investigation.
Stage 2: Initial Flood Risk Assessment	To confirm sources of flooding that may affect a plan area or proposed development site and to appraise the adequacy of the existing flood risk information. If necessary, to determine what surveys and modelling approach are appropriate to match the spatial resolution required and complexity of the flood risk issues identified.
Stage 3: Detailed Flood Risk Assessment	To provide a quantitative assessment of flood risk to a proposed or existing development, the effect of the development on flood risk elsewhere, and the effectiveness of any proposed mitigation measures. Typically involves the construction of a hydraulic model that covers a wide enough area to capture catchment-wide impacts and hydrological processes.

3.9.2 [Scales of FRA](#)

There are three scales of flood risk assessment described in the OPW Guidelines, summarised in Table 3.6.

Table 3.6: Scales of Flood Risk Assessment

Scale	Purpose	Responsibility
Regional Flood Risk Appraisal (RFRA)	<ul style="list-style-type: none"> To appraise the source and significance of all types of flood risk in a region based on readily derivable information to inform the regional planning guidelines and influence spatial allocations for growth in housing and employment. To identify areas where more detailed studies are required or where flood risk management measures may be required at a regional level to support the proposed growth. 	Regional Authorities
Strategic Flood Risk Assessment (SFRA)	<ul style="list-style-type: none"> To provide a broad assessment of all types of flood risk in the area to inform strategic land use planning decisions and to identify opportunities for reducing flood risk. Typically involves up to a Stage 2 - Initial Flood Risk Assessment. A site-specific flood risk assessment would be recommended where the initial flood risk assessment demonstrates the potential for a significant level of flood risk or where there is conflict with the vulnerability of proposed development. 	Local Authorities
Site-specific Flood Risk Assessment (SSFRA)	<ul style="list-style-type: none"> To identify and assess all types of flood risk for a proposed new development and to assess the potential effects of climate change, the impact of development on flooding, and residual risks. To propose appropriate site management and mitigation measures to reduce flood risk to an acceptable level. If stages 1 and 2 of assessment have been undertaken to appropriate levels of detail, it is likely that the SSFRA will require detailed channel and site surveys and flood modelling. 	Planning Applicants

Further details relating to Development Management aspects of SSFRAs are outlined in Section 6.

3.10 The Sequential Approach and Justification Test

3.10.1 [Sequential Approach](#)

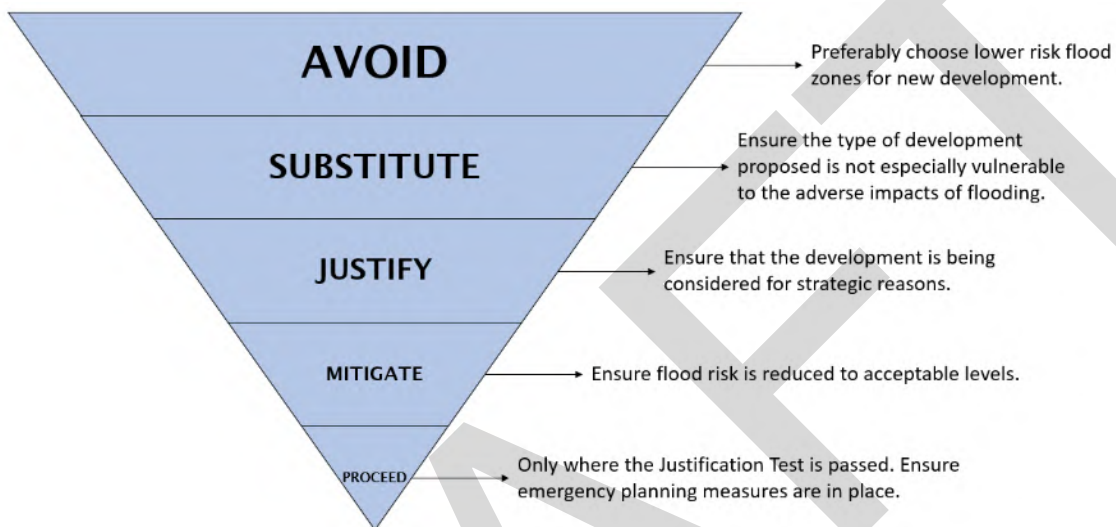
The OPW Guidelines recommend a sequential approach to planning to ensure the core objectives outlined in Section 3.2 are implemented. It is of particular importance at the plan making stage but is also applicable in the layout and design of development at the development management stage. The broad philosophy of the sequential approach in flood risk management from the OPW Guidelines is shown in Figure 3.2.

In general, most types of development would be considered inappropriate in Flood Zone A. In Flood Zone B highly vulnerable development (e.g., hospitals, dwelling houses and primary infrastructure) would be considered inappropriate but less vulnerable development (e.g., retail, commercial and industrial uses)

might be considered appropriate. Development within Flood Zone C is appropriate from a flood risk perspective.

However, this preferred Sequential Approach is not always possible as many urban centres are affected by Flood Zones and are targeted for key social and economic development. To reflect this, the OPW Guidelines outline the Justification Test to facilitate assessment of the balance between consideration of flood risk issues and the need for continued development in towns and cities.

Figure 3.2: The Sequential Approach



3.10.2 Justification Test

The Justification Test has been designed to rigorously assess the appropriateness, or otherwise, of particular developments that, for the reasons outlined above, are being considered in areas of moderate or high flood risk. The test is comprised of two processes:

- **Plan Making Justification Test** – used at the plan preparation and adoption stage where it is intended to zone or otherwise designate land which is at moderate or high risk of flooding.
- **Development Management Justification Test** – used at the planning application stage where it is intended to develop land at moderate or high risk of flooding for uses or development vulnerable to flooding that would generally be inappropriate for that land.

Table 3.7 is a matrix of receptor vulnerability versus Flood Zone to illustrate appropriate development and scenarios where development is required to meet the Justification Test.

Table 3.7: Vulnerability and Flood Zone Matrix for Justification Test

Development Vulnerability	Flood Zone A	Flood Zone B	Flood Zone C
Highly Vulnerable (including essential infrastructure)	Justification Test	Justification Test	Appropriate
Less Vulnerable	Justification Test	Appropriate	Appropriate
Water-compatible	Appropriate	Appropriate	Appropriate

3.10.3 Plan Making Justification Test

The Plan Making / Development Plan Justification Test should be carried out as part of the SFRA using mapped Flood Zones. It applies where land zonings have been reviewed with respect to the need for development of areas at a high or moderate risk of flooding for uses which are vulnerable to flooding and which would generally be inappropriate, as set out in Table 3.2, and where avoidance or substitution is not appropriate. Where land use zoning objectives are being retained, they must satisfy all of the following criteria as per Table 3.4 of the OPW Guidelines included as Table 3.8.

Table 3.8: Plan Making Justification Test

No.	Criteria
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.
2	<p>The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:</p> <ul style="list-style-type: none"> • Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement • Comprises significant previously developed and/or under-utilised lands • Is within or adjoining the core of an established or designated urban settlement • Will be essential in achieving compact and sustainable urban growth • There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement
3	A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed, and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment.

In cases where existing zoned lands are discovered to be within flood zones, the Development Plan Justification Test has been applied, and it is demonstrated that it cannot meet the specified requirements it is recommended that planning authorities reconsider the zoning by implementing the following:

- Remove the existing zoning for all types of development on the basis of the unacceptable high level of flood risk
- Reduce the zoned area and change or add zoning categories to reflect the flood risk
- Replace the existing zoning with a zoning or a specific objective for less vulnerable uses
- Prepare a local area plan informed by a detailed flood risk assessment to address zoning and development issues in more detail and prior to any development

If the criteria of the Justification Test have been met, design of structural or non-structural flood risk management measures as prerequisites to development in specific areas, ensuring that flood hazard and risk to other locations will not be increased or, if practicable, will be reduced. The mitigation measures are required prior to development taking place.

3.11 Strategic Flood Risk Assessment

The purpose of this report is to carry out an SFRA at county scale for Monaghan CC but also to assess particular areas of interest at closer (town / city) scale. In addition to the outputs of an SFRA outlined in Section 1.3, the following more detailed requirements are set out in the OPW Guidelines Technical Appendices and have been undertaken where relevant information is available:

- Identify principal rivers, sources of flooding and produce Flood Zone maps for across the local authority area and in key development areas.
- An appraisal of the availability and adequacy of the existing information.
- Assess potential impacts of climate change to demonstrate the sensitivity of an area to increased flows.
- Identify the location of any flood risk management infrastructure and the areas protected by it and the coverage of flood-warning systems.
- Consider, where additional development in Flood Zone A and B is planned within or adjacent to an existing community at risk, the implications of flood risk on critical infrastructure and services across a wider community-based area and how the emergency planning needs of existing and new development will be managed.
- Identify areas of natural floodplain, which could merit protection to maintain their flood risk management function as well as for reasons of amenity and biodiversity.
- Assess the current condition of flood-defence infrastructure and of likely future policy with regard to its maintenance and upgrade.
- Assess the probability and consequences of overtopping or failure of flood risk management infrastructure, including an appropriate allowance for climate change.
- Assess, in broad terms, the potential impact of additional development on flood risk elsewhere and how any loss of floodplain could be compensated for.
- Assess the risks to the proposed development and its occupants using a range of extreme flood or tidal events.
- Identify areas where site-specific FRA will be required for new development or redevelopment.
- Identify drainage catchments where surface water or pluvial flooding could be exacerbated by new development and develop strategies for its management in areas of significant change.
- Identify where an integrated and area based provision of SuDS and green infrastructure are appropriate in order to avoid reliance on individual site by site solutions.
- Provide guidance on appropriate development management criteria for zones and sites.

4 STAGE 1 – FLOOD RISK IDENTIFICATION

4.1 Introduction

The Flood Risk Identification stage involves a review of available flood risk information and identification of any flooding or surface water management issues in Monaghan that warrant further investigation. Following the guidance set out in the OPW Guidelines, both primary and secondary sources of flood risk information have been used to inform this SFRA.

4.2 Primary Sources of Flood Risk Information

Table 4.1 lists the primary sources of flood risk information in chronological order and indicates whether the source has been used to develop the Flood Zone maps produced as part of this SFRA, included in Appendix A. The rationale for use of the nature and suitability of flood data is described in subsequent report Sections 4.2.1 to 4.2.6.

The source of flood data used in the SFRA flood maps is shown on maps in Appendix D. Where flood data overlaps, a precautionary / conservative approach of the maximum extent has been used.

Table 4.1: Sources of Primary Flood Information Summary

Information Source	Year Published	Flooding Type	Used for Flood Zone Mapping?
Preliminary Flood Risk Assessment (PFRA)	2012	Fluvial, pluvial, groundwater	Yes*
Catchment Flood Risk Assessment and Management (CFRAM) Study	2015 / 2016	Fluvial	Yes
Previous Monaghan County Development Plan Strategic Flood Risk Assessment 2019 - 2025 (MCDP)	2017	Fluvial	Yes
GSI Groundwater Flooding	2020	Groundwater	No
National Indicative Fluvial Mapping (NIFM)	2021	Fluvial	Yes
Past Flood Events Mapping	Historical / Ongoing	Various	No

4.2.1 Preliminary Flood Risk Assessment (PFRA)

The Office of Public Works (OPW) has developed Preliminary Flood Maps as part of the Catchment Flood Risk Assessment and Management (CFRAM) Programme. The first stage of the CFRAM process was to produce a Preliminary Flood Risk Assessment (PFRA) that included flood mapping for the entire country.

The PFRA, published by the OPW in 2012, was a national screening exercise that considered risk from coastal, fluvial, pluvial and groundwater flooding. Its purpose was to identify areas of potentially significant flood risk (Areas for Further Assessment) and to provide a scope for the Catchment Flood Risk Assessment and Management (CFRAM) programme (see Section 4.2.2).

The PFRA is a preliminary assessment only, based on available or readily-derivable information. The analysis was undertaken to identify areas prone to flooding but the analysis is indicative. Flood mapping derived is of a national / coarse scale and is not suitable for site-specific flood risk assessment.

Recent guidance from the OPW on the PFRA flood mapping indicates that the dataset is considered superseded by more recent data sources (outlined in subsequent sections) and as such, should no longer be used.

It is acknowledged that OPW deems PFRA flood data as unsuitable as the sole source of data for Flood Zoning decisions. However, PFRA fluvial indicative flood mapping remains the best and only available flood data where no CFRAM, NIFM, or MCDP flood data exists for a number of watercourses across the County. PFRA mapping is utilised only on small catchments where no other data exists and to omit entirely would be to omit a source of predictive flood data (such that at Stage 1 / Flood Risk Identification stage, the only remaining indicator is the presence of a mapped watercourse), which in the context of development planning is deemed by Monaghan CC as being contrary to the precautionary approach advocated in relation to flood risk assessment.

4.2.2 Catchment Flood Risk Assessment and Management (CFRAM) Study

As part of the OPW's CFRAM programme, flood extent, depth, and risk maps (generally referred to as 'CFRAM maps') were published in 2015 / 2016 for areas identified by the Preliminary Flood Risk Assessment (PFRA) as being at potentially significant risk of flooding (see Section 4.2.1). One of the main purposes of the detailed CFRAM flood maps was to assist Local Authorities in planning and development management.

The CFRAM flood extent maps show the estimated extents, peak water levels, and peak flows associated with flooding from modelled river reaches, estuaries, and coastlines, taking account of flood defences. Flood maps were produced for a range of flood events (10%, 1%, and 0.1% AEP) for the present-day scenario and two future scenarios (the MRFS and HEFS). Flooding from other sources has typically not been considered as part of the CFRAM flood mapping.

Four towns/settlements in Monaghan are covered by the North Western - Neagh Bann CFRAM Study data. Table 4.2 outlines the detailed CFRAM models and associated study waterbodies relevant to Monaghan that have been used to form a component part of the flood outlines used for Flood Zone mapping for the SFRA. CFRAM flood data was provided by the OPW, via Monaghan CC, including climate change flood extents (MRFS and HEFS) included on flood maps in Appendix B and Appendix C.

Table 4.2: CFRAM Data for County Monaghan

CFRAM Model Location	Watercourses
Monaghan Town (UoM 06)	Peter's Lake, Killygowan, Ballymacforban, Tanderagee, Monaghan, Mullaghadun, Triangle, Newgrove, Newgrove 2, Crove, Tullybryan, Derrynagrew, Knockaconny, Cor River, Telaydan
Ballybay (UoM 36)	Dromore River, Cornamucklaglass, Corrybrannan, Dromore River Tributary 1, Shantonagh River
Carrickmacross (UoM 06)	River Glyde (Longfield River), River Coolderry, River Lisanisk, River Kilmactrasna, Tullynaskeagh, Drummond, Kilmactrasna Tributary 2
Inishkeen (UoM 06)	Fane River; Fane River Tributaries (4), Lannat, Inniskeen

4.2.3 GSI Groundwater Flood Mapping

In response to the extensive groundwater flooding that occurred in the winter of 2015 / 2016, Geological Survey Ireland (GSI) undertook the 'GWflood' project to address the lack of data on groundwater flooding and fit-for-purpose flood hazard maps necessary to manage groundwater flood risk in vulnerable communities. Project outputs included the Groundwater Flood Maps Viewer, which shows historic and predictive (10%, 1%, and 0.1% AEP) groundwater flood extents, a Groundwater Level Data Viewer, which shows live groundwater hydrometric data, and a comprehensive project report.

GSI Groundwater Flooding Probability Maps show two areas of predicted groundwater flood risk within the Monaghan CC area. These areas are located outside the urban towns and settlements. This information is available through GSI, and through the OPW at floodinfo.ie. Groundwater flooding is not considered within the Flood Zone mapping.

4.2.4 National Indicative Fluvial Mapping (NIFM)

The National Indicative Fluvial Mapping (NIFM) was published by the OPW in 2021. It shows the extent of flooding from modelled river reaches for catchments greater than 5 km² in areas that were not previously mapped as part of the CFRAM programme. Flood mapping was prepared for a range of flood events (5%, 1%, and 0.1% AEP) for the present-day scenario and two future climate change scenarios (the MRFS and HEFS).

NIFM User Guidance Notes state that the maps only provide an indication of areas that may be prone to flooding. They are not necessarily locally accurate and should not be used as the sole basis for defining the Flood Zones nor for making decisions on planning applications. They are by definition of a national indicative quality.

Flood outlines are suitable for use in the Stage 1 Flood Risk Assessment and initial Flood Zone mapping but not suitable for use in site specific flood risk assessment. Where a land zoning allocation is being considered within or adjacent to an initial Flood Zone defined by NIFM flood extents then additional data / information source will be required to form the basis of a Stage 2 Flood Risk Assessment.

NIFM flood data represents best available information for flooding from fluvial sources where no more detailed regional or local-quality data exists, is a component part of the flood outlines used for Flood Zone mapping for the SFRA. NIFM data is also used in SFRA MRFS / HEFS climate change flood mapping in Appendix B and Appendix C.

4.2.5 Monaghan County Development Plan Strategic Flood Risk Assessment 2019 - 2025

As part of the preparation of the previous Monaghan County Development Plan 2019-2025, a Strategic Flood Risk Assessment was carried out by Monaghan CC. A walkover survey, along with consultation with municipal district engineers was carried out at a number of selected locations throughout the County to help assess flood risk. In particular, settlements where historic flooding has taken place but where no detailed data has been collated were surveyed at times of heavy rainfall. Historical flood records, including reports, photographs and aerial photography, were used to validate flood zones, identify flood sources and areas vulnerable to flood damage.

Information collated was then used to inform the Flood Zone mapping process. These established flood zones, which include invaluable local knowledge, have been incorporated into the flood zone mapping presented herein.

4.2.6 Past Flood Event Mapping

The OPW has recorded and mapped 'Past Flood Events' based on available information including flood reports, news articles, photos, Council meeting minutes and other archived information. Historical records are mostly anecdotal and incomplete but are useful for providing background information. The record is not an exhaustive record of all flooding that has occurred in Monaghan and historic flood events will have occurred that are not captured by this dataset. These records have been reviewed as part of the SFRA along with emergency services reports and historic flood event records provided by Monaghan CC.

The combined set of flood records has been reviewed and any events that coincide with fluvial mapping included on SFRA Flood Zone Maps has been excluded as, for land zoning purposes, it will be considered under another study / source of data. Figure 4.1 shows the flood events not coinciding with Flood Zones / other predictive flood data, and Table 4.3 provides a description of each past flood event.

It is noted that past flood event mapping is not consistent or comprehensive and are not a component of the flood outlines used for development of Flood Zone mapping for the SFRA. Mapping of single or recurring past flood events may provide useful additional information as an indicator of a risk of flooding on land, and information on the scale and nature of flood risk in a particular location that can be used to inform site-specific flood risk assessment, but records of past flood events should not be taken as the only source of data in assessing flood risk.

Please note, OPW floodinfo.ie records are continually updating and those presented are available at time of access.

Figure 4.1: Map of (filtered) Past Flood Events

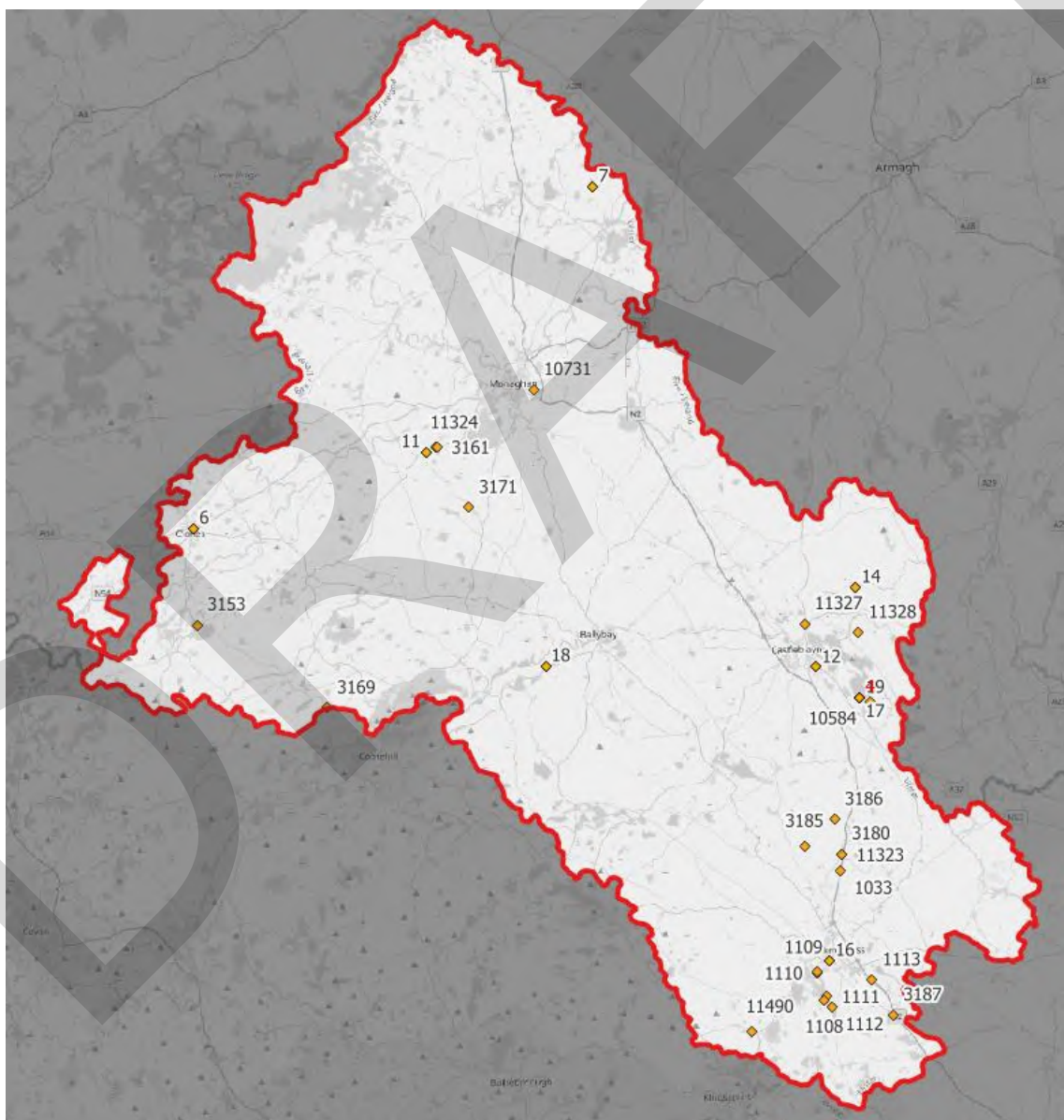


Table 4.3: List of (filtered) Past Flood Events

Flood ID	Source	Date	Location	Description (if available)
4	Emergency Services Report	06/12/2015	Annadrumman, Castleblayney	Ambulance needed help gaining entry to the patient due to floods. Heavy rainfall plus over flowing river Frequency: Always after heavy rainfall
6	Emergency Services Report	06/12/2015	McCurtain Street, Clones	House flooded MN14 from Monaghan and assist with pumping of house Heavy rainfall Frequency: Always after heavy rainfall
7	Emergency Services Report	06/12/2015	Monmurray, Glaslough	Flood water was getting high. Sand bags used to protect the house. Frequency: Always after heavy rainfall
11	Emergency Services Report	28/12/2015	Threemilehouse Village	Road flooded due to heavy rainfall
12	Emergency Services Report	30/12/2015	Annahale, Castleblayney	House was flooded, water was diverted away from the house by putting a hole in the parting wall. Frequency: Never before
14	Emergency Services Report	30/12/2015	Oram Cottages, Oram, Castleblayney	Two people trapped in a car stuck in a flood. Upon arrival they had left the car with aid of a passing tractor. Heavy rainfall Frequency: Always after heavy rainfall
16	Emergency Services Report	02/01/2016	Magheross Road, Carrickmacross	House in danger of flooding, water pumped away and sand bags used. House basement flooded. Over flowed river nearby after heavy rain fall.
17	Emergency Services Report	03/01/2016	Annadrummond, Castleblayney	Civil Defence asked to help get a family out of a house flooded. 3 kids and one woman removed via civil defence boats. Heavy rainfall plus a river over flowing Frequency: Always after heavy rainfall
18	Emergency Services Report	04/01/2016	Cootehill Road, Ballybay	One person trapped in a car stuck in a flood. CSU mobilised but turned back. Heavy rainfall and lake/river nearby Frequency: Many times a year
19	Emergency Services Report	04/01/2016	Annadrummond, Castleblayney	Tractor had to be used to gain access to the patient, patient was air lifted to hospital Heavy rainfall plus a river over flowing Frequency: Always after heavy rainfall
11490	OPW floodinfo.ie	24/10/2011	Magheraclaone, Carrickmacross	
11328	OPW floodinfo.ie	17/11/2009	Lough Muckno LP0302 LS07710 Drumleek South Castleblaney	

Flood ID	Source	Date	Location	Description (if available)
11327	OPW floodinfo.ie	17/11/2009	Lough Muckno R81 R182 Derrycreevy Castleblaney	
11324	OPW floodinfo.ie	08/2008 11/2009	Kinaclay Lough Three Mile House	
11323	OPW floodinfo.ie	08/2008 11/2009	Lisnagunnion	Karst limestone underground channel
10731	OPW floodinfo.ie	19/11/2009	Monaghan Town	
10584	OPW floodinfo.ie	16/08/2008	Lough Muckno Toome	
3187	OPW floodinfo.ie	Recurring	Clonturk	Recurring
3186	OPW floodinfo.ie	Recurring	Corlygorm	Recurring
3185	OPW floodinfo.ie	Recurring	Cashlan East Recurring	Recurring
3180	OPW floodinfo.ie	Recurring	Lisnagunnion Recurring	Recurring
3171	OPW floodinfo.ie	Recurring	Corcaghan Lough Recurring	Recurring
3169	OPW floodinfo.ie	Recurring	Crosslea Recurring	Recurring
3161	OPW floodinfo.ie	Recurring	Three Mile House Recurring	Recurring
3153	OPW floodinfo.ie	Recurring	Hilton Park/Demesne Recurring	Recurring
1113	OPW floodinfo.ie	Recurring	Monaltyduff	Turlough
1112	OPW floodinfo.ie	Recurring	Ballyloughlan C	Turlough
1111	OPW floodinfo.ie	Recurring	Ballyloughlan B	Turlough
1110	OPW floodinfo.ie	Recurring	Kilmactrasha B	Turlough
1109	OPW floodinfo.ie	Recurring	Kilmactrasha A	Turlough
1108	OPW floodinfo.ie	Recurring	Ballyloughlan A	Turlough
1033	OPW floodinfo.ie	Recurring	Tonyellida	Turlough
11490	OPW floodinfo.ie	24/10/2011	Magheracloone, Carrickmacross	
11328	OPW floodinfo.ie	17/11/2009	Lough Muckno LP0302 LS07710 Drumleek South Castleblaney	

4.3 Secondary Sources of Flood Risk Information

4.3.1 OPW Drainage Districts

Drainage Districts were carried out by the Commissioners of Public Works under a number of drainage and navigation acts from 1842 to the 1930s to improve land for agriculture and to mitigate flooding. Channels and lakes were deepened and widened, weirs removed, embankments constructed, bridges replaced or modified, and various other work was carried out.

The purpose of the schemes was to improve land for agriculture, by lowering water levels during the growing season to reduce waterlogging on the land beside watercourses known as callows. Drainage Districts cover approximately 10% of the country, typically the flattest areas.

Benefited land is land that was drained as part of the Drainage District. The original maps also identified other land owned by the same landowner so as to calculate the appropriate charge for maintenance. Local authorities are charged with responsibility to maintain Drainage Districts. The Arterial Drainage Act, 1945 contains a number of provisions for the management of Drainage Districts in Part III and Part VIII of the act.

Drainage Districts are areas that Local Authorities have a responsibility to maintain. The Bawn, Leesborough, and Anlore Drainage Districts are located within County Monaghan.

4.3.2 OPW Arterial Drainage Schemes

Arterial Drainage Schemes were carried out under the Arterial Drainage Act, 1945 to improve land for agriculture and to mitigate flooding. Rivers, lakes weirs and bridges were modified to enhance conveyance, embankments were built to control the movement of flood water and various other work was carried out under Part II of the Arterial Drainage Act, 1945.

The purpose of the schemes was to improve land for agriculture, to ensure that the 3-year flood was retained in bank this was achieved by lowering water levels during the growing season to reduce waterlogging on the land beside watercourses known as callows. Flood protection in the benefiting lands was increased as a result of the Arterial Drainage Schemes.

Two primary 'Arterial Drainage Schemes', that the OPW has a duty to maintain, are located within Monaghan:

- The Glyde and Dee Arterial Drainage Scheme, covering 26,300 benefiting acres over Counties Louth, Meath, Monaghan and Cavan, to the north of Monaghan town
- The Monaghan Blackwater, covering 5,850 benefiting acres within Monaghan County, to the south of Carrickmacross

4.3.3 Ulster Canal

The Ulster Canal traverses the County from east of Monaghan Town to west of Clones. While the Canal closed in 1931 and is largely disused / derelict, it is a source of flood risk in parts of the county such as Monaghan Town where it receives fluvial flows and has been observed to flood adjacent development in the past.

4.3.4 Proposed OPW Flood Relief Schemes

Areas that benefit from an existing flood relief scheme or flood defences have a reduced probability of flooding but can be particularly vulnerable due to the speed of flooding when overtopping or a breach or other failure takes place.

The Office of Public Works (OPW) is responsible for leading and coordinating the implementation of localised flood relief schemes to provide flood protection for cities, towns, and villages, either directly or in association with relevant Local Authorities.

There are no completed or ongoing OPW flood defence schemes in County Monaghan.

The OPW, through consultation undertaken as part of the SFRA, have requested that Monaghan CC have full regard to the proposed flood relief schemes in three areas as outlined in the following sections.

Following schemes identified by the CFRAM programme, which are intended to be progressed in the future and will be funded under the Office of Public Works' flood relief capital works programme².

4.3.4.1 Ballybay Flood Relief Scheme

The proposed measure for Ballybay that may be implemented after project level assessment and planning or Exhibition and confirmation might include physical works. The proposed Ballybay Flood Relief Scheme measures may consist of a series of flood embankments and walls. These hard defences would protect to the 1% AEP flood event with an average height of 1.6m and a total length of 2.5km.

The scheme has not been implemented at the time of preparation of the SFRA, and SFRA Flood Zone mapping does not include any associated benefitting area.

4.3.4.2 Inishkeen Flood Relief Scheme

The proposed Inishkeen Flood Relief Scheme measures may consist of a series of flood embankments and walls. Hard Defence would also include a 253m long section of raised road where space is restricted for walls or embankments. The raising of the road would require that the soffit level of a critical bridge structure be raised in conjunction with the road raise. These hard defences would protect to the 1% AEP fluvial flood event with an average height of 1.36m and a total length of 0.64 km.

The scheme has not been implemented at the time of preparation of the SFRA, and SFRA Flood Zone mapping does not include any associated benefitting area.

4.3.4.3 Monaghan Flood Relief Scheme

The proposed Monaghan Flood Relief Scheme measures may consist of a series of flood embankments and walls with additional measures in place to protect properties in the Milltown area. These FRM methods would protect properties only to the 1% AEP flood event. The Hard Defences would provide design SoP with an average height of 1m and a total length of 3km.

The scheme has not been implemented at the time of preparation of the SFRA, and SFRA Flood Zone mapping does not include any associated benefitting area.

² <https://www.floodinfo.ie/scheme-info/>

4.4 Summary

In accordance with the OPW Guidelines, the flood information sources within Monaghan have been identified. The findings of the Stage 1 assessment indicate that lands within the County are at risk of flooding. Therefore, in accordance with the OPW Guidelines, a Stage 2 flood risk assessment, including Justification Test, should be carried out.

Table 4.4: Stage 1 Flood Risk Assessment Summary

Source / Pathway		Relevant to Monaghan CC Area?	Reason
Coastal		No	Monaghan is a land-locked county, located more than 10km inland, and outside of any areas of identified coastal or tidally-influenced areas. Therefore, coastal flooding is not considered a source of a potential risk to County Monaghan.
Fluvial	Natural Floodplain	Yes	Flood mapping indicates that areas within Monaghan are affected by fluvial flooding.
	Flood Defence Failure	No	There are no recorded flood defences benefitting lands in parts of Monaghan.
Pluvial / Surface Water		Yes	Pluvial flooding is likely to be a significant risk in discrete areas throughout the County; however insufficient data is available to allow any spatial analysis of pluvial flood risk.
Urban Drainage		Possible	Flooding from urban drainage networks is likely to cause a significant risk developed / built up areas where extreme rainfall can overwhelm drainage network capacity.
Groundwater		Possible	GSI Groundwater Flood Mapping indicates that the majority of the Monaghan area is not at significant risk of groundwater flooding. However, past flood event records reference groundwater / turlough flooding. Therefore, further assessment should be made at a site-specific level to ascertain the level of potential groundwater flood risk.
Canals		Yes	The Ulster Canal has been identified as a potential source of flood risk in parts of the County.
Reservoirs / Impoundments		No	Monaghan does not have any large reservoirs or other artificial impoundments, removing the risk of flooding due to breach.

5 STAGE 2 – INITIAL FLOOD RISK ASSESSMENT

5.1 Introduction

A Stage 2 SFRA (initial flood risk assessment) was undertaken to:

- Confirm the sources of flooding that may affect lands within Monaghan CC
- Appraise the existing land zonings relative to the Stage 1 flood data / Flood Zone Maps
- Provide clarification on the requirement for a site-specific FRA and Justification Test, based on the proposed use and associated vulnerability of a land zoning

5.2 Vulnerability Classifications

Land use zoning for the Monaghan County Development Plan 2025-2031 have been overlain with Flood Zone mapping and the following section presents Justification Tests where required, whereby land use zonings are located within an unsuitable flood zone, based on land use zoning vulnerability. Land use zoning vulnerability was agreed through consultation with Monaghan CC, as outlined in the table below, and in following with the PSFRM Guidelines (see Section 3.7).

Table 5.1: Monaghan CDP 2025-2031 Land Zoning Objectives and Flood Risk Vulnerability

Zoning	Flood Risk Vulnerability	Suitability
Industry/ Enterprise/ Employment	Less Vulnerable	<p>Unsuitable in Flood Zone A</p> <p>Any proposal for development within Flood Zone B which involves changes in existing ground levels or provision of structures will require site specific flood risk assessment at planning application stage which demonstrates that the proposed development will not be at an unacceptable risk from flooding, and will not cause, contribute to, or exacerbate flooding elsewhere.</p>
Existing Commercial	Less Vulnerable	<p>Unsuitable in Flood Zone A</p> <p>Any proposal for development within Flood Zone B which involves changes in existing ground levels or provision of structures will require site specific flood risk assessment at planning application stage which demonstrates that the proposed development will not be at an unacceptable risk from flooding, and will not cause, contribute to, or exacerbate flooding elsewhere.</p>
Landscape Protection/ Conservation	Water Compatible	<p>Suitable in any flood zone</p> <p>Any proposal for development within Flood Zones A or B which involves changes in existing ground levels or provision of structures will require site specific flood risk assessment at planning application stage which demonstrates that the proposed development will not be at an unacceptable risk from flooding, and will not cause, contribute to, or exacerbate flooding elsewhere.</p>
Recreation/A menity	Water Compatible	<p>Suitable in any flood zone</p> <p>Any proposal for development within Flood Zones A or B which involves changes in existing ground levels or provision of structures will require site specific flood risk assessment at planning application stage which demonstrates that the proposed development will not be at an unacceptable risk from flooding, and will not cause, contribute to, or exacerbate flooding elsewhere.</p>

Zoning	Flood Risk Vulnerability	Suitability
Town Centre	Highly Vulnerable	Unsuitable in Flood Zone A and Flood Zone B
Proposed Residential	Highly Vulnerable	Unsuitable in Flood Zone A and Flood Zone B
Existing Residential	Highly Vulnerable	Unsuitable in Flood Zone A and Flood Zone B
Strategic Residential Reserve	Highly Vulnerable	Unsuitable in Flood Zone A and Flood Zone B
Community Services/ Facilities	Highly Vulnerable	Unsuitable in Flood Zone A and Flood Zone B

5.3 Justification Tests

5.3.1 Existing Land Zonings

Land use zonings for the 2025-2031 County Development Plan have been provided by Monaghan CC as part of the Development Plan SFRA process.

The zoning objectives have been reviewed as part of the Stage 2 assessment. The review, outlined in the following sections, applies a Plan-Making Justification Test (as per approach set out in Section 3.10.3) for areas identified to include 'inappropriate' land zonings relative to Flood Zones as per the guidance set out in the OPW Guidelines.

This process includes consideration of the specific land use zoning objectives as well as comment on the source / nature of flood risk. Recommendations are presented on how flood risk is proposed to be managed within the area identified.

5.3.2 Plan Making Justification Tests

Plan-making Justification Tests for all land use zonings identified as 'inappropriate' have been carried out by Monaghan CC and are included in Appendix X. In line with the OPW Guidelines, 'inappropriate' land use zonings are:

- Highly vulnerable uses in Flood Zone A and Flood Zone B
- Less vulnerable uses in Flood Zone B

It is noted that water compatible uses are considered appropriate in any Flood Zone.

6 DEVELOPMENT MANAGEMENT

6.1 Overview

This SFRA has been prepared to support the Strategic Environmental Assessment of the Monaghan County Development Plan 2025-2031, in accordance with the OPW Guidelines. It has considered flood risk information and data from a variety of sources and presented Stage 1 and Stage 2 flood risk assessments.

The SFRA has also set out requirements for all new development in the plan area during the 6-year period of the Monaghan County Development Plan 2025-2031. Development management of flood risk shall be in accordance with the OPW Guidelines, as well as policies in this document to take account of local factors.

The overarching purpose of development management measures is to ensure that:

- Development will not be at unacceptable risk of flooding
- Development will not increase flood risk elsewhere

6.2 Stages of Flood Risk Assessment

The OPW Guidelines set out in detail the requirements for all scales and stages of FRA, and the subsequent requirements to be applied to proposed development in Monaghan is designed to be implemented alongside that of the OPW Guidelines and associated Technical Appendices.

The three stages of flood risk assessment are (as described in Section 3.9.1):

- Stage 1 Flood Risk Identification
- Stage 2 Initial Flood Risk Assessment
- Stage 3 Detailed Flood Risk Assessment

In order to ensure that flood risk is considered at an early stage to protect future development and increase flood resilience and sustainability, when assessing development proposals under the development management process, all development is subject to Stage 1 Flood Risk Identification / flood risk screening as a minimum to establish the need or otherwise for further flood risk assessment. Where a source and pathway for flood risk is identified then further assessment in the form of a Stage 2 FRA (or dependent on the nature of the flood source and pathway, Stage 3 FRA) will be required.

All development subject to a Stage 2 FRA (or greater) will be required to submit a Site-Specific Flood Risk Assessment (SSFRA) in support of any associated planning application(s). It is noted that Stage 1 FRAs may be undertaken without the need for a full SSFRA report.

All SSFRAs must demonstrate that a sequential approach was applied to site layout and design. The scale / stage of SSFRA will depend on the risks identified and the proposed land use as outlined in the following sections.

6.2.1 Flood Risk Assessment

FRAs aim to identify, quantify, and communicate to stakeholders and decision-makers the risk of flooding to land, property, and people. The purpose of an FRA is to provide sufficient information to determine whether applications for proposed development are appropriate. An FRA should therefore:

- Identify whether (and the degree to which) flood risk is an issue
- Identify Flood Zones
- Inform decisions in relation to development of site layouts
- Develop appropriate flood risk mitigation and management measures for proposed developments

Assessment of flood risk is therefore a fundamental component of proposing and planning development. FRAs are typically undertaken over a number of stages with the need for progression to a more detailed stage dependent on the outcomes of the former stage until the level of detail of the FRA is appropriate to support the proposed development. The following sections summarise the requirements / content of each stage, as per the OPW Guidelines.

6.2.1.1 Stage 1 FRA

A Stage 1 FRA is to identify whether there may be any flooding or surface water management issues related to a proposed development that may warrant further investigation. Identification is the process for deciding whether a proposed development requires a Stage 2 / Stage 3 FRA report and is essentially a desk-based screening exercise based on existing information.

To establish whether a flood risk source affects a site (now or in the future), the site location should be screened against number a range of data sources including, but not limited to:

- SFRA flood maps³ including Climate Change flood maps
- OPW flood maps (floodinfo.ie)
- OPW benefitting land / arterial drainage maps (floodinfo.ie)
- OPW 'Past Flood Events' (floodinfo.ie)
- Flood data obtained from stakeholders (OPW, GSI, Local Authority, landowner etc.)
- Proximity (on plan and elevation) to unmodelled watercourses for which no flood data exists.

All sites must consider the impact of flooding from sources as well as rivers including surface water flood risk. It is an objective of the SFRA that all sites implement surface water drainage (SuDS) measures to manage effects from drainage to flood risk elsewhere.

A Stage 1 FRA will conclude either:

- No potential source of flood risk or surface water management issue has been identified.
- If the site is affected by or proximal to a source of flooding, then a Stage 2 / Stage 3 FRA is required to further assess an identified source of potential flood risk.

A Stage 1 FRA does not necessarily require specialist skills. There may not be a requirement for submission of a SSFRA where the outcomes can be conveyed in another manner (e.g. inclusion on planning drawings).

6.2.1.2 Stage 2 FRA

A Stage 2 FRA is to confirm sources of flooding that may affect a proposed development site, to appraise the adequacy of existing information and to determine what surveys and modelling approach is appropriate for the spatial resolution required / complexity of the flood risk issues.

Appraisal and assessment of flood risk shall be proportionate to the scale and nature of the development proposed, the risk to the development and effect elsewhere, and the complexity of the flood source or pathway.

It is the responsibility of the developer / applicant to seek out an appropriately qualified flood risk professional / hydrologist to undertake such an assessment.

The extent of the risk of flooding should be assessed which may involve preparing indicative flood zone maps. Where existing river models exist, these should be used broadly to assess the extent of the risk of flooding and potential impact of a development on flooding elsewhere and of the scope of possible mitigation measures.

A Stage 2 FRA must be sufficiently detailed to allow the determination of the flood risk to proposed development. The initial assessment may determine that sufficient quantitative information is already available, appropriate to the scale and nature of the development proposed, for the necessary decision to be made. If not, then the onus is on the applicant to produce new flood data (by flood modelling) and the Flood Risk Assessment should progress to Stage 3.

A Stage 2 FRA will generally fully incorporate the findings and outcomes of the Stage 1 FRA and expand on the to include the following:

- An examination of all sources of flooding that may affect a site
- An appraisal of the availability and adequacy of existing information

³ Note that flood data shown on SFRA mapping may be superseded or updated within the lifetime of the Plan

- Produce flood zone map where not available
- Determine what technical studies are appropriate
- Describe what residual risks will be assessed
- Potential impact of development on flooding elsewhere
- Scope of possible mitigation measures and what compensation works may be required and what land may be needed
- Set out requirements for subsequent stages of FRA

There are two possible outcomes of a Stage 2 FRA:

- Potential sources of flood risk or surface water management issues identified in a Stage 1 FRA have been shown to not pose a risk of flooding to the proposed development.
- Stage 3 FRA is required to further assess an identified flood risk (typically requiring hydraulic modelling).

A Stage 2 SSFRA to support a planning application should take the form of a comprehensive FRA report and be submitted to the Local Authority.

6.2.1.3 Stage 3 FRA

A Stage 3 FRA is to assess flood risk issues in sufficient detail and to provide a quantitative appraisal of potential flood risk to a proposed or existing development, of its potential impact on flood risk elsewhere and of the effectiveness of any proposed mitigation measures. As per the OPW Guidelines, this will typically involve use of an existing or construction of a hydraulic model across a wide enough area to appreciate the catchment wide impacts and hydrological processes involved.

Where Stage 1 / Stage 2 FRAs indicate that a proposed development is at risk of flooding, a detailed Stage 3 FRA, incorporating findings and outcomes from previous Stages, must be carried out.

Assessment of flood risk and any subsequent mitigation measures principally relies on estimation of flow, level and the performance of the development at an appropriate degree of accuracy that will deliver 'fit-for-purpose' information for decision-making. It is also important that an assessment of flood risk should consider both the actual and the residual risks:

- Actual flood risk is the risk posed to an area, whether it is behind defences or undefended, at the time of the study. This should be expressed in terms of the probability of flooding occurring, taking into account the limiting factors, both natural and manmade, preventing water from reaching the development.
- Residual risks are the risks remaining after all risk avoidance, substitution and mitigation measures have been taken. Examples of residual risks include the failure of flood management measures, blockages and a flood event that exceeds the flood design standard.

Recommended content for a Stage 3 FRA, in addition to that included in Stage 1 and Stage 2 analysis, includes but it is not limited to:

- Initial assessment / Stage 2 summary
- Hydrological calculations
- Hydraulic model assessment / summary
- Assessment of climate change and culvert blockage
- Proposed mitigation measures; freeboard; evaluation of the effect of development on flood risk elsewhere; requirements for Flood Compensatory Storage (FCS) as per Section 6.5.5 etc.
- Supporting information; drawings, maps, calculations etc.

6.2.2 Site Specific Flood Risk Assessment Report

The outcomes of a Stage 2 or Stage 3 flood risk assessment should be reported in an appropriate site-specific flood risk assessment (SSFRA) report.

SSFRA should be carried out in accordance with the OPW Guidelines and requirements established by this SSFRA and should present in sufficient detail:

- The potential flood risk to a proposed development based on the Source-Pathway-Receptor model.

- An assessment of existing flood risk in terms of the likelihood of flooding and resultant consequences.
- An assessment of the potential, post-development risks having regard to the design of mitigation and compensation measures.
- Any additional risk of flooding to the proposed development due to climate change and culvert blockage.
- Any proposed mitigation measures including setting of FFLs and FGLs.
- Details of the surface water / SuDS drainage proposals.

Further details relating to the content of all Stages of FRA can be found in the OPW Guidelines and associated Technical Appendices.

6.3 Flood Zoning

Flood Zoning for development management shall apply as outlined in Section 3.6 of this report. Flood Zones established by this SFRA, and any new assessments of Flood Zones established by site-specific assessments are to be generated without the inclusion of climate change factors. The presence of flood protection structures should be ignored as areas protected by flood defences still carry a residual risk from overtopping or breach of defences.

Flood Zones represent flood extents for the existing, undefended present-day scenario. Once Flood Zones have been established, proposed development layouts should be prepared in line with the requirements of the OPW Guidelines, as outlined in the following sections. Flood Zones are established based on suitable available information or site-specific hydraulic modelling where identified as necessary by a Stage 2 FRA.

Hydraulic modelling should be proportionate and fit for purpose and shall be undertaken by an appropriately qualified competent and experienced professional. Where a model is intended to challenge or better define SFRA flood zone mapping then any new modelling must be of an equivalent or better standard.

Flood Zones determined on mapping with this SFRA are not exhaustive and 'new' Flood Zones may be developed by SSFRAs and / or new flood risk datasets produced and published during the lifetime of the County Development Plan.

6.4 The Sequential Approach and Justification Test

6.4.1 [Sequential Approach](#)

In the preparation of proposed layouts, prior to any planning application, the Sequential Approach outlined in Section 3.10.1 should be followed to ensure that flood risk to development is minimised and greatest protection from flooding is given to higher vulnerability developments.

The sequential approach aims to:

- Avoid flood risk where possible, substitute less vulnerable uses where avoidance is not possible, and mitigate and manage the risk where avoidance and substitution are not possible.
- Apply the Justification Test for development in flood risk areas.

The receptor vulnerability (see Table 3.3) will apply in determining the suitability of any proposed development. Siting of development in an inappropriate Flood Zone, as shown in Table 6.1, will require the application of a Development Management Justification Test (refer to Table 6.2).

Residual risks that have the potential to increase flood extents and levels higher than Flood Zones, such as climate change (see Section 6.5.1) and culvert blockage (see Section 6.5.2) must be considered and presented as part of any SSFRA.

Table 6.1: Vulnerability and Flood Zone Matrix for Justification Test

Development Vulnerability	Flood Zone A	Flood Zone B	Flood Zone C
Highly Vulnerable (including essential infrastructure)	Justification Test	Justification Test	Appropriate
Less Vulnerable	Justification Test	Appropriate	Appropriate
Water-compatible	Appropriate	Appropriate	Appropriate

6.4.2 Development Management Justification Test

Where development is proposed in an 'inappropriate' Flood Zone, a Justification Test must be applied and submitted alongside a Stage 3 SSFRA. The criteria of a development management Justification Test that must be satisfied are set out in Table 6.2, as per the OPW Guidelines.

Where the primary mitigation for a site in Flood Zone A or Flood Zone B is a flood defence that protects the area from being located in functional floodplain, the Justification Test and SSFRA should contain information relating to the standard of protection, nature, and maintenance / monitoring arrangements of the defence.

Table 6.2: Development Management Justification Test

No.	Criteria
1	The subject lands have been zoned or otherwise designated for the particular use or form of development in the Monaghan Development Plan 2025-2031, which has been adopted or varied taking account of the OPW Guidelines.
2	The proposal has been subject to an appropriate flood risk assessment that demonstrates: <ul style="list-style-type: none"> The development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk. The development proposal includes measures to minimise flood risk to people, property, the economy, and the environment as far as reasonably possible. The development proposed includes measures to ensure that residual risks to the area and/or development can be managed to an acceptable level as regards the adequacy of existing flood protection measures or the design, implementation and funding of any future flood risk management measures and provisions for emergency services access. The development proposed addresses the above in a manner that is also compatible with the achievement of wider planning objectives in relation to development of good urban design and vibrant and active streetscapes.

The acceptability or otherwise of levels of residual risk should be made with consideration of the type and foreseen use of the development and the local development context.

Applications for minor development, such as small extensions to houses, and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. Since such applications concern existing buildings, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. However, a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. These proposals should follow best practice in the management of health and safety for users and residents of the proposal.

6.5 Flood Risk Mitigation

The primary objective of the OPW Guidelines and Development Management requirements outlined in this SFRA is to ensure development is resilient relative to the design flood event; 1% AEP for less vulnerable development and 0.1% AEP for highly vulnerable development.

In addition, there are further flood events and residual risk that must be considered as outlined on the following sections.

6.5.1 Climate Change

The OPW Guidelines and Monaghan County Development Plan 2025-2031 recognise that climate change, including its potential impact on flood risk, is a key consideration for future development. Allowances for the Mid-Range Future Scenario (MRFS) and High-End Future Scenario (HEFS) are shown in Table 6.3, based on the OPW's Climate Change Sectoral Adaptation Plan, 2019.

The potential impact of climate change on development proposals should be considered for any site where a Stage 2 or Stage 3 FRA has been identified as being required (i.e. flood risk has not been screened out in a Stage 1 FRA). The source of climate change flood risk may be fluvial or pluvial and will generally results in higher flood levels and wider flood extents than present-day projections.

Climate change projections are to be applied depending on the receptor vulnerability as follows:

- HEFS is to be considered for 'highly vulnerable' development
- MRFS is to be considered for 'less vulnerable' development
- Climate change is generally not a critical consideration for 'water compatible' development but if required (e.g. to ascertain flood depths), the MRFS will apply

For mixed use developments, both HEFS and MRFS should be assessed and applied depending on the vulnerability of the part of the development under consideration.

For purposes of site-specific flood risk assessment to inform development management and control:

- Climate change impacts on fluvial flooding where no mapped flood data is available are to be assessed by an appropriate methodology which will normally⁴ require site-specific hydraulic modelling by increasing the estimated flows by the factor shown in Table 6.3.

Table 6.3: OPW Climate Change Allowances

Parameter	Mid-Range Future Scenario (MRFS)	High End Future Scenario (HEFS)
Peak River Flood Flows	+ 20%	+ 30%
Extreme Rainfall Depths	+ 20%	+ 30%

It is noted that the OPW is currently transitioning to regional based climate models that reflect the likely varied impacts throughout the island of Ireland. This is likely to be implemented during the lifetime of the county development plan.

6.5.2 Culvert Blockage

Residual risk associated with the blockage of any watercourse crossing (i.e., culvert, bridge, etc.) that has the potential to increase flooding at the proposed development site should be assessed as part of a Stage 3 SSFRA.

⁴ The OPW Guidelines state that in the absence of climate change data, the 0.1% AEP flood can be taken / applied as the 1% AEP + CC flood but this approach should only be used the effect is proportionate the scale and nature of the development

At a minimum, a 50% blockage scenario should be considered. Where there is an established history of blockage or site conditions suggest a greater blockage is likely, then greater %-blockage should be assessed.

Where multiple watercourse crossings have the potential to increase flooding at the proposed development site, a joint probability analysis of simultaneous cumulative blockages should be assessed.

While flood extents predicted for a blockage scenario do not influence flood zoning, this residual risk to the proposed development should be assessed, and adequate mitigation and management measures should be proposed to manage flood risk to the proposed development.

A site-specific hydraulic model is likely to be required to facilitate assessment of the impact of watercourse crossing blockage.

6.5.3 Design Levels and Freeboard

A key mechanism for providing flood protection and resilience is the setting of Finished Floor Levels (FFLs), Finished Ground Levels (FGLs), or flood defence levels with appropriate freeboard above the relevant design flood levels.

Freeboard is a safety margin to account for uncertainties in water-level prediction and / or structural performance. It is the difference between the FFL / FGL or flood defence and the adjacent design flood level. Freeboard is designed to account for uncertainty in hydrological predictions, wave action, modelling accuracy, topographical accuracy and the quality of digital elevation models.

Due to the varying sensitivity of development, freeboard is to be applied based on the classification of receptor vulnerability. Where minimum freeboard requirements cannot be met, a lesser standard of protection must be justified within a SSFRA. If achieving freeboard requires raising of ground levels within a floodplain, then the requirement for Floodplain Compensatory Storage as outlined in Section 6.5.5 must be considered.

In addition to the requirements outlined below, including in areas not predicted to be at risk of flooding, then the siting of building floor levels should seek to ensure resilience to surface water flooding or drainage system failure.

Minimum freeboard requirements when the maximum design flood level is fluvial are as set out in Table 6.4.

In some instances, such as minor development / infill in existing developed / zoned areas or for sites benefitting from flood defences, freeboard requirements can potentially be relaxed if justified as part of a SSFRA and adequate mitigation (including emergency planning) is included in overall site design. Consultation with the Local Authority prior to submission of a planning application in relation to reduction in min. freeboard requirements is recommended.

Table 6.4: Minimum Design Level Requirements for Fluvial Flooding

Receptor Vulnerability	Minimum Design Level Requirements
Highly Vulnerable	Greater of: <ul style="list-style-type: none"> • 0.1% AEP (present day / Flood Zone B) flood level + 500mm freeboard • 0.1% AEP HEFS CC flood level + 250mm freeboard
Less Vulnerable	Greater of: <ul style="list-style-type: none"> • 1% AEP (present day / Flood Zone A) flood level + 500mm freeboard • 1% AEP MRFS CC flood level + 250mm freeboard
Water Compatible	No minimum design level requirement

6.5.4 [Access and Egress](#)

In accordance with the OPW Guidelines, access to and egress from any development should be within Flood Zone C (i.e., outside the 0.1% AEP fluvial floodplain). Where this is not achievable due to on-site or off-site flood risk, a Flood Management Plan for the development will be required. The contents of the Flood Management Plan should be confirmed within a SSFRA.

SSFRA should outline the emergency procedures that will be applied in the event of a flood. Evacuation routes should be identified but if this is not possible then containment may be considered if it is considered safe and practical to do so. If either safe evacuation or containment is not possible, then the development proposal may be refused.

6.5.5 [Flood Compensatory Storage / Floodplain Re-Profiling](#)

The likely impact of any displaced flood water on lands elsewhere caused by alterations to ground levels, reducing floodplain attenuation, impeding flood flow routes, or raising flood embankments requires Flood Compensatory Storage (FCS) works to be undertaken.

FCS strategies are divided into direct and indirect. These terms come from UK Construction Industry Research and Information Association (CIRIA) report C624 "Development and flood risk – guidance for the construction industry (2004)".

- Direct or 'level for level' methods, as they are also known, re-grade land and provide a direct replacement for the lost storage volume.
- Indirect methods rely on water entering a defined storage area which then releases it at a slower rate, similar to a surface water attenuation scheme.

The OPW Guidelines state that level for level FCS should apply to any loss in the 1% AEP / Flood Zone A functional floodplain volume. The approach to level for level FCS is summarised as follows:

- A volume of floodplain equal to that lost to the proposed development should be created.
- The equal volume should apply at all levels between the lowest point on the site and the design flood level. Normally this is calculated by comparing volumes taken by the development and the volume offered by the compensatory storage for a number of horizontal slices through the range defined above.
- The thickness of a slice should be typically 0.1 m. In the case of large flat sites or very steep sites this may be varied to 0.2 m or even 0.05 m in order to have about 10 slices to compare.
- Level for level FCS storage should be provided equal to or exceeding that lost as a result of development for each of these slices.

Consultation prior to submitting a planning application is required with the Local Authority on a site-specific basis for proposed developments that proposed to change ground levels / cause land raising in Flood Zone B. FCS / floodplain re-profiling for the 0.1% AEP / Flood Zone B flood event may be required. While less vulnerable development is 'appropriate' within Flood Zone B, FCS may be required to ensure no increase in flood risk elsewhere up to the 0.1% AEP flood. FCS for the 0.1% AEP flood event is to be provided on a level-for-level basis as much as possible but can be undertaken on a 'volumetric' approach if necessary. The approach to volumetric FCS is summarised as follows:

- A volume of floodplain equal to that lost to the proposed development should be created.
- The equal volume should apply between the lowest point on the site and the design flood level, calculated at a number of horizontal slices as far as possible.
- Volumetric FCS storage should be provided equal to or exceeding the total lost as a result of development.
- Provided FCS volume should not be provided at a lower level than existing lowest ground level in an area that will not naturally drain into the watercourse as floodwater subsides.

It is noted that a site-specific hydraulic model is likely to be required to facilitate assessment of the impact of FCS at the site and surrounding areas.

In addition to the requirements listed above, when completing a site-based FRA as part of meeting the requirements of the Justification Test, an assessment will be required of on- and off-site opportunities for

reducing flood risk overall (e.g. flood storage). This will include an appraisal of wider flood risk management measures to which the development can contribute.

6.6 Drainage and Surface Water Management

All development proposals shall carry out a surface water and drainage assessment and shall be compliant with the following to ensure that drainage from the site is managed sustainably:

- Department of Housing, Local Government and Heritage (DHLGH) 'Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas – Water Sensitive Urban Design' (March 2022)
- CIRIA SuDS Manual C753 (2015)

It is noted that updates to the above documents and / or new published documents during the lifetime of the SFRA are to be implemented as part of Development Management where appropriate.

6.6.1 Drainage Hierarchy

The way runoff is dealt with within the County should adhere to the following drainage hierarchy (in order of decreasing preference):

- i. Reuse – Where opportunities arise for rainfall harvesting within proposed development plans, these should be maximised.
- ii. Infiltration – Infiltration could be utilised subject to outcome of site investigation.
- iii. Watercourse – Discharge should be controlled and 'clean' prior to entering natural waterbody.
- iv. Surface Water Sewer – Controlled discharge should not increase flood risk downstream within the sewer network.
- v. Combined Sewer – Last resort, should not increase the risk of CSO spill.

In line with the discharge hierarchy, where the outcome of a site investigation indicates sufficient permeability, the preferred discharge route from any site will be via infiltration of runoff into the ground (where reuse options have been exhausted).

6.6.2 Water Quantity

Sufficient attenuation is to be provided to ensure no unpredictable flooding occurs within any site, future development is protected and does not increase flood risk elsewhere. Flows are to initially be temporarily stored at points of collection (i.e., source controls) along the conveyance route and at the points of proposed storage.

Where infiltration is deemed suitable through site investigation, sufficient storage will be provided to accommodate up to the 1% AEP rainfall runoff with allowance for climate change. Where infiltration is not feasible, surface water attenuation of the 1% AEP rainfall runoff with allowance for climate change should be provided with flows controlled to greenfield runoff rate.

The future impacts of climate change on rainfall should be accounted for in the design of a drainage scheme. Requirements for climate change allowances are set out in the OPW's 'Climate Change Sectoral Adaptation Plan' published in 2019, which recommends a 20% uplift in extreme rainfall depths for the Mid-Range Future Scenario (MRFS) and a 30% uplift for the High-End Future Scenario (HEFS).

In designing for blockage and exceedance, design levels and landscaping should be designed to route exceedance flows away from buildings. Overland flow routes should be managed in a safe manner using the drainage systems, roads, and public spaces to convey and control floodwater during extreme events. Exceedance outflows from any site will be designed to mimic the existing flow patterns and ensure that there is no increased risk to any other areas.

6.6.3 Water Quality

Design of individual SuDS components for water quality treatment should comply with the criteria set out in the CIRIA SuDS Manual (refer to the relevant chapter for each SuDS component).

Where site investigation / infiltration testing indicate that existing ground conditions have sufficient capacity for infiltration, groundwater risk screening (as set out in Chapter 26, Tables 26.5 and 26.6 of the CIRIA SuDS Manual) should be undertaken to demonstrate manageable risk.

If infiltration is deemed suitable or if attenuation is proposed with a positive discharge point from the proposed development site, the 'simple index approach' is to be used to validate design for water quality treatment (as set out in Section 26.7 of the CIRIA SuDS Manual). Application of treatment indices applied in the simple index approach will depend on whether the proposed system is attenuation or infiltration (refer to Sections 26.3 and 26.4 of the CIRIA SuDS Manual, respectively).

Sufficient treatment is to be provided prior to flows being attenuated in any SuDS areas being promoted for amenity / biodiversity function.

6.6.4 Amenity

Amenity focuses on the usefulness and aesthetic elements of SuDS design associated with features 'at or near the surface' and considers both multi-functionality and visual quality.

The following are highlighted for consideration as part of the development of the SuDS design:

- SuDS should be 'legible' (i.e., understandable in terms of their operation to people using the area and to maintenance personnel).
- The visual character of the SuDS component will enhance the development.
- Spaces and connecting routes are multi-functional and can be used when not providing a SuDS function for surface water management.
- The design shall ensure the proposed development is generally accessible and 'safe by design'.
- Consideration should be given to information boarding to inform RMP Area users of the benefits of the SuDS scheme and also give guidance to the potential of temporary or permanent presence of surface water storage.

6.6.5 Biodiversity

Biodiversity must be considered in the design at both a catchment and site scale to create sympathetic blue-green infrastructure and at local scale to provide habitat and connectivity linkages within and around the RMP Area.

The following are highlighted for consideration as part of the development of the SuDS design:

- Ensure water quality within the water environment by following the steps of the simple index approach (as set out in Chapter 26, Box 26.2 of the CIRIA SuDS Manual).
- Demonstrate ecological design and the creation of habitats within the SuDS corridor.
- Keep water at or near the surface as it flows through the SuDS management train towards to wider landscape to ensure habitat connectivity.
- Confirm management practices to enhance habitat development during maintenance.

7 SUMMARY

7.1 Overview

In achieving the objectives of the OPW Guidelines, Monaghan CC must:

- Adopt a sequential approach to flood risk management, which aims to (1) avoid flood risk where possible, (2) substitute less vulnerable uses where avoidance is not possible, and (3) mitigate and manage the risk where avoidance and substitution are not possible.
- Apply the Justification Test for development in flood risk areas.

A precautionary approach should also be applied to flood risk management to reflect uncertainties in available flood data, risk assessment techniques, climate change projections, and performance of existing flood defences.

This SFRA report has been prepared in accordance with the OPW Guidelines and provides an assessment of all sources of flood risk within the Monaghan area to assist Monaghan CC in making informed strategic land-use decisions. The collation and presentation of flood risk information will support Monaghan CC to apply the requirements of the OPW Guidelines including the Sequential Approach and Justification Test. The SFRA also outlines the requirements of site-specific FRAs through development management.

7.2 SFRA Review and Monitoring

The SFRA will be reviewed and updated every six years in line with the County Development Plan review process. Additionally, outputs from future studies and datasets may trigger a review and update of the SFRA during the lifetime of the 2025-2031 Development Plan. With regard to climate change, the OPW is currently transitioning to regional based climate models that reflect the likely varied impacts throughout the island of Ireland. This is likely to be implemented during the lifetime of the proposed county development plan.

Proposed developments should take account of the most up to date OPW guidance on climate change as part of site-specific Flood Risk Assessments.

Appendix A

Flood Zone Maps

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Appendix B

Flood Zone Data Source Maps

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Appendix C

Mid-Range Future Scenario

Climate Change Flood Extents Maps

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Appendix D

High End Future Scenario

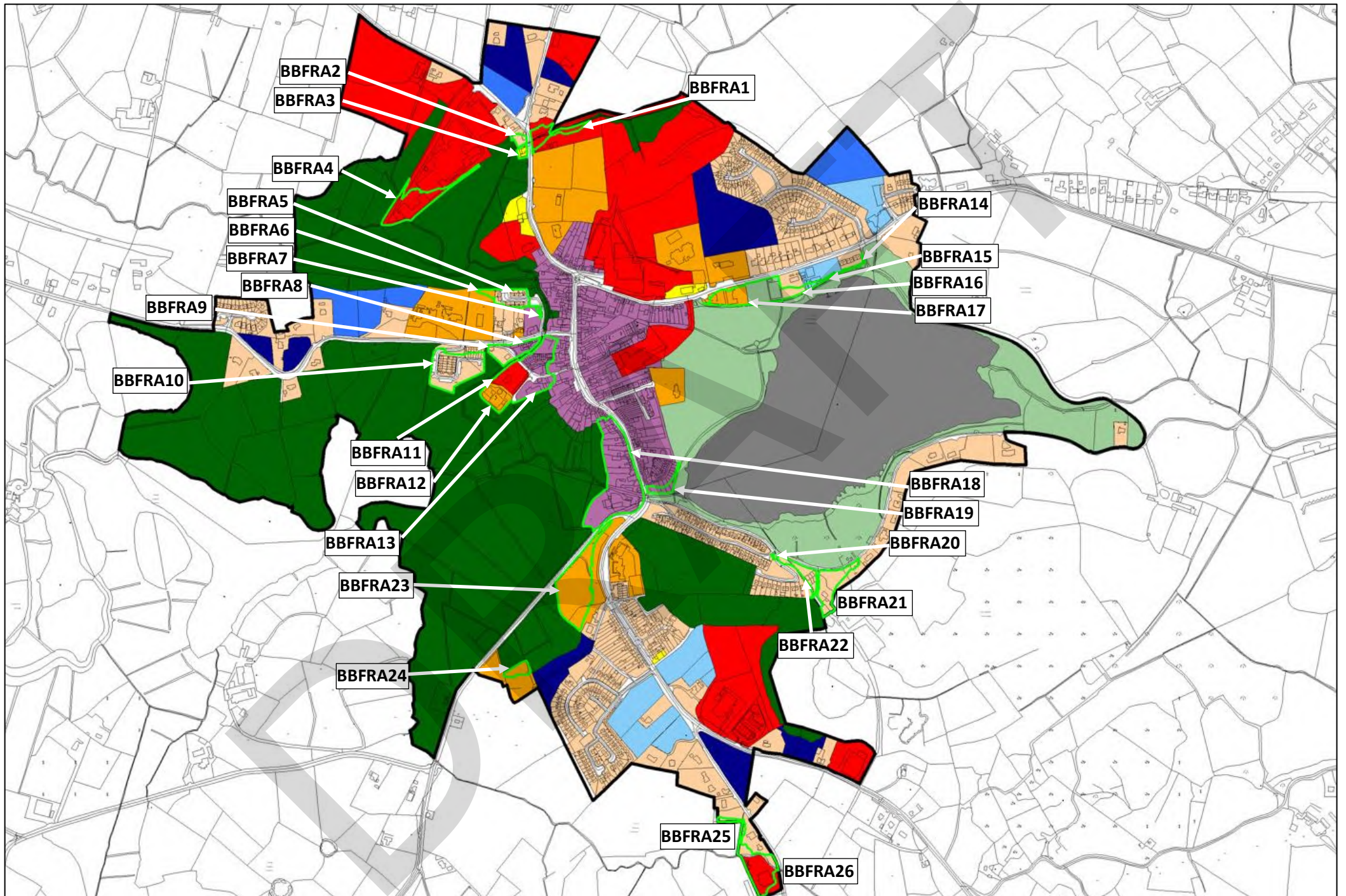
Climate Change Flood Extents Maps

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Appendix X

Justification Tests

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Site Identifier	Proposed Zoning	Justification Criteria 1	Justification Criteria 2	Justification Criteria 3
BBFRA1	Industry, Enterprise & Employment	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands form a small part of the site of an extant planning permission for a large industrial development (21/587) which is an extension of a long established large engineering works (Leonard Engineering) to the immediate south located in the centre of Ballybay. Development on the affected area which comprises the entrance to the larger site was justified prior to the granting of planning permission by a site specific flood risk assessment which demonstrated that the risk of flooding on the affected lands would be acceptably addressed as part of the proposal.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the extant planning permission and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the permitted development/use on these lands.</p> <p>Having regard to the justification for the development/use on the affected lands provided under extant planning permission there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>As part of the extant planning permission, a site specific flood risk assessment has demonstrated that the risk of flooding on the affected lands would be acceptably addressed as part of the proposals approved within the extant permitted development on the lands.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
BBFRA2	Existing Residential	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands form part of the curtilage of a long established existing dwelling.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will be essential in</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and</p>

		<p>its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
BBFRA3	Existing Commercial	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands comprise the curtilage of a long established existing commercial premises.</p> <p>The zoning of the lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

BBFRA4	Industry, Enterprise & Employment	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands form part of the curtilage of a long established industrial premises.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
BBFRA5	Existing Residential	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands encompass a number of long established existing dwellings (Fairgreen) within the urban core.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>Although these dwellings were subject to flooding in the past, flood defence measures in the form of a flood barrier wall constructed along the river to the east, dredging of the river bed and improvement works to the bridge on Hall Street have been carried out since.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage</p>

		sustainable development of the town.	Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.	3 site-specific FRA and Development Management Justification Test where applicable.
BBFRA6	Community Services / Facilities	The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	The affected lands are within the built up footprint and urban core of the town and are fully serviced. The affected lands form part of the lands attached to a long established nursing home. The zoning of the lands as Community Services / Facilities reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the expansion of established development/use on these lands. Having regard to the established associated use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.	Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.
BBFRA7	Town Centre	The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the	The affected lands are within the built up footprint and urban core of the town and are fully serviced. The affected lands form part of an established public car park within the urban core. The zoning of the lands as Town Centre reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.	Although this area was subject to flooding in the past, flood defence measures in the form of a flood barrier wall constructed along the river to the east, dredging of the river bed and improvement works to the bridge on Hall Street have been carried out since. Any proposals for additional development or redevelopment on these lands will require a

		town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.	site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.
BBFRA9	Existing Residential	The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	The affected lands are within the built up footprint and urban core of the town and are fully serviced. The affected lands encompass the curtilage of a long established existing dwelling. The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands. Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.	Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.
BBFRA8	Town Centre	The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail	The affected lands are within the built up footprint and urban core of the town and are fully serviced. The affected lands comprise of an established row of buildings and curtilages, the majority of which are dwellings, within the urban core.	Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.

		<p>and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The zoning of the lands as Town Centre reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
BBFRA10	Existing Residential	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands encompass a number of long established existing dwellings (The Alders) within the urban core.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

			sustainable modes of transport, or the sustainable use of existing infrastructure.	
BBFRA11	Industry, Enterprise & Employment	The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands encompass the curtilage of a long established employment premises within the urban core.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
BBFRA12	Community Services / Facilities	The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands encompass the curtilage of a long established Ballybay Public Waste Water Treatment Plant.</p> <p>The zoning of the lands as Community Services / Facilities reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		proper planning and sustainable development of the town.	<p>risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	
BBFRA13	Town Centre	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands form part of established buildings and curtilages, which are a mixture of dwellings and commercial properties.</p> <p>The zoning of the lands as Town Centre reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
BBFRA14	Existing Residential	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands form part of the curtilages of a number of long established existing dwellings (1-6 Folly Court).</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and</p>

		<p>the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
BBFRA15	Proposed Residential A	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands form a small marginal part of a former garden centre which has permitted associated structures (04/155) and polytunnels within it.</p> <p>The zoning of the lands as Proposed Residential A reflects the established surrounding residential development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town. As the affected lands are on the margins of the lands, the affected lands could be used for open space if developed for housing, subject to a site specific flood risk assessment.</p> <p>Furthermore, having regard to the previous use and structures on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of</p>	<p>Any proposals for redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

			sustainable modes of transport, or the sustainable use of existing infrastructure.	
BBFRA16	Existing Residential	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands comprise part of the curtilage of a long established existing dwelling.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
BBFRA17	Community Services / Facilities	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands encompass the curtilage of a long established community childcare facility.</p> <p>The zoning of the lands as Community Services / Facilities reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		proper planning and sustainable development of the town.	Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.	
BBFRA18	Town Centre	The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands form part of established buildings and curtilages, which are a mixture of dwellings and commercial properties.</p> <p>The zoning of the lands as Town Centre reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.
BBFRA19	Town Centre	The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment /	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands form the lower part of large gardens associated with the dwellings to the immediate north (1-10 Lakeview Terrace) some of which contain garden sheds.</p> <p>The zoning of the lands as Town Centre reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in</p>	Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.

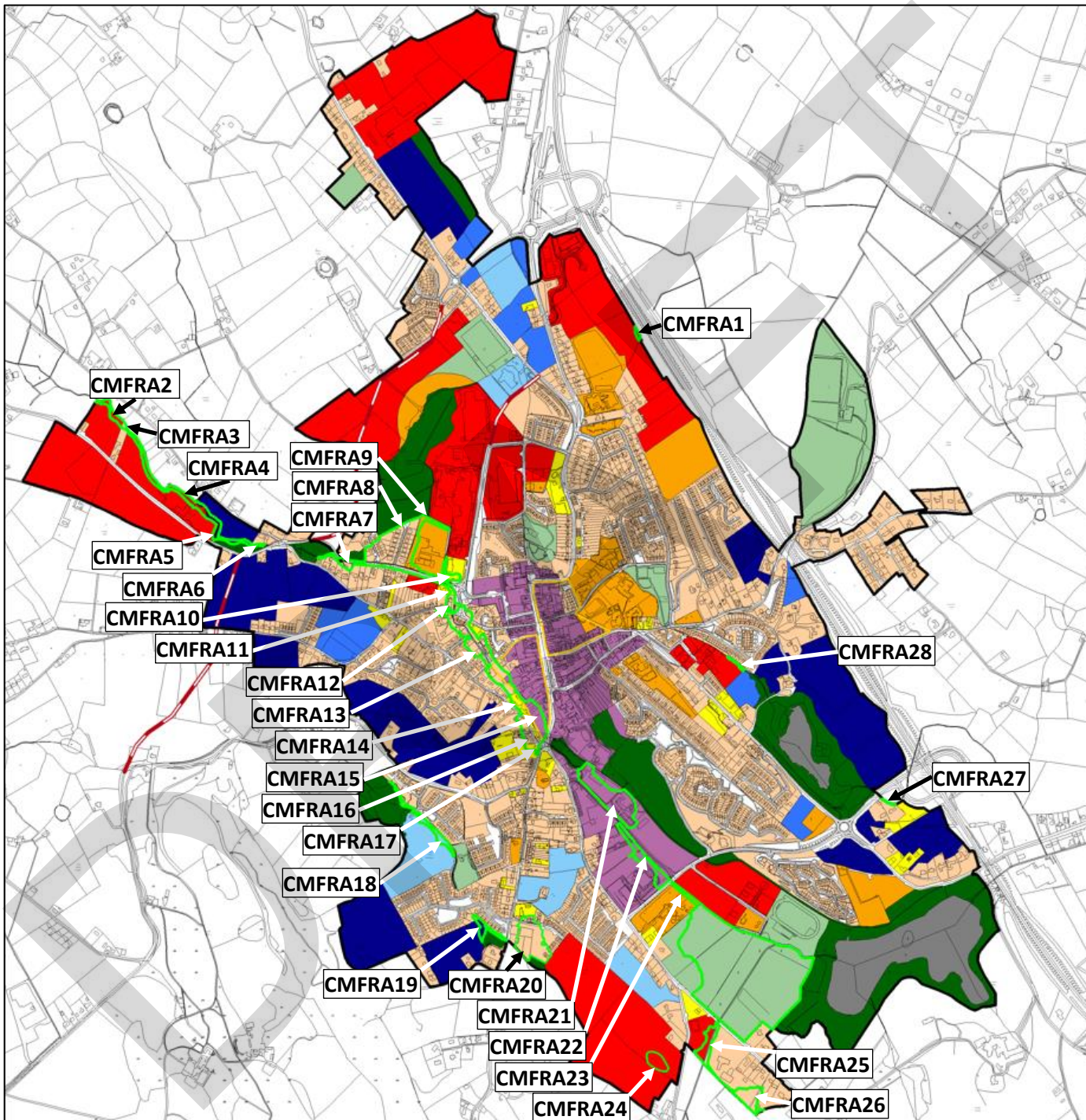
		<p>hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>facilitating regeneration and consolidation of the town, as well as the established use of these lands. Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
BBFRA20	Existing Residential	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced. The affected lands encompass the open space associated with the adjoining long established existing dwellings (Loch Mor Avenue). The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands. Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
BBFRA21	Existing Residential	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced. The affected lands encompass two long established existing dwellings and out buildings.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p>

		<p>and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
BBFRA22	Existing Residential	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass three long established existing dwellings (1-3 Knocknamaddy).</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

			sustainable modes of transport, or the sustainable use of existing infrastructure.	
BBFRA23	Community Services / Facilities	The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	<p>The affected lands are within the built up footprint of the town.</p> <p>The affected lands form part of the playing pitches and associated grounds for the adjoining school to the immediate east.</p> <p>The zoning of the lands as Community Services / Facilities reflects the established development/use and will facilitate the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
BBFRA24	Community Services / Facilities	The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands form part of the site of a recently constructed fire station which received consent under 22/8002. Development on the affected area which comprises the entrance to the fire station was justified prior to the granting of planning consent by a site specific flood risk assessment which demonstrated that the risk of flooding on the affected lands would be acceptably addressed as part of the proposal.</p> <p>The zoning of the lands as Community Services / Facilities reflects the permitted development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p>	<p>As part of the previous planning permission, a site specific flood risk assessment has demonstrated that the risk of flooding on the affected lands would be acceptably addressed as part of the proposals approved within the consent for the fire station on the lands.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p>

		<p>sustainable development of the town.</p>	<p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
BBFRA25	Existing Residential	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint of the town.</p> <p>The affected lands comprise part of a long established existing dwelling.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
BBFRA26	Industry, Enterprise & Employment	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail</p>	<p>The affected lands are within the built up footprint of the town.</p> <p>The affected lands encompass the curtilage of a long established employment premises.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p>

		<p>and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The zoning of the lands as Industry, Enterprise & Employment reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
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Site Identifier	Proposed Zoning	Justification Criteria 1	Justification Criteria 2	Justification Criteria 3
CMFRA1	Industry, Enterprise & Employment	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced. The affected lands form a very small part of a site with an extant planning permission for a large industrial development which was permitted under application ref 17/585 and 22/144. Development commenced 25/07/2022. Pluvial flood risk was assessed as part of this application. Development on the affected area was justified prior to the granting of planning permission by a site specific flood risk assessment which demonstrated that the risk of flooding on the affected lands would be acceptably addressed as part of the proposal. The zoning of the lands as Industry, Enterprise & Employment reflects the extant planning permission and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the permitted development/use on these lands. Having regard to the justification for the development/use on the affected lands provided under extant planning permission there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use is not considered appropriate considering its current use.</p>	<p>As part of the extant planning permission, a site specific flood risk assessment has demonstrated that the risk of flooding on the affected lands would be acceptably addressed as part of the proposals approved within the extant permitted development on the lands. Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CMFRA2	Industry, Enterprise and Employment	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and</p>	<p>The affected lands are located at the edge of the built up footprint of the town. The affected lands comprise a small part of undeveloped lands within a wider area zoned for Industry, Enterprise and Employment use.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and</p>

		<p>the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The zoning of the lands as Industry, Enterprise & Employment will be essential in achieving compact and sustainable urban growth.</p> <p>Having regard to the limited extent of flood risk area on the margins of the overall zoned lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CMFRA3	Existing Residential	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the</p>	<p>The affected lands are located at the edge of the built up footprint of the town.</p> <p>The affected lands comprise part of the curtilage of a dwelling and associated outbuildings.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands.</p> <p>Having regard to the long established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		zoning of the lands is required to achieve the proper planning and sustainable development of the town.		
CMFRA4	Industry, Enterprise and Employment	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are partially serviced. The affected lands form a marginal part of the curtilage of an established industrial unit and undeveloped lands to the northwest within a wider area zoned for Industry, Enterprise and Employment use. A Surface Water Assessment report was submitted as part of planning application 19/428 relating to development within the curtilage of the existing industrial unit. Development on the affected area within the curtilage of the existing industrial unit was justified prior to the granting of planning permission by a site specific flood risk assessment which demonstrated that the risk of flooding on the affected lands would be acceptably addressed as part of the proposal.</p> <p>The zoning of the lands as Industry, Enterprise & Employment will be essential in achieving compact and sustainable urban growth, and will facilitate the established development/use on these lands and its expansion.</p> <p>Having regard to the limited extent of flood risk area on the margins of the overall zoned lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use is not considered appropriate when considering its current use and zoning.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CMFRA5	Strategic Residential Reserve	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced. The affected lands are part of a larger parcel of lands determined suitable for housing in the long term.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p>

		<p>scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The zoning of the lands as Strategic Residential Reserve reflects the established surrounding residential development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town. As the affected lands are only part of a much larger parcel of lands, the affected lands could be used for open space if developed for housing, subject to a site specific flood risk assessment. Having regard to the limited extent of flood risk area on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CMFRA6	Existing Residential	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland.</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced. The affected lands form part of the curtilage of a long established residential dwelling and relate to the private amenity space. The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands. Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.	
CMFRA7	Existing Residential	Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands form part of the curtilage of a long established residential dwelling and relate to the private amenity space.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CMFRA8	Existing Residential	Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and	<p>The affected lands are within the built up footprint of Carrickmacross and are fully serviced.</p> <p>The affected lands comprise of two long established residential developments (Derryolam Park and Derryolam Court), including the houses and associated areas of amenity open space.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and</p>

		<p>the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The zoning of the lands as Existing Residential reflects the established use of the area and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands it is not considered appropriate to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CMFRA9	Community Services / Facilities	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands relate to Carrickmacross Workhouse, specifically its carpark and undeveloped lands to the rear of the building.</p> <p>The zoning of the lands as Community Services / Facilities will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the location and established use of the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		zoning of the lands is required to achieve the proper planning and sustainable development of the town.	use of sustainable modes of transport, or the sustainable use of existing infrastructure.	
CMFRA10	Existing Commercial	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced. The affected lands comprise part of an existing commercial premises. The zoning of the lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands. Having regard to the location and established use of the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CMFRA11	Existing Commercial	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced. The affected lands comprise of small part of a landscaped area within the curtilage of an established commercial business. The zoning of the lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific</p>

		<p>growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>town, as well as the established development/use on these lands. Having regard to the location and established use of the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>FRA and Development Management Justification Test where applicable.</p>
CMFRA12	Existing Residential	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced. The affected lands comprise of two existing dwellings and associated private amenity space. The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands. Having regard to the location and established use of the affected lands it is not considered appropriate to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		sustainable development of the town.		
CMFRA13	Existing Residential	<p>Carrickmacross is identified in the NWRRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced. The affected lands comprise of a number of long established existing dwellings and associated private amenity space. The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands. Having regard to the location and established use of the affected lands it is not considered appropriate to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CMFRA14	Existing Commercial	<p>Carrickmacross is identified in the NWRRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of</p>	<p>The affect lands are within the built up footprint and urban core of the town close to the defined town centre and are fully serviced. The affected lands comprise of a number of commercial units and associated yard areas and also an entrance to another commercial premises directly across the street. The zoning of the lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		<p>functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>town, as well as the established development/use on these lands. Having regard to the location and established use of the affected lands it is not considered appropriate to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use is not considered appropriate when considering its current use and zoning</p>	
CMFRA15	Town Centre	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint and urban core of the town, are fully serviced and are within the defined town centre. The affected lands comprise of curtilages associated with buildings fronting onto the Main Street. The zoning of the lands as Town Centre reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands. Having regard to the location and established use of the affected lands it is not considered appropriate to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use is not considered appropriate when considering its current use and zoning.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

CMFRA16	Existing Residential	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced. The affected lands comprise of a number of long established existing dwellings and associated private amenity space. The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands. Having regard to the location and established use of the affected lands it is not considered appropriate to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CMFRA17	Existing Commercial	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and</p>	<p>The affect lands are within the built up footprint and urban core of the town close to the defined town centre and are fully serviced. The affected lands comprise of a public house and associated parking and yard areas. The zoning of the lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands. Having regard to the location and established use of the affected lands it is not considered appropriate to identify suitable alternative lands for the particular use</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		<p>leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use is not considered appropriate when considering its current use and zoning</p>	
CMFRA18	Proposed Residential A	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced. The affected lands are a marginal part of a larger parcel of lands determined suitable for housing. The zoning of the lands as Proposed Residential A reflects the established surrounding residential development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town. As the affected lands are only part of a much larger parcel of lands, the affected lands could be used for open space if developed for housing, subject to a site specific flood risk assessment. Having regard to the limited extent of flood risk area on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CMFRA19	Strategic Residential Reserve	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p>	<p>Any proposals for additional development or redevelopment on these lands will</p>

		<p>strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands form part of a larger parcel of lands determined suitable for housing in the long term. The zoning of the lands as Strategic Residential Reserve reflects the established surrounding residential development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town. As the affected lands are only part of a much larger parcel of lands, the affected lands could be used for open space if developed for housing, subject to a site specific flood risk assessment. Having regard to the limited extent of flood risk area on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CMFRA20	Existing Residential	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced. The affected lands encompass a long established housing development (Ascáill Róis) and the private amenity space of some adjoining dwellings. The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands. Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		<p>population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	
CMFRA21	Town Centre	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint and urban core of the town, are fully serviced and are within the defined town centre.</p> <p>The affected lands comprise of the County Council Civic Offices and adjoining recreational lands which include a tennis court.</p> <p>The zoning of the lands as Town Centre reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the location and established use of the affected lands it is not considered appropriate to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use is not considered appropriate when considering its current use and zoning.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CMFRA22	Town Centre	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to</p>	<p>The affected lands are within the built up footprint and urban core of the town, are fully serviced and are within the defined town centre.</p> <p>The affected lands comprise of lands associated with a long established supermarket, a primary care centre</p>	<p>As part of the previous planning permission, a site specific flood risk assessment has demonstrated that the risk of flooding on the affected lands would be acceptably addressed as part of</p>

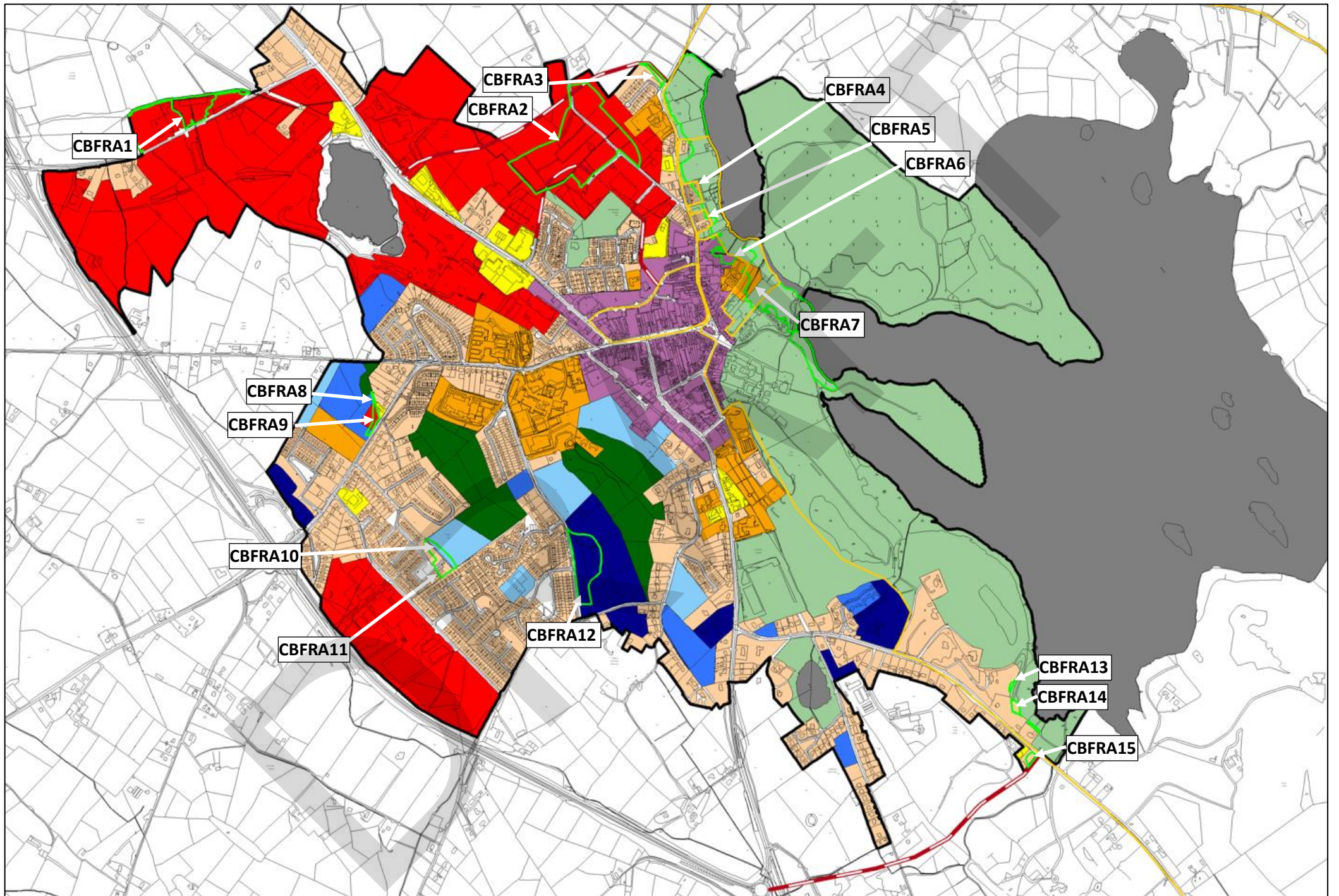
		<p>Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>(permitted under planning application 19/428) and some undeveloped lands. A site specific flood risk assessment was carried out in respect of planning application 19/428 relating to the primary care centre. Development on the affected area was justified prior to the granting of planning permission by a site specific flood risk assessment which demonstrated that the risk of flooding on the affected lands would be acceptably addressed as part of the proposal. Consideration was also given to potential flooding in respect of the planning application for an extension to the supermarket (17/100) and the affected area was avoided. The zoning of the lands as Town Centre reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands. Having regard to the limited extent of flood risk area on the margins of the overall zoned lands, and the location and established use of the affected lands it is not considered appropriate to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use is not considered appropriate when considering its current use and zoning.</p>	<p>the proposals approved within the extant permitted development on the lands. Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CMFRA23	Community Services / Facilities	<p>The development and growth of Clones town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment /</p>	<p>The affected lands are at the edge of the settlement and comprise a marginal part of the long established Carrickmacross Public Waste Water Treatment Plant. The zoning of the lands as Community Services / Facilities reflects the established use of these lands and will be essential in facilitating the established development/use on these lands.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p>

		<p>hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>Having regard to the limited area of the affected lands and the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CMFRA24	Industry, Enterprise and Employment	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located at the edge of the built up footprint of the town.</p> <p>The affected lands comprise of undeveloped lands. The affected lands are a small area within a wider area zoned for industry, enterprise and employment related uses. As the affected lands are only part of a much larger parcel of lands, the affected lands could be used for compatible land use purposes such as same level car parking, if the remaining area was to be developed.</p> <p>Having regard to the limited area of the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>The zoning of the lands as Industry, Enterprise & Employment will be essential in achieving compact and sustainable urban growth.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

CMFRA25	Industry, Enterprise and Employment	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located at the edge of the built up footprint of the town. The affected lands are a small area within a wider area zoned for industry, enterprise and employment related uses. The affected lands have been the subject of a number of planning applications (Ref No. 17/331, 18/15, and 19/151) relating to a bus depot and these lands have now been developed. The zoning of the lands as Industry, Enterprise & Employment will be essential in achieving compact and sustainable urban growth, and will facilitate the established development/use on these lands. Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CMFRA26	Existing Residential	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and</p>	<p>The affected lands are located at the edge of the built up footprint of the town. The affected lands straddles across the curtilage of a number of long established dwellings, however, only relates to the associated private amenity space to the rear of same dwellings. The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands. Having regard to the established use of the lands there is no requirement to identify suitable alternative lands</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		<p>leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be appropriate considering their current use, nor be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	
CMFRA27	Existing Residential	<p>Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located at the edge of the built up footprint of Carrickmacross. The affected lands forms a marginal part of the private amenity space associated with a long established dwelling. The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands. Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be appropriate considering their current use, nor be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CMFRA28	Industry, Enterprise and Employment	<p>Carrickmacross is identified in the NWRA Regional Economic &</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p>	<p>A site specific flood risk assessment has demonstrated that the risk of flooding on</p>

		<p>Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands relate to a small marginal area of undeveloped lands, which forms a part of a much wider Industry, Enterprise and Employment zoning. The zoning of the lands as Industry, Enterprise & Employment will be essential in achieving compact and sustainable urban growth, and will facilitate the expansion of surrounding established development/use. Having regard to the location of the lands and the small marginal area which is affected it is considered that there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>the affected lands would be acceptably addressed as part of the proposals approved within the extant permitted development on the lands. Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
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Site Identifier	Proposed Zoning	Justification Criteria 1	Justification Criteria 2	Justification Criteria 3
CBFRA1	Industry, Enterprise & Employment	<p>The development and growth of Castleblayney town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Furthermore, Castleblayney is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass the curtilage of long established poultry units, some of which have been occupied by commercial businesses for a number of years.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the current use of the site and the surrounding uses and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the existing development/use on these lands. Having regard to the long established development/use on the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CBFRA2	Industry, Enterprise and Employment	<p>The development and growth of Castleblayney town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Furthermore, Castleblayney is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts</p>	<p>The affected lands are within the built up footprint of the town, are close to the urban core and are fully serviced.</p> <p>The affected lands comprise undeveloped lands in an industrial area.</p> <p>The zoning of the lands as Industry, Enterprise and Employment reflects the current use of the surrounding lands and the character of the area, and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town.</p> <p>Having regard to the central location of the affected lands and the established use of the surrounding lands there is no requirement to identify suitable alternative</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		<p>a driver for development of the town. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	
CBFRA3	Existing Residential	<p>The development and growth of Castleblayney town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Furthermore, Castleblayney is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands form part of an area of open space within an established residential development (Drumlynn Manor).</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CBFRA4	Existing Residential	<p>The development and growth of Castleblayney town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands comprise part of the private amenity space to the rear to an established terrace of dwellings (6-18 Lake View).</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and</p>

		<p>population of the surrounding catchment / hinterland. Furthermore, Castleblayney is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands. Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use is not considered appropriate when considering its current use and zoning.</p>	<p>Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CBFRA5	Existing Residential	<p>The development and growth of Castleblayney town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Furthermore, Castleblayney is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced. The affected lands comprise part of the private amenity space to the rear to an established terrace of dwellings (1-5 Lake View). The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands. Having regard to the established associated use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CBFRA6	Town Centre	<p>The development and growth of Castleblayney town is vital</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p>	<p>Any proposals for additional development or redevelopment on these lands will</p>

		<p>to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Furthermore, Castleblayney is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands comprises part of the curtilage of established commercial units and their associated parking/ yard areas.</p> <p>The zoning of the lands as Town Centre reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CBFRA7	Community Services / Facilities	<p>The development and growth of Castleblayney town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Furthermore, Castleblayney is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. Therefore, the town is targeted for growth under the County Development Plan,</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands comprise part of Castleblayney Public Waste Water Treatment Plant.</p> <p>The zoning of the lands as Community Services / Facilities reflects the established development/use and will facilitate the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	use of sustainable modes of transport, or the sustainable use of existing infrastructure.	
CBFRA8	Industry, Enterprise & Employment	The development and growth of Castleblayney town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Furthermore, Castleblayney is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	<p>The affected lands are within the built up footprint of Castleblayney and are fully serviced.</p> <p>The affected lands form part of the site of an extant planning permission for a commercial development (23/60117) which is an extension of a long established shop and fuel filling station (Carragher's) to the immediate east. Development on the affected area was justified prior to the granting of planning permission by a site specific flood risk assessment which demonstrated that the risk of flooding on the affected lands would be acceptably addressed as part of the proposal.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the extant planning permission and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the permitted development/use on these lands.</p> <p>Having regard to the justification for the development/use on the affected lands provided under extant planning permission it is not considered appropriate to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>As part of the extant planning permission, a site specific flood risk assessment has demonstrated that the risk of flooding on the affected lands would be acceptably addressed as part of the proposals approved within the extant permitted development on the lands.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CBFRA9	Proposed Residential B	The development and growth of Castleblayney town is vital to provide a range of	The affected lands are within the built up footprint of the town and are fully serviced.	Any proposals for additional development or redevelopment on these lands will

		<p>functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Furthermore, Castleblayney is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are a small portion of a larger parcel of lands determined suitable for housing. The zoning of the lands as Proposed Residential B reflects the established surrounding residential development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town. As the affected lands are on the margins of the lands, the affected lands could be used for open space if developed for housing, subject to a site specific flood risk assessment. Having regard to the limited extent of flood risk area on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CBFRA10	Proposed Residential A	<p>The development and growth of Castleblayney town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Furthermore, Castleblayney is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. Therefore, the town</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced. The affected lands are a small portion of a larger parcel of lands determined suitable for housing. The zoning of the lands as Proposed Residential A reflects the established surrounding residential development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town. As the affected lands are on the margins of the lands, the affected lands could be used for open space if developed for housing, subject to a site specific flood risk assessment. Having regard to the limited extent of flood risk area on the lands there is no requirement to identify suitable alternative lands for the particular use or development</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

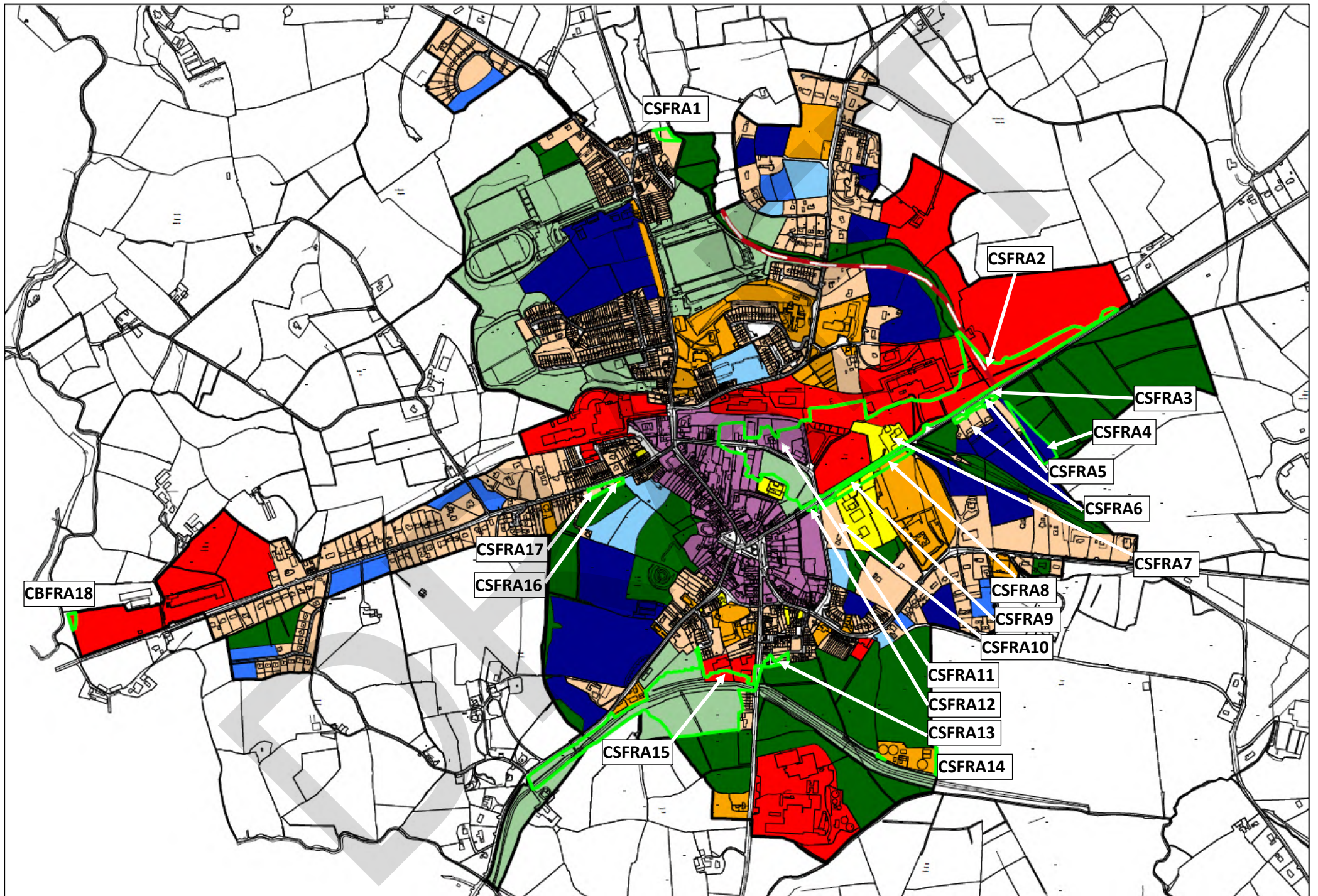
		is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.	
CBFRA11	Existing Residential	The development and growth of Castleblayney town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Furthermore, Castleblayney is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	The affected lands are within the built up footprint of the town and are fully serviced. The affected lands encompass two established residential dwellings and part of the adjoining associated public open space within an established residential development (Bree). The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands. Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.	Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.
CBFRA12	Strategic Residential Reserve	The development and growth of Castleblayney town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for	The affected lands are within the built up footprint of the town and are fully serviced. The affected lands are part of a larger parcel of lands determined suitable for housing in the long term. The zoning of the lands as Strategic Residential Reserve reflects the established surrounding residential	Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and

		<p>its resident population and the population of the surrounding catchment / hinterland. Furthermore, Castleblayney is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town. As the affected lands are only part of a much larger parcel of lands, the affected lands could be used for open space if developed for housing, subject to a site specific flood risk assessment.</p> <p>Having regard to the limited extent of flood risk area on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CBFRA13	Existing Residential	<p>The development and growth of Castleblayney town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Furthermore, Castleblayney is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper</p>	<p>The affected lands are located within the built up footprint of the town.</p> <p>The affected lands encompass a small portion of the private amenity space within the curtilage of a long established residential dwelling.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands.</p> <p>Having regard to the established use of these lands it is not considered necessary to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		planning and sustainable development of the town.		
CBFRA14	Existing Residential	<p>The development and growth of Castleblayney town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Furthermore, Castleblayney is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located within the built up footprint of the town.</p> <p>The affected lands encompass a small portion of the private amenity space within the curtilage of a long established residential dwelling.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands.</p> <p>Having regard to the established use of these lands it is not considered necessary to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CBFRA15	Existing Residential	<p>The development and growth of Castleblayney town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Furthermore, Castleblayney is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of</p>	<p>The affected lands are located within the built up footprint of the town.</p> <p>The affected lands encompass a portion of the private amenity space within the curtilage of a long established residential dwelling.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands.</p> <p>Having regard to the established use of these lands it is not considered necessary to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		<p>the town. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	
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Site Identifier	Proposed Zoning	Justification Criteria 1	Justification Criteria 2	Justification Criteria 3
CSFRA1	Existing Residential	<p>The development and growth of Clones town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built-up footprint of the town and are fully serviced.</p> <p>The affected lands form part of the open space amenity area associated with an established housing development (Cherry Park).</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CSFRA2	Industry, Enterprise and Employment	<p>The development and growth of Clones town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the</p>	<p>The affected lands are mostly within the built up footprint of the town, extending outwards from the urban core, and are fully serviced.</p> <p>The affected lands forms part of the curtilage of a long established industrial premises, partially developed lands, and undeveloped lands in proximity of same.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the established enterprises on these lands and the surrounding lands, and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the expansion of the adjoining established development/use on these lands.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		<p>proper planning and sustainable development of the town.</p>	<p>Having regard to the location of the lands close to the urban core and the established use of the surrounding lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	
CSFRA3	Existing Residential	<p>The development and growth of Clones town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands form part of the curtilage of a long established existing dwelling.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CSFRA4	Strategic Residential Reserve	<p>The development and growth of Clones town is vital to provide a range of functions, including housing,</p>	<p>The affected lands are within the built-up footprint of the town and are fully serviced.</p>	<p>Any proposals for development on these lands will require a site specific flood risk assessment at planning application stage.</p>

		<p>employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands encompass an existing farm yard that have been determined suitable for housing in the long term.</p> <p>The zoning of the lands as Strategic Residential Reserve reflects the established surrounding residential development/ use and will be important in achieving compact and sustainable urban growth and in facilitating regeneration and consolidation of the town. Having regard to the existing developed nature of the affected lands and the established use of the surrounding lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CSFRA5	Strategic Residential Reserve	<p>The development and growth of Clones town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built-up footprint of the town and are fully serviced.</p> <p>The affected lands comprise of the entrance to a larger undeveloped land parcel which is surrounded by residential development/use, and have been determined suitable for housing in the long term.</p> <p>The zoning of the lands as Strategic Residential Reserve reflects the established surrounding development/ use (adjoining established residential) and will be important in achieving compact and sustainable urban growth and in facilitating regeneration and consolidation of the town.</p> <p>Having regard to the existing developed nature of the affected lands and the established use of the surrounding lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>Any proposals for development on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

			<p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	
CSFRA6	Existing Residential	<p>The development and growth of Clones town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands form part of the curtilage of a long established existing dwelling.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CSFRA7	Existing Commercial	<p>The development and growth of Clones town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the</p>	<p>The affected lands are within the built-up footprint of the town, close to the urban core, and are fully serviced.</p> <p>The affected lands form part of a long established shop, fuel filling station and associated forecourt.</p> <p>The zoning of these lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific</p>

		<p>town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>FRA and Development Management Justification Test where applicable.</p>
CSFRA8	Community Services / Facilities	<p>The development and growth of Clones town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands form part of the playing grounds attached to a school (Largy College).</p> <p>The zoning of the lands as Community Services / Facilities reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established recreational use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CSFRA9	Existing Commercial	<p>The development and growth of Clones town is vital to provide a range of functions,</p>	<p>The affected lands are within the built-up footprint of the town, close to the urban core, and are fully serviced.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a</p>

		<p>including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands form part of a long established shop, fuel filling station and associated forecourt.</p> <p>The zoning of these lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CSFRA10	Existing Residential	<p>The development and growth of Clones town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands forms part of the private amenity space associated with a long established residential dwelling.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

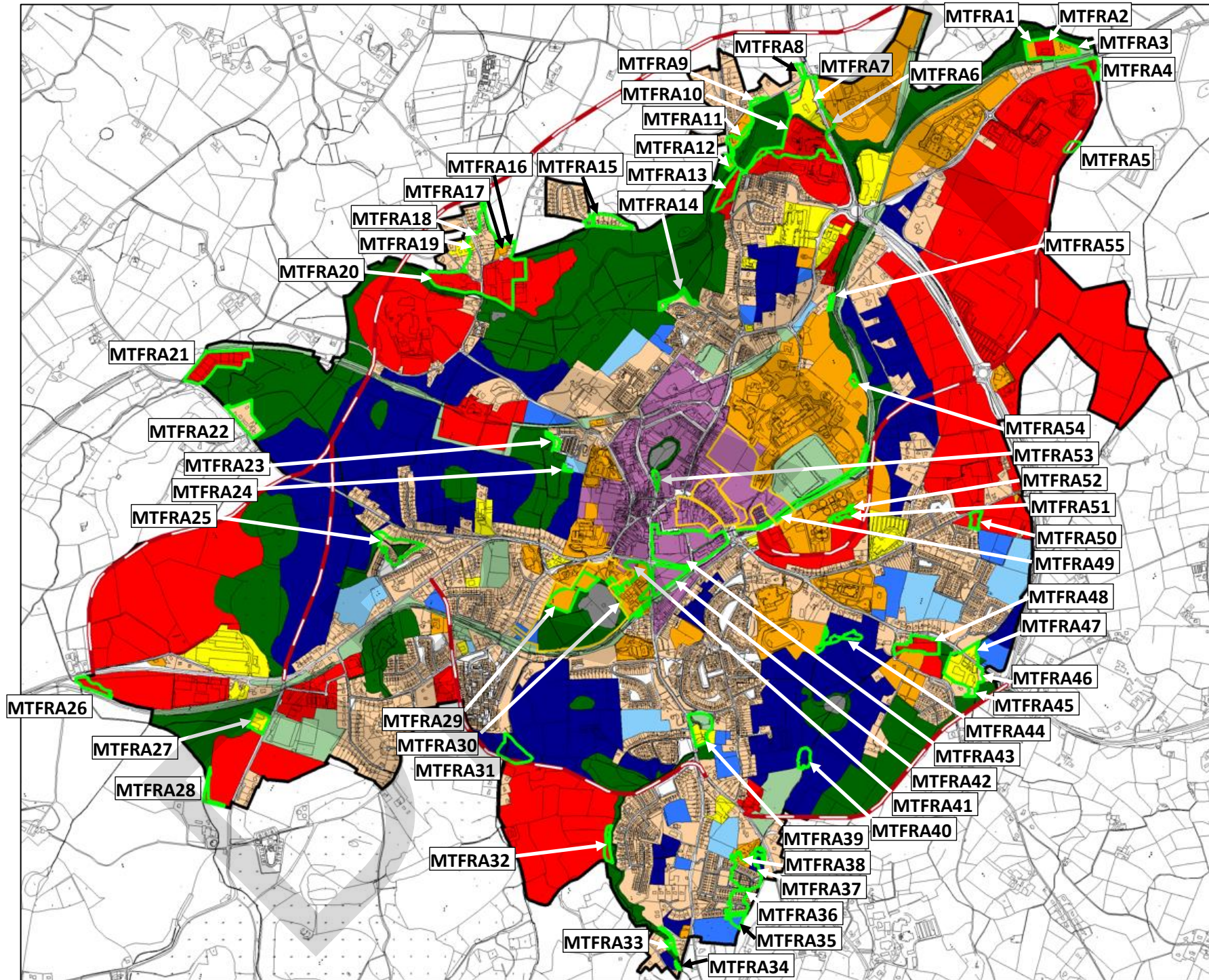
			for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.	
CSFRA11	Town Centre	The development and growth of Clones town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands comprise of a number of commercial premises and community facilities, and their associated car parks and other areas of hardstanding, and soft landscaped areas which are undeveloped.</p> <p>The zoning of the lands as Town Centre reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CSFRA12	Town Centre	The development and growth of Clones town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands comprise of a marginal part of the curtilage grounds of a commercial premises.</p> <p>The zoning of the lands as Town Centre reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development</p>

		<p>under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Management Justification Test where applicable.</p>
CSFRA13	Existing Residential	<p>The development and growth of Clones town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced. The affected lands comprise part of a terrace of long established dwellings, and their associated private amenity space to the rear. The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands. Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CSFRA14	Community Services / Facilities	<p>The development and growth of Clones town is vital to provide a range of functions, including housing,</p>	<p>The affected lands are at the edge of the settlement and comprise two small parts of the long established Clones Public Waste Water Treatment Plant.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p>

		<p>employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The zoning of the lands as Community Services / Facilities reflects the established use of these lands and will be essential in facilitating the established development/use on these lands.</p> <p>Having regard to the limited area of the affected lands and the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CSFRA15	Industry, Enterprise & Employment	<p>The development and growth of Clones town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands comprise of part of established industrial premises.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the established use of these lands and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

CSFRA16	Existing Commercial	<p>The development and growth of Clones town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built-up footprint and urban core of the town, and are fully serviced. The affected lands encompass a long established vacant commercial premises. The zoning of these lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands. Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
CSFRA17	Existing Residential	<p>The development and growth of Clones town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced. The affected lands encompass a long established residential dwelling and adjoining undeveloped lands. The zoning of the lands as Existing Residential reflects the established development/use and the surrounding development/use, and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands. Having regard to the established use of the lands, the location of the undeveloped and the surrounding residential development/use there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		<p>sustainable development of the town.</p>	<p>flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	
CSFRA18	Industry, Enterprise and Employment	<p>The development and growth of Clones town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands are a small portion of a larger parcel of land immediately adjoining existing industrial development and poultry units.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the established development/use in close proximity to the affected lands and will be essential in facilitating the expansion of the established development/use on these adjoining lands.</p> <p>Having regard to the small area of the affected lands, there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. As the affected lands are on the margins of the lands, the affected lands could be used for buffer landscaping if developed.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>



Site Identifier	Proposed Zoning	Justification Criteria 1	Justification Criteria 2	Justification Criteria 3
MTFRA1	Community Services / Facilities	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass the curtilage of an existing Monaghan County Council salt barn and maintenance yard.</p> <p>The zoning of the lands as Community Services / Facilities reflects the current use of the lands and will facilitate the existing development/use on these lands.</p> <p>Having regard to the existing development/use on the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA2	Industry, Enterprise & Employment	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass the curtilage of long established poultry processing unit.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the current use of the site will facilitate the existing development/use on these lands.</p> <p>Having regard to the long established development/use on the affected lands there is</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific</p>

		<p>2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>FRA and Development Management Justification Test where applicable.</p>
MTFRA3	Community Services / Facilities	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass the curtilage of Knockaconny Public Waste Water Treatment Works.</p> <p>The zoning of the lands as Community Services / Facilities reflects the current use of the lands and will facilitate the existing development/use on these lands.</p> <p>Having regard to the existing development/use on the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		required to achieve the proper planning and sustainable development of the town.	sustainable modes of transport, or the sustainable use of existing infrastructure.	
MTFRA4	Industry, Enterprise & Employment	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands form a small part of the lands associated with a long established mushroom processing unit and a portion of adjoining undeveloped lands.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the current use of the site will facilitate the expansion of the existing development/use on these lands.</p> <p>Having regard to the long established development/use of the adjoining lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. As the affected lands are on the margins of the lands, the affected lands could be used for buffer landscaping or same level parking/servicing yard if developed.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA5	Industry, Enterprise & Employment	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands form a small part of undeveloped lands on the margins of a larger land bank zoned for Industry, Enterprise &</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and</p>

		<p>Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>Employment which is adjacent to existing Industry, Enterprise & Employment uses.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the current use of the adjoining lands and will facilitate the expansion of the existing development/use on these lands.</p> <p>Having regard to the long established development/use on the adjoining lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. As the affected lands are on the margins of the lands, the affected lands could be used for buffer landscaping or same level parking/servicing yard if developed.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA6	Community Services / Facilities	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass a bus set down and pick up area associated with the adjoining school.</p> <p>The zoning of the lands as Community Services / Facilities reflects the current use of the lands and will facilitate the existing development/use on these lands.</p> <p>Having regard to the existing development/use on the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		<p>functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	
MTFRA7	Existing Commercial	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth. The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced. The affected lands comprise the curtilage of a long established shop, fuel filling station and associated forecourt. The zoning of these lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands. Having regard to the long established development/use on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. As the affected lands are on the margins of the lands, the affected lands could be used for buffer landscaping or same level parking/servicing yard if developed. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

			urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.	
MTFRA8	Existing Residential	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced. The affected lands form part of an area of the private open space of a long established dwelling.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA9	Existing Residential	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced. The affected lands form part of an area of the private open space of three long established dwellings.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a</p>

		<p>2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA10	Industry, Enterprise & Employment	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands form part of a long established creamery.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the current use of the lands and will facilitate the existing development/use on these lands.</p> <p>Having regard to the long established development/use on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		required to achieve the proper planning and sustainable development of the town.		
MTFRA11	Community Services / Facilities	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands form part of the curtilage of a church and adjoining cemetery.</p> <p>The zoning of the lands as Community Services / Facilities reflects the current use of the lands and will facilitate the existing development/use on these lands.</p> <p>Having regard to the existing development/use on the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA12	Community Services / Facilities	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass a public sewerage pumping station.</p> <p>The zoning of the lands as Community Services / Facilities reflects the current use of the lands and will facilitate the existing development/use on these lands.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a</p>

		<p>2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>Having regard to the existing development/use on the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA13	Industry, Enterprise & Employment	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands form most of the curtilage of a long established engineering works.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the current use of the lands and will facilitate the existing development/use on these lands.</p> <p>Having regard to the long established development/use on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		required to achieve the proper planning and sustainable development of the town.		
MTFRA14	Existing Residential	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced. The affected lands form part of an area of open space within an established residential development (Riverside). The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA15	Existing Residential	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced. The affected lands encompass the curtilages of seven long established dwellings and a private sewerage pumping station serving an adjoining housing development (Telayden Heights). The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a</p>

		<p>2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA16	Existing Residential	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands form part of an area of the private open space of a long established dwelling.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		required to achieve the proper planning and sustainable development of the town.		
MTFRA17	Community Services / Facilities	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass an electricity sub station.</p> <p>The zoning of the lands as Community Services / Facilities reflects the current use of the lands and will facilitate the existing development/use on these lands.</p> <p>Having regard to the existing development/use on the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA18	Existing Residential	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass of an area with a number of long established dwellings.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a</p>

		<p>2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA19	Existing Commercial	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands comprise a part of the curtilage of a long established commercial premises.</p> <p>The zoning of these lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the long established development/use on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. As the affected lands are on the margins of the lands, the affected lands could be used for buffer landscaping or same level parking/servicing yard if developed.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		required to achieve the proper planning and sustainable development of the town.	Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.	
MTFRA20	Industry, Enterprise & Employment	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass an existing Industry, Enterprise & Employment area which contains a number of units.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the current use of the site will facilitate the existing development/use on these lands.</p> <p>Having regard to the long established development/use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. As the affected lands are on the margins of the lands, the affected lands could be used for buffer landscaping or same level parking/servicing yard if developed.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA21	Industry, Enterprise & Employment	The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-	The affected lands are located at the edge of the built up footprint of the town and are fully serviced.	Any proposals for additional development or redevelopment on these lands will

		<p>border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands encompass an existing Industry, Enterprise & Employment area which contains a number of units.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the current use of the site will facilitate the existing development/use on these lands.</p> <p>Having regard to the long established development/use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. As the affected lands are on the margins of the lands, the affected lands could be used for buffer landscaping or same level parking/servicing yard if developed.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA22	Existing Residential	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass the curtilages of five long established dwellings.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		<p>also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	
MTFRA23	Existing Residential	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth. The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced. The affected lands form part of an area of open space within an established residential development (Mullaghglas). The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands. Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

MTFRA24	Proposed Residential A	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands are a small marginal portion of a parcel of lands determined suitable for housing where planning permission has been granted (11/39003) and ground works and foundations have been carried out.</p> <p>The zoning of the lands as Proposed Residential A reflects the established surrounding residential development/use and the works already carried out on site, and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town. As the affected lands are on the margins of the lands, the affected lands could be used for open space if developed for housing, subject to a site specific flood risk assessment.</p> <p>Having regard to the location of the lands and limited extent of flood risk area on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA25	Existing Residential	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass of an area with a number of long established dwellings and a portion of a housing development (Knockroe Glen).</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and</p>

		<p>Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA26	Industry, Enterprise & Employment	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands form a small part of undeveloped lands on the margins of a larger land bank zoned for Industry, Enterprise & Employment which is adjacent to existing Industry, Enterprise & Employment uses.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the current use of the adjoining lands and will facilitate the expansion of the existing development/use on these lands.</p> <p>Having regard to the long established development/use on the adjoining lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. As the affected lands are on the margins of the</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		<p>surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>lands, the affected lands could be used for buffer landscaping or same level parking/servicing yard if developed.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	
MTFRA27	Existing Commercial	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands comprise a part of the curtilage of a long established commercial premises.</p> <p>The zoning of these lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the long established development/use on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. As the affected lands are on the margins of the lands, the affected lands could be used for buffer landscaping or same level parking/servicing yard if developed.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

			urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.	
MTFRA28	Industry, Enterprise & Employment	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands form a small part of undeveloped lands on the margins of a larger land bank zoned for Industry, Enterprise & Employment which is adjacent to existing Industry, Enterprise & Employment uses.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the current use of the adjoining lands and will facilitate the expansion of the existing development/use on these lands.</p> <p>Having regard to the long established development/use on the adjoining lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. As the affected lands are on the margins of the lands, the affected lands could be used for buffer landscaping or same level parking/servicing yard if developed.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA29	Community Services / Facilities	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional</p>	<p>The affected lands are located within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands encompass undeveloped parkland and grounds associated with Saint Louis Convent.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and</p>

		<p>Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The zoning of the lands as Community Services / Facilities reflects the current use of the lands and will facilitate the existing development/use on these lands.</p> <p>Having regard to the location of the lands and the current/existing development/use on the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA30	Community Services / Facilities	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the</p>	<p>The affected lands are located within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands encompass buildings and grounds associated with Saint Louis Convent and Saint Louis Secondary School.</p> <p>The zoning of the lands as Community Services / Facilities reflects the current use of the lands and will facilitate the existing development/use on these lands.</p> <p>Having regard to the location of the lands and the current/existing development/use on the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection /</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		<p>surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	
MTFRA31	Strategic Residential Reserve	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located at the edge of the built up footprint of the town.</p> <p>The affected lands are a small part of a larger parcel of lands determined suitable for housing in the long term.</p> <p>The zoning of the lands as Strategic Residential Reserve reflects the established surrounding residential development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town. As the affected lands are only part of a much larger parcel of lands, the affected lands could be used for open space if developed for housing, subject to a site specific flood risk assessment.</p> <p>Having regard to the limited extent of flood risk area on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA32	Industry, Enterprise & Employment	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-</p>	<p>The affected lands are located at the edge of the built up footprint of the town.</p>	<p>Any proposals for additional development or redevelopment on these lands will</p>

		<p>border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands form a small part of undeveloped lands on the margins of a larger land bank zoned for Industry, Enterprise & Employment which is adjacent to existing Industry, Enterprise & Employment uses.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the current use of the adjoining lands and will facilitate the expansion of the existing development/use on these lands.</p> <p>Having regard to the long established development/use on the adjoining lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. As the affected lands are on the margins of the lands, the affected lands could be used for buffer landscaping or same level parking/servicing yard if developed.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA33	Existing Residential	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass of part of the private amenity space number of long established dwellings.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and</p>

		<p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Development Management Justification Test where applicable.</p>
MTFRA34	Strategic Residential Reserve	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper</p>	<p>The affected lands are located at the edge of the built up footprint of the town.</p> <p>The affected lands are a small part of a larger parcel of lands determined suitable for housing in the long term.</p> <p>The zoning of the lands as Strategic Residential Reserve reflects the established surrounding residential development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town. As the affected lands are only part of a much larger parcel of lands, the affected lands could be used for open space if developed for housing, subject to a site specific flood risk assessment.</p> <p>Having regard to the limited extent of flood risk area on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		planning and sustainable development of the town.	not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.	
MTFRA35	Proposed Residential B	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located at the edge of the built up footprint of the town.</p> <p>The affected lands are a small portion of a larger parcel of lands determined suitable for housing. The zoning of the lands as Proposed Residential B reflects the established surrounding residential development/use and will be essential in achieving compact and sustainable urban growth. As the affected lands are on the margins of the lands, the affected lands could be used for open space if developed for housing, subject to a site specific flood risk assessment.</p> <p>Having regard to the limited extent of flood risk area on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA36	Existing Residential	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands comprise of a number of dwellings within an established residential development (Drumbear Wood).</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p>

		<p>significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA37	Strategic Residential Reserve	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands form part of a parcel of lands determined suitable for housing in the long term. The zoning of the lands as Strategic Residential Reserve reflects the established surrounding residential development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town. As the affected lands are only part of the lands, the affected lands could be used for open space if developed for housing, subject to a site specific flood risk assessment.</p> <p>Having regard to the limited extent of flood risk area on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.	
MTFRA38	Community Services / Facilities	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced. The affected lands encompass a church and associated grounds</p> <p>The zoning of the lands as Community Services / Facilities reflects the current use of the lands and will facilitate the existing development/use on these lands.</p> <p>Having regard to the existing development/use on the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA39	Existing Commercial	The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan	The affected lands are within the built up footprint and urban core of the town and are fully serviced.	Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.

		<p>is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands comprise of a long established shop and associated parking and part of an equipment hire outlet.</p> <p>The zoning of these lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the long established development/use on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. As the affected lands are on the margins of the lands, the affected lands could be used for buffer landscaping or same level parking/servicing yard if developed.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA40	Strategic Residential Reserve	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above</p>	<p>The affected lands are located at the edge of the built up footprint of the town.</p> <p>The affected lands form a small part of a larger parcel of lands determined suitable for housing in the long term.</p> <p>The zoning of the lands as Strategic Residential Reserve reflects the established surrounding residential development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town. As the affected</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and</p>

		<p>2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>lands are only part of the lands, the affected lands could be used for open space if developed for housing, subject to a site specific flood risk assessment.</p> <p>Having regard to the limited extent of flood risk area on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Development Management Justification Test where applicable.</p>
MTFRA41	Town Centre	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands comprises of part of a public car park.</p> <p>The zoning of the lands as Town Centre reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		<p>growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	
MTFRA42	Town Centre	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands comprise of a crane hire yard, office building and a former public car park which has been subject to regular flooding. Planning permission was granted on the public car park under 17/453 for a supermarket and associated parking. Development on the affected area was justified prior to the granting of planning permission by a site specific flood risk assessment which demonstrated that the risk of flooding on the affected lands would be acceptably addressed as part of the proposal. Works have commenced on the development and an extension of duration application has been submitted.</p> <p>The zoning of the lands as Town Centre reflects the location of the site in the urban core and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the location of the affected lands and the justification for the development/use on the affected lands provided under extant planning permission there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection /</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

			Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.	
MTFRA43	Town Centre	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands comprises a number of commercial and retail units with living accommodation above, Monaghan Shopping Centre and associated car parking and most of the adjoining public car park.</p> <p>The zoning of the lands as Town Centre reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA44	Strategic Residential Reserve	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan</p>	<p>The affected lands are located at the edge of the built up footprint of the town.</p> <p>The affected lands form a small part of a larger parcel of lands determined suitable for housing in the long term.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p>

		<p>is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The zoning of the lands as Strategic Residential Reserve reflects the established surrounding residential development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town. As the affected lands are only part of the lands, the affected lands could be used for open space if developed for housing, subject to a site specific flood risk assessment.</p> <p>Having regard to the limited extent of flood risk area on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA45	Existing Residential	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of</p>	<p>The affected lands are located on edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass of part of the private amenity space of a long established dwelling.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		<p>functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	
MTFRA46	Existing Residential	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located on edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass of part of the private amenity space of a long established dwelling.</p> <p>The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

MTFRA47	Existing Commercial	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located on edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands comprise of a long established fuel filling station, shop and associated parking and an equipment hire outlet.</p> <p>The zoning of these lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the long established development/use on the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. As the affected lands are on the margins of the lands, the affected lands could be used for buffer landscaping or same level parking/servicing yard if developed.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA48	Industry, Enterprise & Employment	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies</p>	<p>The affected lands are located within the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass an existing Industry, Enterprise & Employment area which contains a number of units.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the current use of the site</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p>

		<p>settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>will facilitate the existing development/use on these lands.</p> <p>Having regard to the long established development/use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. As the affected lands are on the margins of the lands, the affected lands could be used for buffer landscaping or same level parking/servicing yard if developed.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA49	Town Centre	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands comprises a number of commercial and residential units and part of the adjoining public car park.</p> <p>The zoning of the lands as Town Centre reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		<p>surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	
MTFRA50	Industry, Enterprise & Employment	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands form a small part of undeveloped lands on the margins of a larger land bank zoned for Industry, Enterprise & Employment which is adjacent to existing Industry, Enterprise & Employment uses.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the current use of the adjoining lands and will facilitate the expansion of the existing development/use on these lands.</p> <p>Having regard to the long established development/use on the adjoining lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. As the affected lands are on the margins of the lands, the affected lands could be used for buffer landscaping or same level parking/servicing yard if developed.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

MTFRA51	Industry, Enterprise & Employment	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are located within the built up footprint of the town and are fully serviced.</p> <p>The affected lands comprise of a small marginal part of undeveloped lands on the margins of a larger land bank zoned for Industry, Enterprise & Employment which is adjacent to existing Industry, Enterprise & Employment uses and close to the urban core.</p> <p>The zoning of the lands as Industry, Enterprise & Employment reflects the current use of the adjoining lands and will facilitate the expansion of the existing development/use on these lands. Having regard to the long established development/use on the adjoining lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. As the affected lands are on the margins of the lands, the affected lands could be used for buffer landscaping or same level parking/servicing yard if developed.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA52	Community Services / Facilities	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands comprise of a small marginal part of the Monaghan public Waster Water Treatment Works</p> <p>The zoning of the lands as Community Services / Facilities reflects the current use of the lands and</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p>

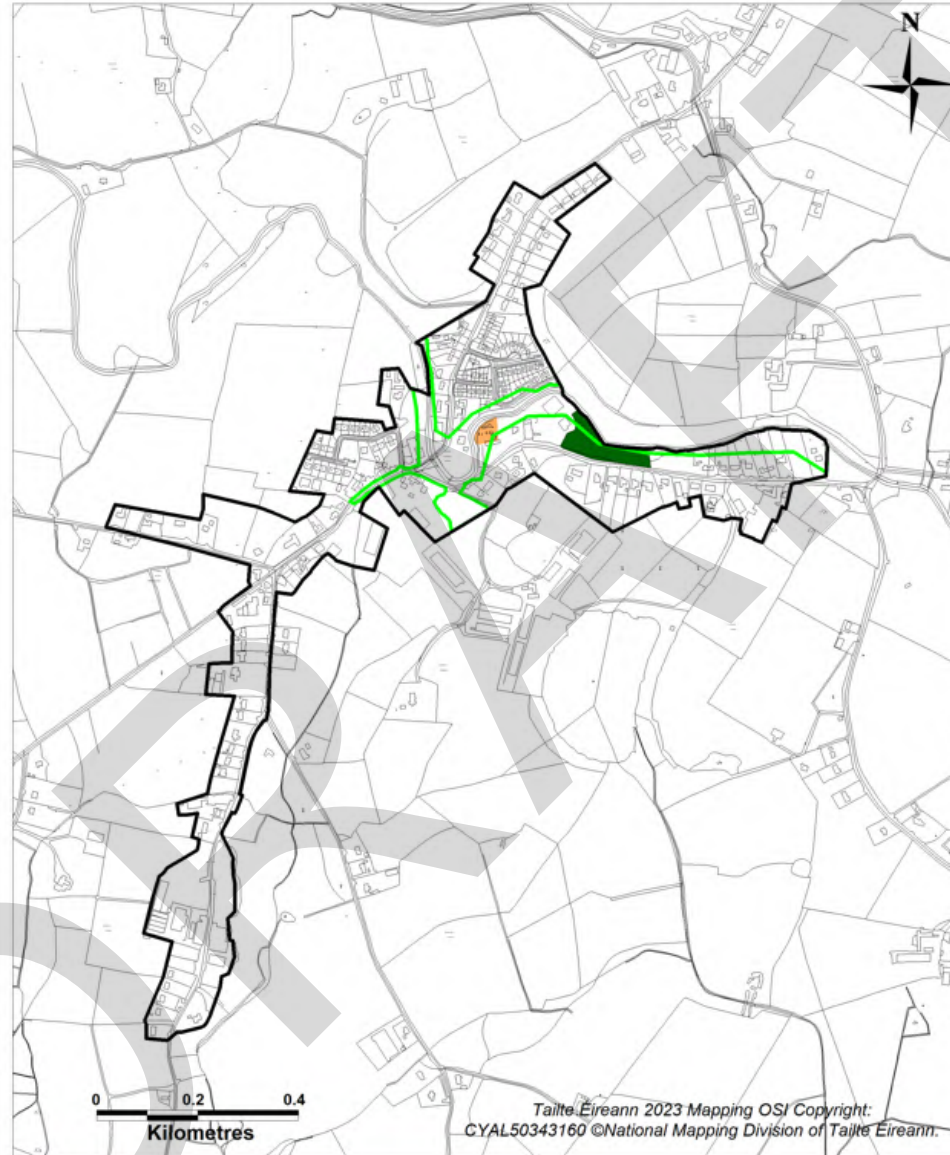
		<p>settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>will facilitate the existing development/use on these lands.</p> <p>Having regard to the existing development/use on the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA53	Town Centre	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for</p>	<p>The affected lands are within the built up footprint and urban core of the town and are fully serviced.</p> <p>The affected lands comprises a number of commercial and retail units with living accommodation above and part of the adjoining public car park.</p> <p>The zoning of the lands as Town Centre reflects the established development/use and will be essential in achieving compact and sustainable urban growth, and in facilitating regeneration and consolidation of the town, as well as the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection /</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

		<p>growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	
MTFRA54	Community Services / Facilities	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass part of the curtilage of Waste Water Treatment Works associated with the adjoining Saint Davnet's complex.</p> <p>The zoning of the lands as Community Services / Facilities reflects the current use of the lands and will facilitate the existing development/use on these lands.</p> <p>Having regard to the existing development/use on the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
MTFRA55	Existing Residential	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic & Spatial Strategy as a Key</p>	<p>The affected lands are located on edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass of part of the private amenity space of a long established dwelling.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and</p>

		<p>Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The zoning of the lands as Existing Residential reflects the established development/use and will facilitate the established development/use on these lands.</p> <p>Having regard to the established use of the lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>
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Ballinode

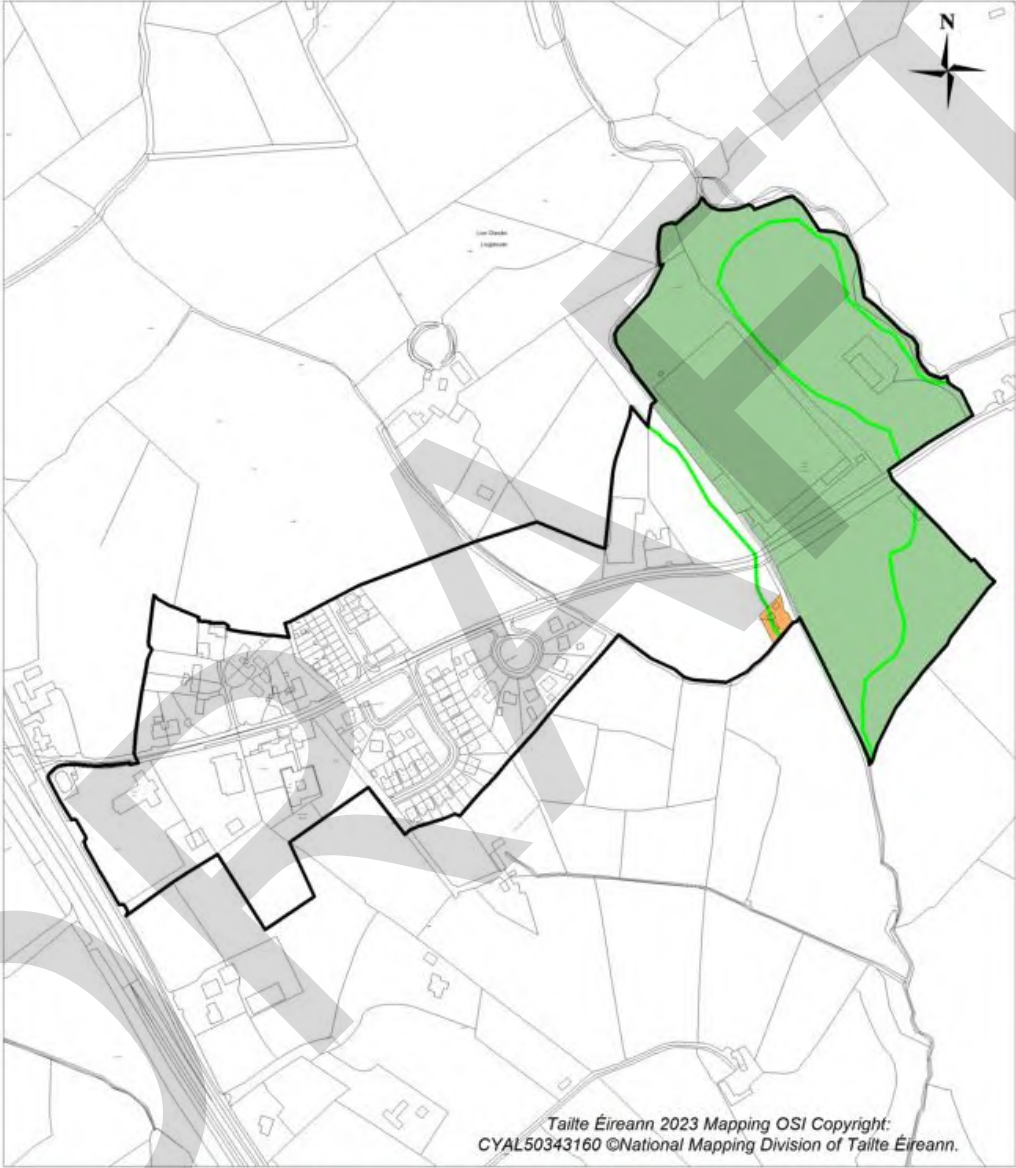
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Location	Proposed Zoning	Justification Criteria 1	Justification Criteria 2	Justification Criteria 3
Ballinode	Community Services / Facilities	<p>The development and growth of Ballinode is vital to provide a range of local functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the village is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the village.</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced. The affected lands encompass the curtilage of Ballinode Public Waste Water Treatment Works. The zoning of the lands as Community Services / Facilities reflects the current use of the lands and will facilitate the existing development/use on these lands. Having regard to the existing development/use on the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

Clontibret North

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Development Plan 2025 - 2031



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Location	Proposed Zoning	Justification Criteria 1	Justification Criteria 2	Justification Criteria 3
Clontibret North	Community Services / Facilities	<p>The development and growth of Clontibret North is vital to provide a range of local functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the village is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the village.</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced. The affected lands encompass part of the curtilage of Clontibret North Public Waste Water Treatment Works. The zoning of the lands as Community Services / Facilities reflects the current use of the lands and will facilitate the existing development/use on these lands. Having regard to the existing development/use on the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement. Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

Doohamlet

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- | | | | |
|---|----------------------------|---|-----------------------------------|
|  | Proposed Development Limit |  | Landscape Protection/Conservation |
|  | Sewerage Treatment Works |  | Flood Risk Area |

Location	Proposed Zoning	Justification Criteria 1	Justification Criteria 2	Justification Criteria 3
Doohamlet	Community Services / Facilities	<p>The development and growth of Doohamlet is vital to provide a range of local functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the village is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the village.</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass part of the curtilage of Doohamlet Public Waste Water Treatment Works.</p> <p>The zoning of the lands as Community Services / Facilities reflects the current use of the lands and will facilitate the existing development/use on these lands.</p> <p>Having regard to the existing development/use on the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

Inniskeen

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Location	Proposed Zoning	Justification Criteria 1	Justification Criteria 2	Justification Criteria 3
Inniskeen	Community Services / Facilities	<p>The development and growth of Inniskeen is vital to provide a range of local functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the village is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the village.</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass part of the curtilage of Inniskeen Public Waste Water Treatment Works.</p> <p>The zoning of the lands as Community Services / Facilities reflects the current use of the lands and will facilitate the existing development/use on these lands.</p> <p>Having regard to the existing development/use on the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

Scotstown

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Development Plan 2025 - 2031



0 0.2 0.4
Kilometres

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Location	Proposed Zoning	Justification Criteria 1	Justification Criteria 2	Justification Criteria 3
Scotstown	Community Services / Facilities	<p>The development and growth of Scotstown is vital to provide a range of local functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the village is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the village.</p>	<p>The affected lands are located at the edge of the built up footprint of the town and are fully serviced.</p> <p>The affected lands encompass part of the curtilage of Scotstown Public Waste Water Treatment Works.</p> <p>The zoning of the lands as Community Services / Facilities reflects the current use of the lands and will facilitate the existing development/use on these lands.</p> <p>Having regard to the existing development/use on the affected lands there is no requirement to identify suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p> <p>Although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would not be in the interests of achieving compact urban form, the promotion of the use of sustainable modes of transport, or the sustainable use of existing infrastructure.</p>	<p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site-specific FRA and Development Management Justification Test where applicable.</p>

Appendix 20

List of Consultees

County Councillors	
Cllr. Aidan Campbell	Cllr. Cathy Bennett
Cllr. Colm Carthy	Cllr. David Maxwell
Cllr. Pat Treanor	Cllr. Seamus Coyle
Cllr. Peter Conlon	Cllr. Noel Keelan
Cllr. Raymond Aughey	Cllr. PJ O'Hanlon
Cllr. Sean Conlon	Cllr. Richard Truell
Cllr. Bronagh McAree	Cllr. Seamus Treanor
Cllr. Pauric Clerkin	Cllr. Sean Gilliland
Cllr. Sinéad Flynn	Cllr. Paul Gibbons
Government Departments and Prescribed Bodies	
Department of Children, Equality, Disability, Integration and Youth	Tegasc
Department of Rural and Community Development	Minister for Housing, Local Government and Heritage
National Transport Authority	Office of the Planning Regulator
Office of Public Works	An Bord Pleanala
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	Environmental Protection Agency
ESB	Electric Ireland
Department of Enterprise, Trade and Employment	Health Service Executive
Fáilte Ireland	Health and Safety Authority
Heritage Council	Transport Infrastructure Ireland
Inland Fisheries Ireland	Cavan County Council Planning Department
An Taisce	Meath County Council Planning Department
Louth County Council Planning Department	Northern & Western Regional Assembly
Monaghan Local Community Development Committee	Uisce Éireann
Eastern and Midland Regional Assembly	
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	

Appendix 21

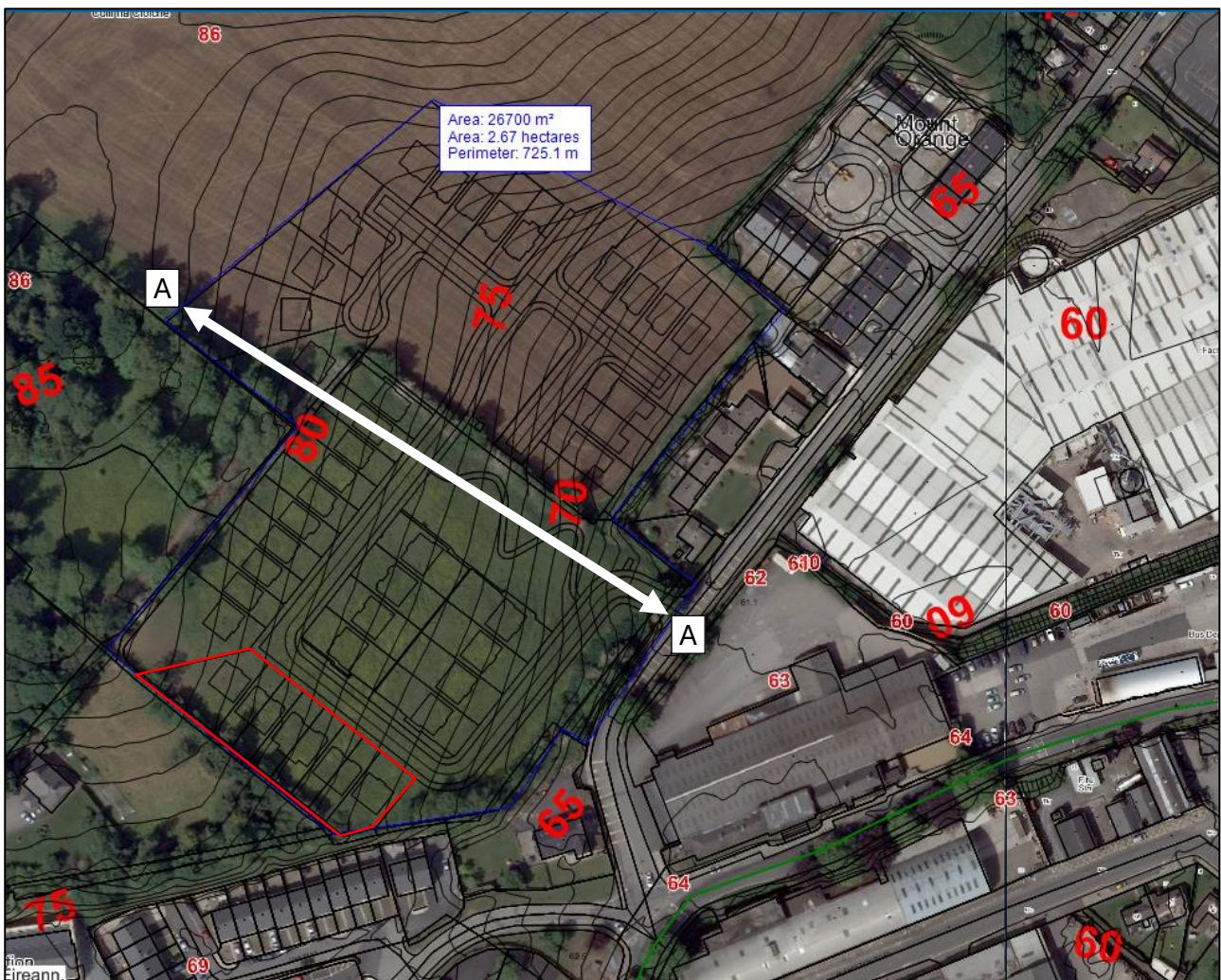
Housing Densities

Housing Densities

It is accepted by the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, that the practical application of multiplying a site area by a density assumption to produce an estimate of site capacity is more complicated in reality. In drumlin counties such as Monaghan, issues of topography play a significant role in determining the density of a proposal for residential development. An example of this in Monaghan Town is set out below.

The site of this housing development, which was permitted under application ref. 18/307, is located on the edge of the urban core/town centre. However, due to topography issues the density that can be achieved is limited. The level at the entrance to the site is 62m OD, while the level at highest part of the site is 84m OD. This is a difference in levels over cross section A-A of 22 metres. This poses challenges in achieving suitable road and footpath gradients and also in achieving a quality standard of development with useable open space and a tenure that is appropriate to the location, but also attractive to prospective purchasers in this area.

The area encompassed in blue is 2.67 hectares and the total number of housing units constructed within the site is 43. The net housing density in the area encompassed in red below, which contains a mixture of house types and measures 1.45 hectares, is 40.8 dwellings to the hectare, and thus is in keeping with the density prescribed in the guidelines for an urban neighbourhood. However, the average gross density over the entire site when facilitating works are provided and appropriate gradients are achieved is 16.1 units per hectare. Furthermore, the general rule of thumb set out in the guidelines is that the net site area would be between 65 to 80 percent (approx.) of the gross area, whereas in this case the ratio of net site area to gross site area is 54.3 percent.



Having regard to the above, for the purpose of the Core Strategy, the appropriate average gross density for residential development in the large towns of Monaghan Town and Carrickmacross is considered to be 18 units per hectare. Having regard to the guidelines in respect of medium, small and rural towns the appropriate average gross density for residential development in the towns of Castleblayney and Clones for the Core Strategy is considered to be 15 units per hectare, and for Ballybay to be 10 units per hectare.

Appendix 22

Strategic

Environmental

Assessment



CONSULTANTS IN ENGINEERING,
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MONAGHAN COUNTY DEVELOPMENT PLAN 2025-2031

Strategic Environmental Assessment Environmental Report

Prepared for:
Monaghan County Council



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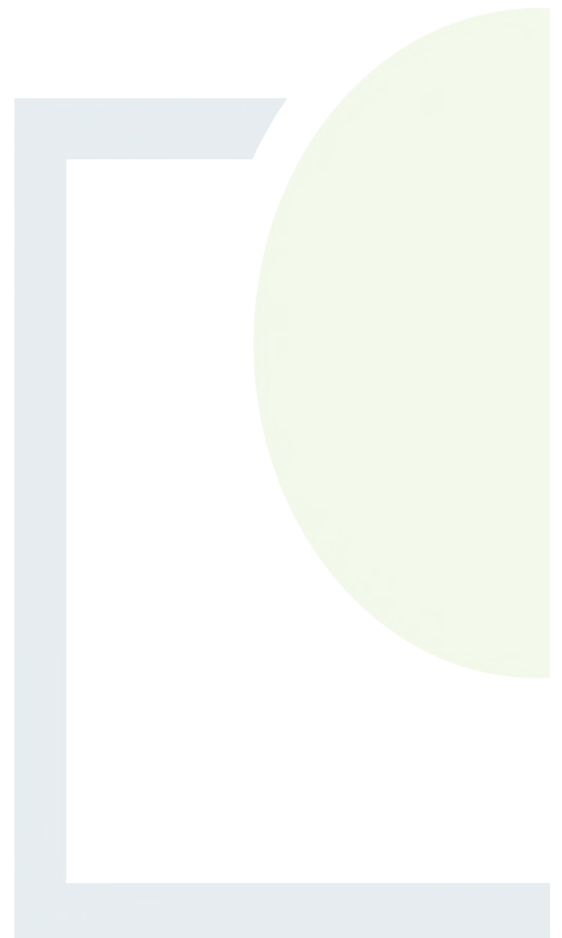
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Strategic Environmental Assessment Environmental Report for Monaghan County Development Plan 2025-2031

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Abstract: Fehily Timoney and Company is pleased to submit this SEA Environmental Report to Monaghan County Council for the Monaghan County Development Plan 2025-2031.

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NON-TECHNICAL SUMMARY

Introduction

Monaghan County Council has prepared the Draft Monaghan County Development Plan 2025 - 2031 (herein referred to as the 'Plan' or 'CDP'). A Strategic Environmental Assessment (SEA) has been undertaken for the Draft Plan. The purpose of the SEA is to identify and evaluate the likely significant environmental effects of implementation of the Draft Plan.

This is the non-technical summary of the Environmental Report for the SEA of the Draft Plan.

Approach to SEA

The SEA process can be defined by four stages, all of which include some level of consultation with stakeholders and the public. These stages are defined as:

- Stage 1 – Screening: deciding whether an SEA is required, or not.
- Stage 2 – Scoping: establishing the spatial and temporal scope of the SEA and a decision-making framework that can be used to evaluate impacts.
- Stage 3 – Identification, Prediction, Considerations of Alternatives, Evaluation and Mitigation of Potential Impacts.
- Stage 4 – Consultation, Revision and Post-Adoption. This includes the implementation of statutory SEA monitoring.

Stage 2 - Scoping was completed by MCC. The SEA process runs in parallel with the Appropriate Assessment (AA) process, which is an assessment process focusing on the potential effects of a plan or project on sites designated for nature protection known as 'European Sites.'

The Draft Plan

The Monaghan County Development Plan 2025 – 2031 (CDP) is a framework for the planning and development of Monaghan County for the next six years. It contains a collection of planning objectives and policies that will:

- Provide and facilitate infrastructure such as roads, footpaths, cycleways
- Improve and develop local amenities
- Facilitate the provision of services for the community
- Zone land to be used for amenity, civic, community, housing, business, and industry purposes
- Ensure proper planning and sustainable development

Section 10(1) of the Planning and Development Act (as amended) states that:

- *'A development plan shall set out an overall strategy for the proper planning and sustainable development of the area of the development plan and shall consist of a written statement and a plan or plans indicating the development objectives for the area in question.'*



The development plan gives spatial expression to the physical, economic, social and environmental needs of the community, in order to support and regulate new development, enhance valued assets and amenities and protect the environment.

The CDP has been prepared in accordance with Development Plans: Guidelines for Planning Authorities prepared by the Department of Housing, Local Government and Heritage (June 2022) and is consistent with national, regional and local plans, policies, and strategies, including the National Planning Framework (NPF) and the Northern and Western Region Regional Spatial and Economic Strategy 2020-2032 (RSES).

The Strategic Aim of the CDP is as follows:

- *'To facilitate sustainable development and to build on the strengths of County Monaghan by supporting the provision of employment opportunities and residential developments within quality urban and rural environments that provide a high standard of physical and social infrastructure necessary for their respective communities.'*

The realisation of this aim will be pursued by seeking to secure the following overall strategic objectives of the Plan.

Plan Strategic Objectives	
SO 1	To develop to its full potential each part of County Monaghan in economic, social and environmental terms.
SO 2	To sustain traditional settlement patterns while developing the role and function of each town, village, and settlement throughout the County in accordance with the settlement strategy.
SO 3	To promote sustainable compact development forms, including more comprehensive backland development where appropriate, ensuring the efficient use of available public infrastructure and services.
SO 4	To realise the potential of County Monaghan in the context of its strategic location along the border, adjacent to the eastern economic corridor and to improve linkages and communications between Monaghan and its neighbouring counties.
SO 5	To support balanced economic development throughout the county by delivering improved infrastructure and services.
SO 6	To protect and nurture the County's rich natural resources, heritage, tourism assets and amenities along with the environmental quality of the natural and built environment in both the urban and rural areas.
SO 7	To prepare and implement a Masterplan and Development Framework for Lough Muckno and its environs, which will act as a blueprint for its evolution and sustainable development as an exemplar recreational and amenity facility.
SO 8	To plan for greater social inclusion and to improve the quality of life of all who live and work in County Monaghan.
SO 9	To provide a framework for the management and regulation of development and use of land that will guide day to day planning decisions.
SO 10	To maintain the strategic capacity and safety of the national roads network and to safeguard the investment in national roads.



The CDP defines planning objectives and policies across the themes presented below.

1. Introduction
2. Core Strategy
3. Housing Strategy
4. Economic Development
5. Community
6. Heritage
7. Transport and Infrastructure
8. Environment, Energy and Climate Change
9. Strategic Objectives for Settlements
10. Monaghan Town Settlement Plan 2025-2031
11. Carrickmacross Town Settlement Plan 2025-2031
12. Castleblayney Town Settlement Plan 2025-2031
13. Clones Town Settlement Plan 2025-2031
14. Ballybay Town Settlement Plan 2025-2031
15. Development Management Standards
16. Implementation and Monitoring

An examination of how the CDP interrelates with other national, regional and local plans and programmes has taken place and is documented in Appendix 1.

The Environmental Baseline

An evaluation and a characterisation of the current state of the environment likely to be affected by the Draft Plan has been undertaken to inform the SEA process.

The receiving environment within both the Republic of Ireland (RoI) and Northern Ireland (NI) has been considered during this evaluation.

The following Environmental Components were considered during this evaluation:

- Population and Human Health
- Biodiversity, Flora and Fauna
- Landscape and Visual Amenity
- Cultural Heritage - Archaeological and Architectural
- Soils
- Land Use
- Air Quality & Noise
- Water
- Material Assets
- Tourism and Recreation
- Climate Change



A non-technical and high-level summary of the baseline environment is provided in the table below. This table presents key, salient facts regarding the baseline environment of the local authority functional area the Draft Plan applies to.

Environmental Component	Summary of the Baseline Environmental Characteristics
Population and Human Health	<ul style="list-style-type: none"> In the 2022 Census, the total population of Monaghan was 65,288 persons, showing the trend of an increase in total population in the county by ca. 6.4% (3,902 persons) since the previous Census. The Monaghan County Development Plan 2019-2025 projects a population growth rate of 1.04% annually, with a target of 67,253 persons by 2025.
Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> There is one designated SAC within, partially within the county: Kilroosky Lough Cluster (001786). There is one designated SPA within, partially within or adjacent to the county: Sliabh Beagh (004167). There is one designated NHAs within, partially within the county: Eshbrack Bog (001603). There are 39 pNHAs within or partially within the county, including: Annagheane Lough; Ballyhoe Lough; Cordoo Lough; Creevy Lough; Gibson’s Lough; Lisarilly Bog; Muckno Lake; and Wrights Wood. There is one Wildfowl Sanctuary in the county: Emy Lough (WFS-42). The dominant land cover types in Monaghan are pastures (83%), transitional woodland and scrub (2.1%) and peat bogs (1.8%). A number of protected sites in Northern Ireland within the theoretical zone of influence of the boundary of the local authority functional area were also considered in this baseline evaluation, such as: Magheraveeley Marl Loughs RAMSAR site (UK12017), Slieve Beagh RAMSAR site (UK12020), Slieve Beagh-Mullaghfad-Lisnaskea SPA (UK9020302), Drumacrittin Lough ASSI (ASSI122), Annachullion Lough ASSI (ASSI121), Kilroosky Lough ASSI (ASSI1078), Knockballymore Lough ASSI (ASSI014), Burdautien Lough ASSI (ASSI081), Upper Lough Erne RAMSAR site (UK12024), Tullybrick Lough ASSI (ASSI146), Drumcarn ASSI (ASSI182) and Reilly & Gole Woods Nature Reserve (NR38).
Landscape and Visual Amenity	<ul style="list-style-type: none"> The current Landscape Character Assessment for Monaghan divides the county into 13 Landscape Character Types, including; Blanket Bog, Uplands, Farmed lands and River Valleys.
Cultural Heritage - Archaeological and Architectural	<ul style="list-style-type: none"> There are over 1,200 Recorded Monuments within the county. There are 7 Recorded Monuments on the RMP in State Care in the county. There are close to 646 entries to the Record of Protected Structures within the county, which include many notable buildings in the county such as: Castle Leslie, Hilton House, Maghernacloy Castle, and St Peter’s Church. There are various ACAs designated within the county.
Soils	<ul style="list-style-type: none"> Dominant soil types in the county include Brown Earths and Surface Water Gleys. Other soil types in the county include Luvisols and Alluvial soils.
Land Use	<ul style="list-style-type: none"> Land use mapping for Monaghan is shown in Figure 4-9 of the main body of the report. This mapping shows the extent of all land use present in the county (e.g., urban fabric, agricultural land use, forest, peatland etc.)



Environmental Component	Summary of the Baseline Environmental Characteristics
Air Quality and Noise	<ul style="list-style-type: none"> • The Air Quality in Ireland 2022 report prepared by the EPA identifies that air quality in Ireland is generally good, however, there are concerning localised issues that are negatively impacting the air we breathe. • Air quality monitoring results in 2022 show that the main pollutants are fine particulate matter (PM_{2.5}) from solid fuel combustion and nitrogen dioxide (NO₂) from vehicle emissions. People’s health and the health of our environment is impacted by these pollutants. • Ireland’s ambition in the Clean Air Strategy is to move towards the World Health Organisation (WHO) Air Quality guidelines¹, this will be challenging but will have a significantly positive impact on health. • Under the Clean Air for Europe Directive [Directive 2008/50/EC], Monaghan is within ‘Zone D’ of the four zones in Ireland. The current air quality in Monaghan is identified by the EPA as being of Good status. • Existing noise related impacts can be seen in Figure 4-10 of the main body of the report.
Water	<ul style="list-style-type: none"> • The county is located primarily within the Erna, Lough Neagh, Lower Bann, Newry, Fayne, Glyde and Dee catchments. • The WFD groundwater status (2016-2021) underlying Monaghan is generally identified as being of Good status, with a section in the north of the county classified as Poor. • The WFD status of rivers and streams (2016-2021) draining Monaghan ranges from high (sections of rivers and streams, including the Scotstown), to good (sections of rivers and streams, including the Blackwater (Monaghan), Glyde, Fane, and the Blackwater (Annaghroe)), to moderate (sections of rivers and streams including: the Rossdreenagh, Clontibret, and Fin) and to poor (sections of rivers and streams including: Magherarney, Conawary, Dromore, and the Annahale). • The WFD Lake Waterbody Status (2016-2021) in Monaghan ranges from Moderate (lakes including: Muckno, Avaghon, Glaslough, and Hollywood), to poor (such lakes including: Lake Emy, Lake Inner, White Rockcorry, and Nagarnaman), to bad (Lake Egish). • Annaghkilly, Carrickmacross, Castleblaney, Clones, Drumgoole, Monaghan Town, Scotshouse, and Smithborough were identified by the OPW in 2012 as Areas for Further Assessment.
Material Assets	<ul style="list-style-type: none"> • Castleblaney and Carrickmacross are listed as priority areas in the EPA 2023 report ‘Urban Waste Water Treatment in 2022’. • There are 4 key road transport linkages in the county; Dublin – Belfast Corridor (M1/A1), North Western Route (N2/A5), Central Radial Route (N3/M3/A509), East West Link Road (Dundalk/Sligo route). The county is served by Bus Éireann, Ulsterbus and a number of private bus services. • The existing Green Infrastructure in county boasts many key features such as uplands, bogs and wetlands to urban parks, and canals. It is notable that many of the features that make up County Monaghan’s Green

¹ World Health Organization. 2021. WHO global air quality guidelines: particulate matter (PM_{2.5} and PM₁₀), ozone, nitrogen dioxide, sulphur dioxide and carbon monoxide. World Health Organization. <https://apps.who.int/iris/handle/10665/345329>. License: CC BY-NC-SA 3.0 IGO



Environmental Component	Summary of the Baseline Environmental Characteristics
	Infrastructure have a cross border dimension, such as Sliabh Beagh/Bragan, Mullyash, River Fane and the Ulster Canal.
Tourism and Recreation	<ul style="list-style-type: none"> Tourism and recreation are influenced by a range of factors in Ireland. International tourism has increased in recent years. Failte Ireland has recently published their four brand strategies which will define the spatial scope and spread of future tourism developments within Ireland. Monaghan hosts 'Ireland's Ancient East' and the success of the brand strategy will result in infrastructure demands to previously less trafficked areas. At a county level, Monaghan County Council has developed the Monaghan Tourism Strategy 2023-2028.
Climate Change	<ul style="list-style-type: none"> Monaghan is affected by climate change policy and issues broadly. The recent Climate Action and Low Carbon Development (Amendment) Act 2021 was established to provide for the approval of plans by the Government in relation to climate change. This aims at pursuing the transition to a climate resilient, biodiversity rich and climate neutral economy by no later than the end of the year 2050. Ireland's Climate Action Plans 2023 and 2024 set out Ireland's national and sectoral targets in this regard. Future changes in climate and associated impacts on sea level, rainfall patterns/intensity and river flow will influence flooding frequency and extent in the future. Local Authorities in compliance with the Regional Planning Guidelines are attempting to adopt sustainable flood risk strategies in areas likely to be at risk of flooding in the future in the context of climate change and changing weather patterns. Changes to climate could lead to an increase in flooding events in Ireland.

Section 4 of this Draft SEA Environmental Report contains further detail on baseline environmental characteristics, including a variety of detailed environmental mapping, for those who wish to develop a more in-depth understanding of the environmental baseline. Section 7 of this Draft SEA Environmental Report contains a summary of the evaluation of the environmental effects of the implementation of the Draft Plan, including a summary of the various positive impacts, negative impacts, and cumulative impacts associated with Draft Plan implementation.

Evolution of the Baseline Environment

The SEA Directive requires that consideration is given to the likely evolution of the baseline environment in the event the Draft Plan is not adopted and implemented

It is predicted that the following would occur in the event the Monaghan County Development Plan 2019 – 2025 expires and the Monaghan County Development Plan 2025 – 2031 is not adopted and implemented:

- There would be absence of an appropriately focused strategy for the proper planning and sustainable development of Monaghan.
- There would be an absence of appropriately focused planning and development related environmental protection objectives and policy for Monaghan.
- Environmental protection requirements defined in legislation and higher order plans would still apply to Monaghan.



- There would be less policy support for renewable energy development, energy efficient development, nearly zero energy development and the reduction of GHG emissions across various sectors in the County.
- The baseline environment would still be strongly influenced by the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029, Monaghan Biodiversity and Heritage Strategic Plan 2020-2025 and Local Area Plans (LAPs) for the County.
- Planning and development in Monaghan would not be subject to appropriate control, however. There would be a greater risk of improper planning and unsustainable development occurring in the County. This scenario has the potential to result in significant adverse environmental effects on all environmental components due to the carrying out of inappropriate development, including effects on:
 - Population and Human Health – e.g., through reductions in residential amenity, noise, dust.
 - Biodiversity – e.g., loss of valuable habitat, habitat fragmentation, impacts on protected species.
 - Landscape Character and Visual Amenity – e.g., loss of scenic value, diminishment of landscape character.
 - Cultural Heritage – e.g., diminishment of built heritage including protected structures and historic fabric.
 - Soils – e.g., ground contamination, impacts on soil structure and function.
 - Land use – e.g., promotion of unsustainable and incoherent land use.
 - Air Quality and Noise – e.g., generation of air and noise emissions resulting in significant negative effects on people.
 - Water – e.g., the carrying out development that contributes to polluting emissions to waters or increased flood risk.
 - Material Assets – e.g., the failure to provide appropriate services to the development carried out in the County (e.g., water supply, wastewater services).
 - Tourism and recreation – e.g., the failure to create sustainable tourism in the County, the diminishment of tourism and recreation assets in the county.
 - Climate Change – e.g., failure to provide a suitable framework for Renewable Energy Development in the County – resulting in a failure to reduce Energy and Residential sector Greenhouse Gas (GHG) emissions in the county.
- The multitude of positive environmental effects across all environmental components associated with Draft Plan objectives and policies pertaining to sustainable development and environmental protection and enhancement would not be realised, such as positive effects on:
 - Population and Human Health – e.g., achieved through proper planning and protection and enhancement of residential amenity and community infrastructure
 - Biodiversity – e.g., through the implementation of objectives/policies that afford protection to biodiversity, including designated sites, non-designated sites of local importance, ecological connected and protected species
 - Landscape Character and Visual Amenity – e.g., through the implementation of objectives/policies that control the scale of built development and serve to protect and enhance landscape designation and visual amenity
 - Cultural Heritage – e.g., through objectives/policies that ensure appropriate consideration is given to built and archaeological heritage impacts during the carrying out of development, and through objectives/policies promoting sensitive town regeneration.



- Soils – e.g., through objectives/policies that promote good soil management during development and remediation.
- Land use – e.g., achieved through the promotion of sustainable, well-balanced land use planning.
- Air Quality and Noise – e.g., through promotion of active travel measures supporting modal shift resulting in local air quality improvements, objectives/policy supporting noise minimisation and control.
- Water – e.g., through pollution prevent and the application of good and proper flood risk management during the planning process.
- Material Assets – e.g., through the appropriate delivery of services in the County (e.g., water supply, wastewater services) in collaboration with relevant statutory bodies (e.g., Uisce Eireann)
- Tourism and recreation – e.g., through the application of environmental protection measures that result in the protection and enhancement of tourism and recreation assets and the creation of sustainable tourism in the County.
- Climate Change – e.g., via the provision of a robust framework for renewable energy development, energy efficient development and nearly zero energy development in the county.

Strategic Environmental Objectives

The SEA Directive states that an SEA should also look at *'the environmental protection objectives, established at International, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.'* The identification of environmental protection objectives relevant to a plan provides the basis for evaluating the significance of impacts during the SEA process. All environmental protection objectives relevant to the Draft Plan have been identified.

Strategic Environmental Objectives (SEOs) are methodological measures which facilitate the development of targets against which the environmental effects of the Draft Plan can be tested. SEOs are based on wider environmental protection objectives on local, regional, national, European and international level that are relevant to MCC's Draft Plan. They are high-level in nature and set strategic goals for environmental protection and improvement.



All SEOs applicable to the Draft Plan are presented in the table below.

Environmental Component	SEO Code	Strategic Environmental Objective
Population and Human Health	PHH1	Avoid or minimise impacts to population and human health.
	PHH2	Promote economic activity and growth
	PHH3	Ensure supporting infrastructure and services in the area are developed in a manner commensurate with population growth.
	B1	Ensure compliance with the Habitats and Birds Directives with regard to the protection of European Sites and Annexed habitats and species ² .
	B2	Ensure compliance with Article 10 of the Habitats Directive with regard to the management of features of the landscape which - by virtue of their linear and continuous structure or their function act as stepping stones (designated or not) - are of major importance for wild fauna and flora and essential for the migration, dispersal and genetic exchange of wild species.
	B3	Avoid or minimise significant impacts on semi-natural habitats, species, environmental features, or other sustaining resources in designated national sites, non-designated locally important sites, sites proposed for designation, and Areas of Special Scientific Interest; and to comply with the Wildlife Act (as amended) with regard to listed species.
	B4	Aim for no net contribution to biodiversity losses or deterioration in response to the biodiversity emergency.
	B5	To sustain existing sustainable rural management practices - and the communities who support them - to ensure the continuation of long established managed landscapes and the flora and fauna that they contain.
Landscape and Visual Amenity	L1	To minimise significant adverse visual impacts within and adjacent to the County, especially with regard to landscape and amenity designations included in Land Use Plans
Cultural Heritage - Archaeological & Architectural	CH1	Avoid impacts upon archaeological heritage, including entries to the Record of Monuments and Places (RMP) and the Northern Ireland Sites and Monuments Record (NISMR).
	CH2	Avoid impacts upon architectural heritage, including entries to the Record of Protected Structures (RPS) and National Inventory of Architectural Heritage (NIAH), industrial heritage, ACAs and conservation areas (Northern Ireland).
Soils	S1	Avoid or minimise effects on the hydrogeological and ecological function of the soil resource.
	S2	Avoid adverse effects on the physico-chemical properties of soil.
	S3	Ensure appropriate management of all soil and excavation material. Promote sustainable material reuse wherever appropriate.
Land Use	LU1	Avoid or minimise effects on existing land use.

² Annexed habitats and species' refer to those listed under Annex I, II & IV of the EU Habitats Directive and Annex I of the EU Birds Directive.



Environmental Component	SEO Code	Strategic Environmental Objective
Air Quality and Noise	AQN1	Reduce travel related emissions and to encourage modal change from private car to sustainable modes of travel, including public transport, walking and cycling.
	AQN2	Avoid or minimise effects on local air quality.
	AQN3	Avoid or minimise adverse noise impacts on existing or proposed sensitive receptors.
Water	W1	Maintain and/or improve, the quality and status of surface water bodies.
	W2	Maintain and/or improve, the chemical and quantitative status of groundwaters.
	W3	Prevent impact upon the WFD status of surface waters and groundwater in line with the requirements of the WFD.
	W4	Comply as appropriate with the provisions of the Planning System and Flood Risk Management: Guidelines for Planning Authorities (DEHLG and OPW, 2009) ³
	W5	Promote sustainable drainage practices to improve water quality and flow.
	W6	Prevent impact upon drinking water quality.
Material Assets	MAI1	Serve new development with adequate and appropriate waste water treatment.
	MAI2	Serve new development with adequate drinking water that is both wholesome and clean.
	MAI3	Avoid or minimise effects on built/amenity assets and infrastructure.
	MAI4	Avoid or minimise effects upon existing and (where known) planned infrastructure.
	MAI5	Promote sustainable transportation and deliver enhanced traffic and transport conditions, where possible.
	MAI6	Promote sustainable waste/material management and the circular economy.
Tourism and Recreation	TR1	Avoid or minimise effects upon tourism and recreation amenities, and enhance tourism and recreation, where possible.
Climate Change	CC1	Support in the achievement of the 2030 target of a 51% reduction in carbon emissions.
	CC2	Actively support the delivery of all national climate policy as appropriate to the county with the prioritisation and acceleration of evidence-based measures.
	CC3	Assist in the delivery of the climate neutrality objective at county level.
	CC4	Promote the carrying out of climate resilient development.
	CC5	Promote low carbon and net zero development.

³ Corresponding guidance from UK Department for Communities and Local Government: National Planning Policy Framework and associated planning practice guidance on Flood risk and coastal change (March 2014)



Environmental Component	SEO Code	Strategic Environmental Objective
	CC6	Promote the carrying out of development that incorporates nature-based solutions.
	CC7	Promote active travel and reduce reliance on the use of private vehicles for transport.
	CC8	Support the transition to zero or low carbon Electric Vehicles.

Description and Evaluation of Plan Alternatives

The SEA Directive requires that reasonable alternative means of achieving the strategic goals of the Draft Plan (taking into account the objectives and the geographical scope of a plan or programme) are identified, described and evaluated for their likely significant effects on the environment. Such reasonable alternatives must be realistic and capable of implementation. Reasonable alternatives were assessed against the Strategic Environmental Objectives (SEOs) established for the aspects of the baseline environment which are likely to be significantly affected by the Draft Plan.

The underpinning goal of the reasonable alternative evaluation process was to ensure that the selection of preferred alternatives by the local authority is informed by environmental considerations.

Reasonable alternatives to the Draft Plan were identified as the Plan-making process evolved. Details on all Reasonable Alternatives considered during Plan-making and a brief summary of reasoning for selecting preferred alternatives are presented below.



Theme	Description of Reasonable Alternatives	Preferred Alternative	Reasons for Selecting the Preferred Alternative
Planning for development at Lough Muckno at its environs	Alternative 1: Using the County Development Plan land use planning framework to provide for and control planning and development at Lough Muckno and its environs.	Alternative 2	<p>A Masterplan will set clear and area specific policy and objectives to address any development in a sustainable, appropriately managed and balanced manner.</p> <p>Preparing and utilising a focused Masterplan and Development Framework, which would sit under the CDP, to provide for and control planning and development at Lough Muckno and its environs has greater potential to ensure positive environmental outcomes – across a number of environmental components</p>
	Alternative 2: Preparing and utilising a focused Masterplan and Development Framework, which would sit under the CDP, to provide for and control planning and development at Lough Muckno and its environs.		
Approach to Rural Development and Settlement Development	Alternative 1: Ad Hoc Rural Development and Settlement Expansion - Presumption in favour of rural housing throughout the County and settlements expanding beyond existing built up footprint (mainly greenfield development).	Alternative 3	<p>Adopting the Managed Rural Development and Settlement Consolidation alternative will provide an appropriately balanced land use framework in the County. This preferred alternative has the potential to generate the greatest magnitude of positive environmental effects across environmental components, whilst ensuring rural development and settlement development is managed and controlled in an appropriate manner that does not contribute to unsustainable land use patterns or increase the scale and magnitude of possible development related environmental effects in the Plan Area.</p>
	Alternative 2: Managed Rural Development and Settlement Expansion - Presumption against rural housing in pressure areas only (justification required) with settlements expanding beyond existing built up footprint (mainly greenfield development).		
	Alternative 3: Managed Rural Development and Settlement Consolidation - Presumption against rural housing in pressure areas only (justification required) with settlement growth contained within existing built up footprint (mainly brownfield development).		
	Alternative 4: Controlled Rural Development and Settlement Expansion - Presumption against rural housing throughout the County (justification required) with settlements expanding beyond existing built up footprint (mainly greenfield development).		
	Alternative 5: Controlled Rural Development and Settlement Consolidation - Presumption against rural housing throughout the County (justification required) with settlement growth contained within existing settlement built up footprint (mainly brownfield development).		



Theme	Description of Reasonable Alternatives	Preferred Alternative	Reasons for Selecting the Preferred Alternative
Level of Residential Land Use Zoning in Clones	Alternative 1: No change to Residential land use zoning in Clones.	Alternative 2	Changes to zoning in Clones were made to: Avoid and minimize potential negative environmental effects on sensitive environmental features and the better prevent the occurrence of flooding. Better promote compact growth and town regeneration.
	Alternative 2: Change to Residential land use zoning in Clones.		
Industry/Enterprise/Employment Zoning in Castleblayney and Ballybay	Alternative 1: Change of Industry/Enterprise/Employment land use zoning at peripheral areas of the settlement.	Alternative 1	MCC decided to change the zoning at the subject lands at the periphery of these settlements. The Industry / Enterprise / Employment land use zoning was removed at these lands. These changes will: Better minimize sprawl. Promote more sustainable land use patterns and transportation. Support sustainable development and optimised utilisation of Material Assets (utilities).
	Alternative 2: Retention of Industry/Enterprise/Employment land use zoning at peripheral areas of the settlement.		
Noise Alleviation	Alternative 1: Continue to rely on Noise Alleviation objectives previously defined in the Monaghan County Development Plan 2019 - 2025.	Alternative 2	MCC decided to augment noise mitigation measures defined in the CDP. The adoption and implementation of augmented, more robust and more focused noise mitigation measures has the potential to maximise beneficial environmental outcomes - on Population and Human Health (through the prevention of noise, the enhancement of the noise environment, and the protection of residential amenity and designated 'Quiet Areas'); Biodiversity (by preventing/minimising noise disturbance to species), and Tourism and Recreation (by protecting amenity value from noise impacts).
	Alternative 2: Augment Noise Alleviation objectives - improving the focus and specificity of these objectives		



Evaluation of the Environmental Effects of Plan Implementation

A detailed evaluation of the potential effects of the Preferred Draft Plan on the baseline environment was carried out in accordance with the SEA Directive and best practice guidelines. A concise and non-technical summary of the key environmental effects associated with Draft Plan implementation is presented below. The potential negative effects presented assume the absence of the appropriate mitigation defined in this Non-technical Summary and in Section 8 of this Draft SEA Environmental Report.

Potential Negative Environmental Effects (in the absence of environmental mitigation)

- The Draft Plan supports the carrying out of infrastructural development (e.g., housing, social, economic, transport etc.). The construction phases of this development has the potential to result in environmental impacts, such as dust, noise, or traffic disruption, that may affect various environmental components, including population and human health, the air quality environment, the noise environment, the water environment, biodiversity or traffic and transport conditions. The operational phases of this development has the potential to result in environmental effects on various environmental components, such as population and human health, traffic and transport conditions, landscape character and visual amenity.
- Development construction activities, generally, may generate dust emissions, vibration or noise that may impact residential amenity, human health and well-being, and biodiversity.
- The Draft Plan provides a land use framework for development that has the potential to generate environmental impacts (e.g. land-take, dust, noise, light, polluting aqueous discharges) that directly or indirectly cause effects on European sites present or connected to the plan area, such as loss/reduction of habitat, habitat or species fragmentation, disturbance to key species (i.e. through human activity/movement, noise, light), reduction in species density, impact on non-designated sites or habitat that support European sites, or changes on indicators of conservation value (i.e. water quality, air quality, habitat quality).
- Development may lead loss of/damage to biodiversity in designated sites (including European Sites and other designated sites (both in Ireland and Northern Ireland)) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna.
- Development may generate an increase in the quantum of light transmitted to sensitive ecological receptors, resulting in increased vulnerability and sensitivity of light-sensitive species.
- The Draft Plan supports development construction at greenfield locations where invasive species may exist. Construction and waste management activities may increase the risk of the spread of invasive species.
- The Draft Plan provides a land use framework for renewable energy development (e.g., solar, wind etc.). Such development has the potential to generate effects on various environmental components, particularly residential amenity (e.g. due to wind farm noise), biodiversity, flora and fauna (e.g., increased risk of bird collision at wind farms) and landscape character and visual amenity,
- The Draft Plan provides a development management framework for agriculture development, including development in the pig and poultry sector. Such agriculture development has the potential to contribute to water quality pressures experienced in the County. Such development may also generate ammonia emissions to air which can be transmitted to and can have an effect on sensitive ecological receptors, including European sites, other designated sites and important habitats and species.



- The Draft Plan is supportive of the carrying out of development at sensitive locations (such as Lough Muckno and its environs) which could potentially impacts sensitive aspects of the environment, including landscape character and visual amenity, built and archaeological heritage and important habitats and species.
- Greenfield development may impact and damage unknown archaeological remains.
- Development, including town centre regeneration related development may generate negative impacts on built heritage (e.g., protected structures) and historic fabric, including historic structures present in town centres. Development supported by the Draft Plan may impacts on the setting of heritage assets and sense of place, generally.
- Development supported by the Draft Plan can have negative impacts on visually sensitive areas, such as designated landscapes. Significantly scaled residential and commercial development may also impact visual amenity in the vicinity of these developments, streetscape character and wider landscape character.
- Transport related development supported by the Draft Plan may have impacts on noise pollution, particularly towards sensitive receptors which are in close proximity.
- Inappropriate or improperly designed greenfield development may contribute to significant hydrological changes and increases in flood risk.
- Development may generate adverse impacts upon the status of water bodies, including bathing waters, arising from changes in quality, flow and/or morphology.
- Development will increase the quantum of water supply, wastewater and energy provisions and infrastructure required in the County.
- Major development in the county may generate an increase in traffic levels and effects on the traffic and transportation conditions.
- Development related excavation at greenfield and brownfield has the potential to result in the generation of substantial levels of material and waste, including potentially contaminated material) that will need to be appropriate and sustainably managed in accordance with Waste Hierarchy principles.
- Development occurring in the Plan area may affect local heritage, archaeology or visual amenity and, in turn, local tourism or recreational features and activity in the area.
- Infrastructure development may have the potential to restrict or reduce the quality of resources important for recreation and/or tourism including angling facilities, boating activities and/or associated resources.
- The promotion or development of blueways and greenways could add additional loading pressures in terms of visitor interactions at sensitive areas such as trampling, disturbance, erosion, littering etc.
- Linear transport development (including active travel development) has the potential to negatively affect biodiversity and ecological connectivity (through habitat loss/fragmentation).
- Industrial development supported by the Draft Plan may generate operational phase emissions (e.g., dust, noise, air, aqueous emissions) that may have an adverse effect on the quality of environmental media, and in turn, human health and well-being and sensitive ecological receptors.
- The Draft Plan may support development (e.g., transport projects) that could generate transboundary impacts on environmental receptors situated in Northern Ireland. Impacts on environmental components such as landscape character, water quality, residential amenity, heritage, air quality and biodiversity may be transmitted across the border.



Potential Positive Environmental Effects

- The strategic objectives, as defined, have the potential to contribute to sustainable development and proper planning in accordance with the land use planning framework and higher order planning policy and other inter-related policy, resulting in positive effects across all environmental components. The implementation of the Draft Plan strategic objectives has the potential to support balanced, integrated and socially beneficial development and environmental protection and enhancement in the Plan area.
- Managed rural development will facilitate appropriately located and scaled rural development in areas not designated as pressure areas. Well-balanced rural development has the potential to generate positive effects on a number population and human health elements e.g., rural communities, local cultural heritage, rural economic activity and growth - whilst ensuring sustainable development and an appropriate level of environmental management and protection.
- Settlement consolidation promoted by Draft Plan objectives/policies will support to compact growth, sustainable land use, sustainable transportation, and the sustainable provision and optimised utilisation of Material Assets.
- The promotion of sustainable urban development (including residential development) in accordance with compact growth principles has the potential to generate positive effects on population and human health (through the provision of much-needed housing), material assets, lands, soils and geology (through the avoidance of building on greenfield sites, promotion of compact development and prevention of sprawl) and air and climate (by promoting compact development, reducing the need to travel by private car).
- The delivery of social housing and community infrastructure – in accordance with Universal Design principles has the potential to generate positive effects on population and human health (people and communities)
- Town regeneration related development has the potential to facilitate the sustainable development of town centres in the County. The regeneration and enhancement of town centres may contribute to positive effects on communities, businesses, tourism and recreation amenities and cultural heritage.
- The promotion of sustainable land use, sustainable transportation and public may support modal shift and the use of public transportation in the County, resulting in potential positive effects on population and human health, local air quality and climate.
- The Draft Plan supports the development, expansion and management of safe active travel networks. The delivery of an expanded safe active travel network has the potential to promote the use of sustainable and active travel modes in the community, encourage modal shift, reduce traffic related risks and support the reduction of vehicle related emissions - thereby positively impacting population and human health, local air quality and the climate environment.
- The promotion of economic development will support people, business and the local economy, through the generation of business activities and employment.
- The promotion of renewable energy infrastructure in the county has the potential to generate positive effects on climate through the reduction of Energy, Residential and Industrial sector GHG emissions.
- The plan is supportive community and local area based renewable energy development, which will have a positive effect on the climate environment.



- The plan supports flood alleviation and the minimisation of flood risk in the County. This will generate positive environmental effects on water quality, hydrology and biodiversity. The delivery of flood alleviation has the potential to reduce flood risk and prevent flood events. Reducing flood risk can generate significant, positive effects for a variety of environmental receptors that could be negatively impacted by flood events; including human receptors, ecological receptors and cultural heritage assets.
- The Draft Plan supports measures promoting and enhancing circularity and resource efficiency (e.g., the utilisation of Resource and Waste Management plans during major development). These measures have the potential to positively affect material assets.
- The plan supports the development of nature-based solutions - in response to flood and climate-related risk - which are supportive of biodiversity protection and enhancement. The promotion of NBS has the potential to create positive effects for biodiversity, flora and fauna, water quality and hydrology.
- The Draft Plan promotes collaboration with utility providers under the land use planning framework. This will support the sustainable provision of appropriately integrated material asset infrastructure (e.g., water supply, wastewater, energy etc.)
- The framework of environmental protection and enhancement-related objectives and policies and defined Development Management Standards support the carrying out of considered, appropriate development sensitive to the receiving environment. Generally, this has the potential to generate positive impacts on all environmental components.

Transboundary Environmental Effects

Transboundary environmental effects were a fundamental consideration during the carrying out of the environmental assessment and form an intrinsic part of the detailed environmental assessment undertaken under this SEA. In the absence of any mitigation, the identified effects, as presented in the preceding section, have the potential to also impact Northern Irish receptors within the zone of influence of the local authority functional area.

Mitigation Measures

Potential negative environmental effects that may occur as a result of the implementation of the Draft Plan (without considering any mitigation) were identified.

The SEA Directive requires that mitigation measures to prevent, reduce and as fully as possible offset any potential significant negative environmental effects due to the implementation of a plan are defined.

Following the evaluation of the environmental effects of Draft Plan implementation, the following forms of mitigation were adopted to ameliorate the negative environments of the Draft Plan:

- Mitigation through consideration of alternatives.
- Mitigation through integration of environmental considerations into the Draft Plan.

The Plan development process was carried out in parallel with the SEA, AA and SFRA processes. Regular communication and interaction took place between the environmental assessment team and the plan development team. Environmental considerations that came to light during the SEA, AA and SFRA processes, including consultation processes, were regularly communicated to the plan-making team during the plan development process.



A strong level of embedded environmental mitigation was found to be present in early drafts of the Plan. As necessary, additional environmental mitigation measures to ameliorate the potential negative environmental effects of implementing the Draft Plan were developed and then integrated into the Draft Plan. This process was carried out in an iterative manner to ensure optimal plan making and environmental outcomes. Environmental considerations were also integrated into the plan so as to facilitate maximising identified positive environmental effects of the Draft Plan.

Additional text clarifying environmental protection related obligations and environmental enhancement opportunities has been attached to various previously defined objectives in the Draft Plan also. This text has been shaped to ensure that environmental considerations are appropriately taken into account during Plan implementation.

Due to the inter-relationship between various environmental components, environmental mitigation measures defined for one component can also serve to benefit other environmental components.

Conclusions

The reasonable alternatives evaluation presented in Section 6 has resulted in the development of a Draft Plan that achieves the best environmental outcomes in comparison to other reasonable alternatives considered.

The adoption of the environmental mitigation measures integrated into the Draft Plan will prevent, reduce and fully offset potential negative environmental effects due to the implementation of the Draft Plan.

No further mitigation measures are required for the Draft Plan.

These environmental mitigation measures will also serve to prevent, reduce and fully offset potential negative transboundary effects that may be transmitted from the County to Northern Ireland. It can be concluded that the Draft Plan will not have any likely, significant transboundary impacts.

Monitoring Measures

The SEA Directive requires that the environmental effects of the implementation of a plan are monitored in order *'to identify at an early stage unforeseen effects, and to be able to undertake appropriate remedial action.'*

A series of indicators and targets were established for identified SEOs to enable ongoing monitoring and measurement of Plan implementation performance, the environmental effects of the implementation of the Plan and the efficacy of environmental mitigation measures. Such monitoring will be carried out periodically to support Plan implementation.

SEO indicators are simple and effective quantifiable indicators used to measure the environmental effects of implementing the Plan and the progress of SEOs and related targets. SEO targets set focused, measurable aims and thresholds that the Plan can support the achievement of.

MCC are responsible for implementation of the SEA monitoring programme. The environmental effects (including positive, negative and cumulative effects) of Plan implementation will be monitored once every year over the course of the Plan's six year lifetime. This monitoring will be carried out by the Forward Planning section of MCC who will report on progress and performance to the relevant SPC annually. A monitoring report will be prepared to document monitoring outcomes. This report shall be made available for public inspection.



Where monitoring identifies that the implementation of the Plan is having a significant negative environmental effect, an in-depth review of the Plan should take place and the Plan should be updated in a manner that satisfactorily mitigates these environmental effects (i.e., through the adoption of additional environmental mitigation measures.). Similarly, where monitoring indicates that potential positive environmental effects associated with Plan implementation are not being adequately realised, the Plan should be reviewed and updated in a manner that supports the realisation of all potential positive environmental effects, having regard to the overall vision and high-level objectives of the Plan.



1. INTRODUCTION

1.1 Background

Monaghan County Council has prepared the Draft Monaghan County Development Plan 2025 - 2031 (herein referred to as the 'Plan' or 'CDP'). A Strategic Environmental Assessment (SEA) has been undertaken for the Draft Plan. The purpose of the SEA is to identify and evaluate the likely significant environmental effects of implementation of the Draft Plan

1.2 Draft SEA Environmental Report

This document has been produced by FT and is the Draft SEA Environmental Report for the Draft Monaghan County Development Plan 2025-2031. It forms the main written output of the SEA process and as such presents information on the environmental assessment and likely environmental issues related to the implementation of the Draft Plan.

The broad purpose of this Draft SEA Environmental Report is as follows:

1. Identify, evaluate and describe the likely significant effects on the environment of the Draft Plan and reasonable alternatives.
2. Inform the preparation of the Draft Plan.
3. Provide environmental authorities and the public with an early opportunity to make submissions on a draft version of the Plan and its potential environmental effects - and incorporate changes where necessary to the Draft Plan and SEA processes.

1.3 Background to SEA and Legislative Context

SEA is required under the EU Council Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (the SEA Directive⁴). The SEA Directive requires that an environmental assessment is carried out on certain plans and programmes which are likely to have significant effects on the environment.

The overarching objective of the SEA Directive is *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development'*⁵

SEA is a process for evaluating, at the earliest appropriate stage, the environmental consequences of implementing Plan or Programme (P/P) initiatives prepared by authorities at a national, regional or local level or which have been prepared for adoption through legislative means.

⁴ Transposing Irish Regulations: S.I. No. 436 of 2004 (Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended by S.I. No. 201 of 2011 (Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011).

⁵ Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment – Guidelines for Regional Authorities and Planning Authorities (Department of the Environment, Community and Local Government, 2004)



SEA is described within the Department of the Environment, Community and Local Government's (2004) Guidelines for Regional Authorities and Planning Authorities on the Implementation of SEA Directive (2001/42/EC) as the *'formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme'*.

SEA is intended to provide the framework for influencing decision-making at an earlier stage when P/Ps – which gives rise to individual projects – are being developed. It is noted that SEA should result in more sustainable development through the systematic appraisal of policy options.

1.4 Purpose of this SEA

The purpose of SEA in this case is to enable the local authority to incorporate environmental considerations into decision-making at an early stage and in an integrated way throughout the Plan development process, and to:

1. Identify, evaluate and describe the likely significant effects on the environment of implementing the Draft Plan.
2. Ensure that identified adverse effects are communicated and mitigated, and that the effectiveness of mitigation is monitored.
3. Identify beneficial (and neutral) effects, and to ensure that these are communicated.
4. Provide an opportunity for statutory and public stakeholder involvement.

1.5 Appropriate Assessment

Appropriate Assessment (AA) is an assessment process focusing on potential effects related to European Sites - which form the Natura 2000 network - these sites have been designated or proposed for designation by virtue of their ecological importance. European Sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

The Habitats Directive⁶ requires, inter alia, that plans (such as the Draft Plan) undergo Screening for AA (Stage 1) and if necessary the preparation of a Natura Impact Report (Stage 2), to establish the likely or potential effects on European Sites arising from plan implementation.

This first stage of the AA process is referred to as 'Screening for AA' and the purpose is to determine, on the basis of a preliminary assessment and objective criteria, whether a plan or project, alone and in combination with other plans or projects, could have significant effects on a European Site in view of the site's conservation objectives.

AA Screening concluded that the Draft Plan may generate likely significant effects to European sites - in the absence of mitigation. Therefore, the Draft Plan must be subject to Stage 2 of the AA process. A Natura Impact Report (NIR) has been prepared alongside the SEA Environmental Report. This NIR has informed the carrying out of the SEA in accordance with Integrated Biodiversity Assessment principles.

⁶ Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora.



1.6 Strategic Flood Risk Assessment

Strategic Flood Risk Assessment (SFRA) involves a strategic-level assessment of flood risk in a Plan area. SFRA informs land use planning decisions and enables the Planning Authority to allocate appropriate sites for development, whilst identifying opportunities for reducing flood risk.

SFRA is required by 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014.

An SFRA has also been prepared for the Draft Plan. The SFRA has identified the risk of flooding in the study area, delineates flood zones, and provides mitigation measures to avoid or minimize flooding. This SFRA has suitably informed the Draft Plan, zoning decisions and the SEA process.



2. THE PLAN

2.1 Overview

The Monaghan County Development Plan 2025 - 2031 (CDP) 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 CDP 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 most important functions of MCC.

The CDP will cover the period 2025-2031.

Section 10(1) of the Planning and Development Act (as amended)(the 'Act) states that:

- *'A development plan shall set out an overall strategy for the proper planning and sustainable development of the area of the development plan and shall consist of a written statement and a plan or plans indicating the development objectives for the area in question.'*

The Act places a statutory duty on a planning authority to commence a review of its development plan no later than four years after it was made and to make a new Development Plan every six years. The Monaghan CDP covers the entire County including the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay.

The Act specifies that a development plan must include objectives on a number of topics, and must be consistent with government guidelines and national and regional policies.

The CDP contains a collection of planning objectives and policies that will:

- Provide and facilitate infrastructure such as roads, footpaths, cycleways.
- Improve and develop local amenities.
- Facilitate the provision of services for the community.
- Zone land to be used for amenity, civic, community, housing, business, and industry purposes.
- Ensure proper planning and sustainable development.

The development plan gives spatial expression to the physical, economic, social and environmental needs of the community, in order to support and regulate new development, enhance valued assets and amenities and protect the environment.

The CDP has been prepared in accordance with Development Plans: Guidelines for Planning Authorities prepared by the Department of Housing, Local Government and Heritage (June 2022) and is consistent with national, regional and local plans, policies, and strategies, including the National Planning Framework (NPF) and the Northern and Western Region Regional Spatial and Economic Strategy 2020-2032 (RSES).



2.2 Content of the Plan

The Strategic Aim of the CDP is as follows:

- *'To facilitate sustainable development and to build on the strengths of County Monaghan by supporting the provision of employment opportunities and residential developments within quality urban and rural environments that provide a high standard of physical and social infrastructure necessary for their respective communities.'*

The realisation of this aim will be pursued by seeking to secure the following overall strategic objectives of the CDP - as defined in Chapter 1 of the CDP - Introduction.

Table 2-1: Overall Strategic Objectives of the Plan

Overall Strategic Objectives of the Plan	
SO 1	To develop to its full potential each part of County Monaghan in economic, social and environmental terms.
SO 2	To sustain traditional settlement patterns while developing the role and function of each town, village, and settlement throughout the County in accordance with the settlement strategy.
SO 3	To promote sustainable compact development forms, including more comprehensive backland development where appropriate, ensuring the efficient use of available public infrastructure and services.
SO 4	To realise the potential of County Monaghan in the context of its strategic location along the border, adjacent to the eastern economic corridor and to improve linkages and communications between Monaghan and its neighbouring counties.
SO 5	To support balanced economic development throughout the county by delivering improved infrastructure and services.
SO 6	To protect and nurture the County's rich natural resources, heritage, tourism assets and amenities along with the environmental quality of the natural and built environment in both the urban and rural areas.
SO 7	To prepare and implement a Masterplan and Development Framework for Lough Muckno and its environs, which will act as a blueprint for its evolution and sustainable development as an exemplar recreational and amenity facility.
SO 8	To plan for greater social inclusion and to improve the quality of life of all who live and work in County Monaghan.
SO 9	To provide a framework for the management and regulation of development and use of land that will guide day to day planning decisions.
SO 10	To maintain the strategic capacity and safety of the national roads network and to safeguard the investment in national roads.

The CDP also defines particular Strategic Objectives across various chapters/themes. These are presented in Table 2-2. Sets of detailed objectives and policies are defined in each CDP chapter in support of these Strategic Objectives.



Table 2-2: Strategic Objectives associated with Plan Chapters/Themes

CDP Chapter/Theme	Strategic Objective
2. Core Strategy	CSSO 1: To ensure that new development within the County will provide for sustainable and balanced development that enables economic growth, delivery of accessible and high-quality infrastructure and services, and guides population growth in accordance with the settlement strategy
	SHO 2: To promote the Strategic Towns as population centres and as prosperous and thriving local development and service towns, where the principles of environmental, economic and social sustainability including protection of the town's heritage and natural and built environment are enshrined.
	CSO 1: To maintain Monaghan Town's position as the principal/key town of County Monaghan and to endeavour to ensure that it reaches its population target and fulfils its role as the designated County town.
	CSO 2: To promote urban growth and the further development of the strategic towns to ensure their functions are supported by appropriate development that will direct development within the locality.
	CSO 3: To facilitate the growth of the service towns as settlements that can provide associated community facilities, services and employment opportunities for the urban area and the surrounding hinterland.
	CSO 4: To consolidate the settlements, retain their visual identity distinct from the surrounding countryside and to reserve land for future planned expansion of settlements. This includes the provision of major infrastructure, as well as protecting the heritage, water quality and recreational amenity of the settlements and their surrounding rural hinterlands
	CSO 5: To ensure that the quantum of lands zoned for residential uses in the County is consistent with the requirements of the Core Strategy as set out in Tables 2.6 and 2.7 of the Monaghan County Development Plan 2025-2031, and to designate any land considered appropriate for zoning in excess of these requirements as Strategic Residential Reserve for potential development beyond this plan period.
	CSO 6: To promote sustainable compact development forms, including infill sites, redevelopment of brownfield sites and comprehensive backland development where appropriate, ensuring the efficient use of available public infrastructure and services.
	CSP 1: To preserve the character of Tier 5 and Tier 6 rural settlements by restricting the scale of development permitted within them and to ensure integration with the rural character of the area and the satisfactory provision of infrastructure services.



CDP Chapter/Theme	Strategic Objective
	<p>CSP 2: Proposals for residential development in the designated settlements will be determined in accordance with the provisions of the core strategy with regard to population growth, the ability of the proposal to enhance the character of the settlement, the demand for the proposed quantum and type of residential development within the settlement and compliance with relevant development management standards as set out in Chapter 15 of this development plan</p> <p>CSP 3: To facilitate the development of low-density residential developments on designated zoned lands within existing settlements to assist in providing choice of house type within a structured but low-density environment, as an alternative to the development of one-off housing in the open countryside</p>
3. Housing Strategy	HSSO 1: To plan positively for future housing in the County within defined settlements, making efficient use of infrastructure and services in towns and villages, and enabling their plan led growth, whilst facilitating sustainable rural housing where it supports rural communities.
4. Economic Development	EDSO 1: To promote County Monaghan as a local and regional centre of trade, business and tourism and to build on its strong spirit of enterprise to create a dynamic local economy with job creation at its heart.
5. Community	CFSO 1: To protect and enhance existing community and recreation facilities throughout the County and to secure the provision of additional facilities subject to demand and availability of resources in cooperation with the relevant stakeholders, the Local Community Development Committee and their associated Local Economic and Community Plan.
6. Heritage	HCLSO 1: To promote and encourage the conservation and preservation of the County's natural environment, cultural heritage and amenities in accordance with legislation, plans and policies developed to specifically address these areas and to ensure a rich cultural landscape, healthy environment and the full provision of ecosystems services in the county.
7. Transport and Infrastructure	ISO 1: To promote and facilitate the sustainable and efficient delivery of public infrastructure.
	TISO 1: To promote and facilitate a sustainable, efficient, and integrated transport system and ease of movement throughout County Monaghan by enhancing the existing and delivering new transport infrastructure in terms of road transport, public transport, cycling and pedestrian facilities, and by promoting more compact urban forms close to existing facilities to encourage more sustainable movement patterns and to reduce carbon emissions.
	BRO 1: To support and encourage infrastructure that ensures strong cross border transport links



CDP Chapter/Theme	Strategic Objective
	TCSO 1: To facilitate the development of a high quality and sustainable telecommunications network for County Monaghan to support economic growth, improve quality of life and enhance social inclusion.
8. Environment, Energy and Climate Change	EECSO 1: To afford a high level of environmental protection in County Monaghan through: the provision of quality environmental services which adhere to the precautionary principle. the adoption and application of the principles of sustainable development the promotion of reduced energy consumption, energy efficiency and renewable energy to deliver a low carbon future for County Monaghan, and the implementation of measures to reduce the human causes of climate change and to consider its effects when formulating development plan policies.
9. Strategic Objectives for Settlements	<p>SSO 1: Monaghan Town To facilitate the development of Monaghan Town to maintain its position as the Tier 1 Principal Town in the County at the top of the settlement hierarchy and its status as a Key Town as defined in the Regional Spatial and Economic Strategy, and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of the town centre.</p> <p>SSO 2: Carrickmacross and Castleblayney To promote and develop the Tier 2 Strategic Towns as prosperous and thriving towns where the principles of environmental, economic and social sustainability including protection of the towns’ heritage and natural and built environment are enshrined.</p> <p>SSO 3: Clones and Ballybay To promote and develop the Tier 3 Service Towns to create self-sufficient sustainable and vibrant communities which will act as local economic and service centres for the Border and Mid Monaghan catchment hinterlands, whilst protecting the significant, natural, built and archaeological heritage of Clones and Ballybay town.</p> <p>SSO 4: To create a clear strategic framework for the sustainable development of the towns and their hinterlands through the zoning and servicing of lands in a manner consistent with the Core Strategy as set out in Chapter 2 of the Monaghan County Development Plan 2025-2031.</p> <p>SSO 5: To provide a basis for public and private sector investment in infrastructure, services and development in the towns and Tier 4 villages, offering clear guidance to both sectors in framing development proposals, in partnership with the community.</p>



CDP Chapter/Theme	Strategic Objective
	SSO 6: To facilitate the provision of adequate services and facilities in the towns in the areas of education, medical/health, transport, public administration, industrial and commercial centres, and to encourage the co-location of these services.
	SSO 7: To attract investment and new employment opportunities to the towns while supporting sustainable enterprises.
	SSO 8: To promote the towns as residential, employment, industrial, commercial, retail and service centres.
	SSO 9: To protect and enhance the heritage, character and streetscape of the towns and ensure they are attractive places to live and work.
	SSO 10: To provide a wide range of amenity, sporting and cultural facilities including public spaces and parks in the towns.
	SSO 11: To prepare, as resources permit, specific local area action plans and/or masterplans for the towns to provide for the most efficient and suitable co-ordinated development to take place.
	SSO 12: To designate development envelopes around the towns and Tier 4 villages in order to manage development in a sustainable manner and restrict urban sprawl and the merging of distinctive areas.
	SSO 13: To promote the development of the towns and Tier 4 villages with an appropriate range of facilities and services including social infrastructure, retail units, commercial offices and local enterprise in accordance with the provisions of the Core Strategy, Chapter 2 of the Monaghan County Development Plan 2025-2031.
	SSO 14: To promote sustainable compact development forms, including more comprehensive backland development, in the towns and Tier 4 villages, where appropriate, and to promote the efficient use of available public infrastructure and services.
	SSO 15: To facilitate and/or provide the infrastructure and services necessary to accommodate the anticipated population growth in the towns and Tier 4 villages in accordance with the Core Strategy, Chapter 2 of the Monaghan County Development Plan 2025-2031.



CDP Chapter/Theme	Strategic Objective
	SSO 16: To protect important landscape features within or on the edge of the towns and Tier 4 villages by prohibiting development within designated Landscape Protection/Conservation (LPC) areas unless it is proven to the satisfaction of the Planning Authority that the proposed development would not detrimentally impact on the amenity of the LPC areas or the wider setting or character of the towns and Tier 4 villages.
	SSO 17: To promote strategies that could facilitate public transport services in the towns and Tier 4 villages.
	SSO 18: To encourage the creation and development of specialist niche activities that could help distinguish and promote the growth of the towns and Tier 4 villages.
	SSO 19: To ensure that new development within towns and Tier 4 villages is appropriate in terms of use, siting, scale, layout, design, materials and character.
	SSO 20: To promote and encourage the regeneration of the back lands in the towns and Tier 4 villages as well as appropriate development on infill sites, derelict sites, vacant properties and brownfield sites.
	SSO 21: To develop, as resources permit, sustainable transport solutions within and around the towns which encourage a transition towards more sustainable modes of transport.
	VSO 1: To support the Tier 4 villages in their role as local rural service centres for their population and rural hinterlands and where the principles of environmental, economic and social sustainability including the protection of their heritage and natural and built environments is paramount.
10. Monaghan Town Settlement Plan 2025-2031	MTSO 1: To facilitate the development of Monaghan Town to maintain its position as the principal/Key town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of its town centre.
11. Carrickmacross Town Settlement Plan 2025-2031	CMSO 1: To promote Carrickmacross Town as a place of strategic potential at a regional level where the principles of environmental, economic and social sustainability including the protection of the town's heritage and natural and built environment are enshrined.



CDP Chapter/Theme	Strategic Objective
12. Castleblayney Town Settlement Plan 2025-2031	CBSO 1: To promote Castleblayney as a prosperous and thriving town where the principles of environmental, economic, and social sustainability including the protection of the town’s heritage and natural and built environment are enshrined.
13. Clones Town Settlement Plan 2025-2031	CLSO 1: To promote and develop Clones as a service town to create a self-sufficient sustainable and vibrant community which will act as a local economic and service centre for the Border and the West Monaghan catchment hinterlands whilst protecting the significant built and archaeological heritage of the town
14. Ballybay Town Settlement Plan 2025-2031	BBSO 1: To promote and develop Ballybay Town to create a self-sufficient, sustainable and vibrant community which will act as a local employment and service centre for the Mid Monaghan hinterland.



A comprehensive set of Development Management Standards have been defined in Chapter 15 of the CDP - Development Management Standards, setting out the planning standards and design criteria that are applicable to ensure development takes place in accordance with the strategic vision for the County.

2.3 Relationship of the Plan with other Relevant Plans and Programmes

An examination of how the CDP interrelates with other national, regional and local plans and programmes has taken place and is documented in Appendix 1.



3. SEA METHODOLOGY

3.1 The SEA Process

The SEA process can be defined by four stages, all of which include some level of consultation with stakeholders and the public (Figure 3-1). These stages are defined as:

- Stage 1 – Screening: deciding whether an SEA is required, or not.
- Stage 2 – Scoping: establishing the spatial and temporal scope of the SEA and a decision-making framework that can be used to evaluate impacts.
- Stage 3 – Identification, Prediction, Considerations of Alternatives, Evaluation and Mitigation of Potential Impacts.
- Stage 4 – Consultation, Revision and Post-Adoption. This includes the implementation of statutory SEA monitoring.

This Draft SEA Environmental Report documents the outcomes of Stage 3.

The SEA process generally runs in parallel with the Appropriate Assessment (AA), which is briefly discussed in Section 1.5. The key stages of the integrated SEA and AA processes are defined in Figure 3-1.

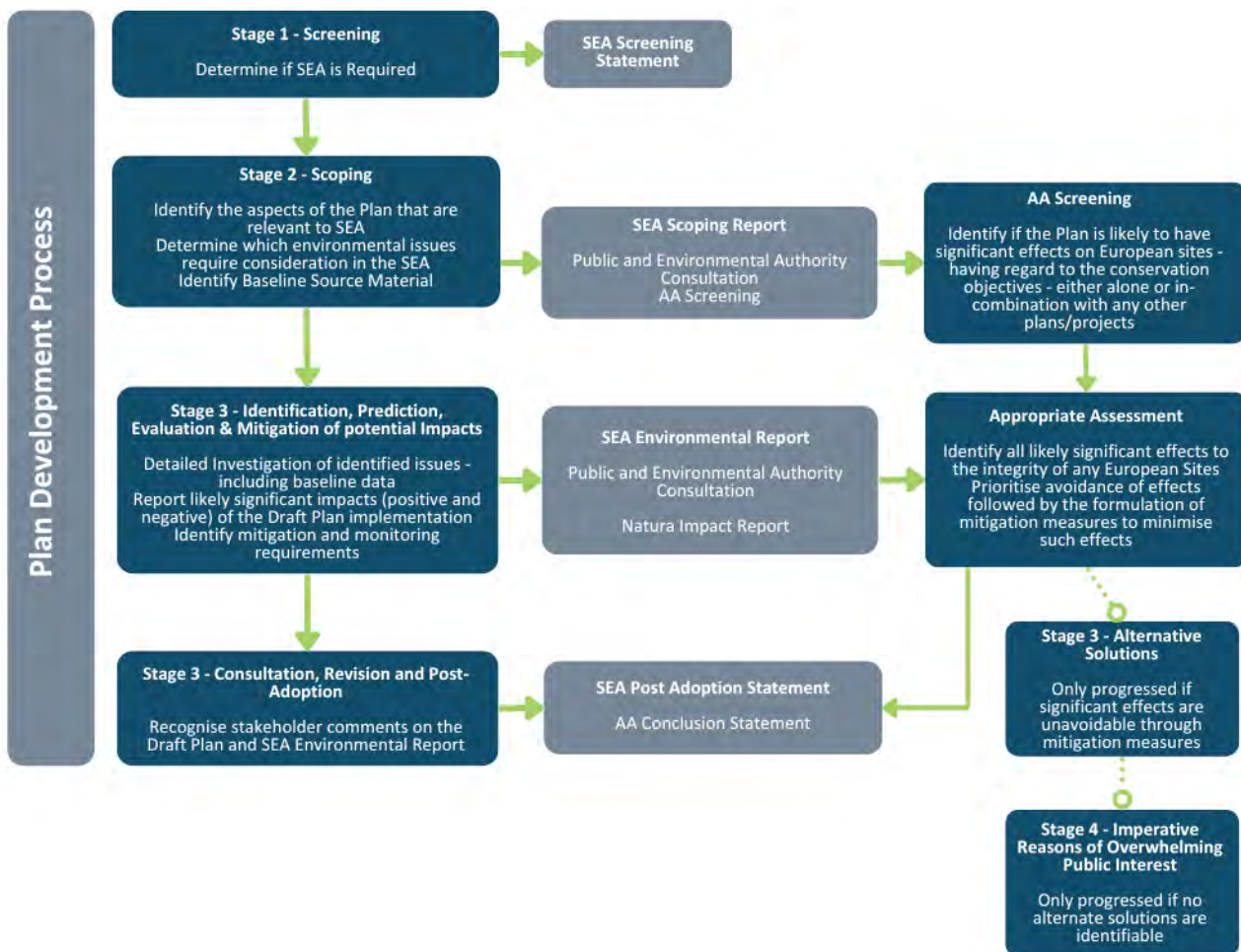


Figure 3-1: SEA and AA Stages and Key Deliverables



3.2 Overview of the Plan, SEA, AA and SFRA Processes

Given the scale and nature of the Draft Plan, environmental effects were likely, and therefore SEA was 'screened in' in this instance.

An SEA Scoping Report was produced for an initial draft version of the Plan. This SEA Scoping Report, along with SEA Scoping submissions and consideration of these submissions by the SEA process, helped communicate and define the scope of the environmental issues that were dealt with by the SEA, as per the SEA Guidelines.

Figure 3-2 provides an overview of the integrated Draft Plan development, SEA, AA and SFRA processes. The preparation of the Draft Plan, SEA, AA and SFRA took place concurrently and the findings of the SEA, AA and SFRA has informed the Draft Plan.

Taking into account the scope detailed in the SEA Scoping Report, which was produced for the emerging Plan, the environmental effects associated with the implementation of the Draft Plan are identified, evaluated and described in this Draft SEA Environmental Report. This report also defines mitigation measures to avoid, prevent and reduce adverse environmental effects due to the implementation of the Draft Plan.

A draft version of the Plan is now accompanied by a draft version of this report on public display as part of the required statutory public consultation. The findings of the AA were integrated into this Draft SEA Environmental Report. A draft version of the AA document is also now on public display. The SEA and AA processes followed elements of Integrated Biodiversity Impact Assessment⁷.

Any proposed amendments to the Draft Plan after the public consultation stage will also subject to SEA and AA where necessary.

When the Final Plan is adopted, the SEA documents will be finalised and an SEA Statement, which will include comprehensive information on how environmental considerations were integrated into the Plan, will be prepared. The Final Plan will then be implemented and environmental monitoring of the environmental effects of Plan implementation, as defined under the SEA, will be undertaken.

⁷ As detailed in the EPA's 2013 Integrated Biodiversity Impact Assessment - Streamlining AA, SEA and EIA Processes: Practitioner's Manual.



Figure 3-2: Overview of the SEA Process in the Review and Preparation of the County Development Plan (including the AA process)

3.3 SEA Processes Undertaken To Date

3.3.1 SEA Screening

The first stage of the SEA process was to carry out SEA Screening to determine the requirement for SEA of a P/P.



The first stage in determining whether a P/P requires SEA is the carrying out of a 'Pre-screening Check' (also known as a 'Stage 1 Applicability'). This allows rapid screening-out of P/P that are clearly not going to have any environmental impact and screening-in of those that do require SEA. The second stage in determining whether a P/P requires SEA is known as 'Stage 2 Screening.' The purpose of this stage is to determine whether a P/P is likely to have significant effects on the environment and whether SEA must be carried out in conjunction with a P/P. The application of environmental significance criteria is important in determining whether an SEA is required. Annex II of Directive 2001/42/EC sets out the 'statutory' criteria that should be addressed when undertaking this stage.

Given the scale and nature of the Draft Plan, environmental effects were likely, and therefore SEA was 'screened in' in this instance. An SEA Screening Determination to this effect was made by MCC>

The main reason is as follows:

- The potential for the implementation of the land use framework defined in the Plan to result in likely, significant environmental effects exists, having regard to the development aspirations for the Plan Area and the baseline environment.

Further to this - as the CDP covers an area with a population that exceeds 10,000 persons, a Strategic Environmental Assessment (SEA) of the VDP is mandatory under SEA Regulations.

3.3.2 SEA Scoping

The second stage of the SEA process is carrying out SEA Scoping. The purpose of SEA Scoping is to establish the spatial and temporal scope of the SEA and a decision-making framework that can be used to evaluate impacts. An SEA Scoping Report is produced to document the scoping process.

MCC carried out SEA Scoping for an initial draft of the Plan which was informed by consultation responses from the environmental authorities. The SEA Scoping Report outlined information on the Plan, including the need for the Plan, its temporal and geographical area and overall objectives. It facilitated scoping the Environmental Components and understanding the environmental issues to be considered under the SEA process. The Scoping Report was also required to facilitate statutory consultation to ensure that the approach proposed for the SEA is appropriate. A copy of this report was made available to the statutory Environmental Authorities.

The SEA Scoping Report, along with SEA scoping submissions and consideration of these submissions by the SEA process, helped communicate and define the scope of the environmental issues which are dealt with by the SEA, the methods which are used to address these issues, and the level of detail required to address these issues, as per the SEA Guidelines⁸.

⁸ Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment Guidelines for Regional Authorities and Planning Authorities (DEHLG, 2004), Page 18: "It is recommended that at the end of the scoping procedure, the plan-making authority should prepare a brief scoping report of its conclusions as to what information is to be included in the environmental report, taking account of any recommendations from the environmental authorities."



The Environmental Components in the SEA Directive that were 'scoped in' are as follows:

- Population and Human Health
- Biodiversity, Flora and Fauna
- Landscape and Visual Amenity
- Cultural Heritage - Archaeological and Architectural
- Soils
- Land Use
- Air Quality & Noise
- Water
- Material Assets
- Tourism and Recreation
- Climate Change

3.3.3 SEA Consultation

Consultation with statutory Environmental Authorities was undertaken to inform the SEA Scoping process. A draft version of the SEA Scoping Report was issued to the statutory Environmental Authorities. The consultation period lasted for 4 weeks.

The following statutory Environmental Authorities and interested stakeholders were consulted on the scope and level of detail of the information to be included in the SEA Environmental Report:

- Department of Agriculture, Food and the Marine (DAFM).
- Department of the Environment, Climate and Communications (DECC).
- Department of Housing, Local Government and Heritage (DHLGH).
- Environmental Protection Agency (EPA).
- Department of Agriculture, Environment and Rural Affairs
- All adjoining planning authorities whose area is contiguous to the area of the planning authority in this case⁹.

The scoping consultation feedback is presented in Appendix 2.

These statutory environmental authorities will also be provided with an opportunity to make submissions on this Draft SEA Environmental Report, a Draft NIR and a Draft SFRA report which will accompany the Draft Plan on public display.

⁹ Cavan County Council, Louth County Council, Meath County Council,



In addition to the above statutory environmental authorities, the following interested stakeholders will be consulted on the Draft SEA Environmental Report:

- An Taisce
- Birdwatch Ireland
- Climate Change Advisory Council
- Coillte
- Department of Enterprise, Trade and Employment (DETE)
- Department of Public Expenditure, National Development Plan (NDP) Delivery and Reform
- Department of Rural and Community Development
- Department of Transport (DoT)
- EirGrid
- Electricity Supply Board (ESB)
- Fáilte Ireland
- Gas Networks Ireland
- Geological Survey of Ireland (GSI)
- Industrial Development Authority (IDA)
- Inland Fisheries Ireland (IFI)
- Inland Waterways Association of Ireland (IWAI)
- Landscape Alliance Ireland
- National Transport Authority (NTA)
- Northern Ireland Water
- Office of Public Works (OPW)
- Office of the Planning Regulator
- Regional Authorities (Regional Assembly)¹⁰
- Sustainable Energy Authority of Ireland (SEAI)
- Teagasc
- Tourism Ireland
- The Heritage Council
- Tourism Ireland
- Transport Infrastructure Ireland (TII)
- Uisce Éireann (formerly Irish Water)
- Wind Energy Ireland
- Zero Emission Vehicles Ireland (ZEVl)

¹⁰ Northern and Western Region.



Members of the public will also be provided with an opportunity to make submissions on the draft version of the Plan.

All consultation responses received from the above interested stakeholders and members of the public will be considered as appropriate during Plan development, SEA, AA and SFRA processes.

3.4 SEA Environmental Report

3.4.1 Environmental Assessment Approach and Methodology

The third stage involves the strategic level identification, prediction, evaluation and mitigation of potential environmental impacts associated with the Plan. An SEA Environmental Report is produced to document this process. The SEA Environmental Report is integral to the SEA process and is compiled during the plan-making process to allow for adequate consideration of the likely, significant environmental effects of the plan and the incorporation of appropriate environmental mitigation measures into the plan. It should serve to guide the plan-making process and ensure optimal environmental outcomes.

The SEA Environmental Report forms the main written output of SEA process. It serves to document the evaluation of the likely, significant environmental effects of implementing the plan on the relevant Environmental Components defined in the SEA Directive. It defines Strategic Environmental Objectives (SEOs) and associated targets and indicators relating to each Environmental Component area. It defines environmental mitigation measures to prevent, reduce and offset the likely, significant environmental effects of implementing the plan and monitoring measures to measure the environmental effects of the plan. It provides the plan-maker, statutory Environmental Authorities, interested stakeholders and the general public with a clear understanding of likely, significant environmental effects associated with implementing a P/P.

A summary of the information contained in an SEA Environmental Report is presented below:

- A non-technical summary of the environmental assessment carried out to inform the SEA Environmental Report.
- A description of the P/P under consideration, including detail on the main objectives of the P/P, the contents of the P/P, anticipated P/P outcomes, and how the P/P relates to other P/Ps.
- A description and characterisation of the baseline environment that has the potential to be affected by the implementation of the P/P, including the evolution of the baseline environment without the implementation of the P/P (i.e., under a 'do-nothing' or 'do-minimum' scenario).
- A description of any existing environmental problems relevant to the P/P.
- Environmental protection objectives (including indicators and targets) relevant to the P/P and the way these objectives and environmental considerations have been taken into during the plan-making process.
- A description of reasonable alternatives identified, the reasons for considering these alternatives within the scope of the environmental assessment, and an evaluation of their likely significant effect on the environment.
- An evaluation of the likely significant effects of the implementation of the P/P (including reasonable alternatives) on the environment, and in particular on the following environmental components: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.



- A description of environmental mitigation measures proposed to prevent, reduce and offset likely significant environmental effects that may occur during the implementation of the P/P.
- A description of the monitoring measures to be implemented to monitor the likely, significant effects of implementing a P/P.

This Draft SEA Environmental Report is produced for MCC's Draft Plan and will be issued to the statutory environmental authorities and identified interested stakeholders to allow them to make submissions on the environmental assessment undertaken, and the environmental mitigation and monitoring measures proposed. It will also be published for public display with a draft version of the Plan, to allow for members of the public to make submissions on the environmental assessment.

3.4.2 SEA Environmental Report Authors

FT is a consultancy based in Cork, Carlow and Dublin, specialising in civil and environmental engineering, planning and environmental assessment. The company has established an experienced, professional team specialising in all forms of statutory environmental assessment, including EIA, AA and SEA. This team has the support of many in-house engineers, scientists, planners and subject specialists.

FT was retained by MCC to undertake SEA of the Draft Plan and are responsible for the completion of this Draft SEA Environmental Report. The competent experts involved in the preparation of this Draft SEA Environmental Report are outlined in Table 3-1:

Table 3-1: SEA Environmental Report Authors

Name and Qualifications	Project Role	Relevant Experience
Bernie Guinan MSc, BSc. (Envi. Sci & Tech), Dip. Pollution Assessment Control Dip. Business Development	Project Director	Bernie is Director with Fehily Timoney and Company (FT). She is responsible for managing the Circular Economy and Environment group in FT. She has 25 years' experience in delivering and managing projects in the environmental sector. Bernie has extensive experience coordinating EIA, SEA and AA projects, including large-scale and complex projects. She has in-depth knowledge all environmental and planning policy, legislation and guidance.
Richard Deeney Advanced Diploma in Planning and Environmental Law, Kings Inns, Ireland 2017 B.Sc. First Class Honours Degree, Environmental Management, Dublin Institute of Technology, 2012 Chartered Environmentalist, The Society for the Environment	Project Manager & SEA Team Lead	Richard is Principal Environmental Scientist at FT. Richard holds a B.Sc. First-Class Honours degree in Environmental Management from Dublin Institute of Technology. He has 12 years' experience providing environmental assessment consultancy services. Richard works in the Circular Economy and Environment group at FT and is highly experienced in project managing, coordinating and delivering EIA, AA and SEA. He has excellent experience in planning and environmental assessment for various types of plans and projects. He has been responsible for project managing and coordinating the completion of the suite of SEA and AA deliverables for 25 Local Authority Climate Action Plans, and multiple land use and non-land use plans.



Name and Qualifications	Project Role	Relevant Experience
Jason Cahill	AA & Biodiversity Team Lead	Jason is an Ecologist with FT. He has four years postgraduate experience in various field surveys including bird, bat, mammal, habitat, invasive species, and freshwater surveys, AA and Environmental Impact Assessments for developments including wind farms, solar farms, and various urban developments.
Eunice Wong B.Sc. First Class Honours, Environmental Science and Sustainable Technology, Munster Technological University, 2022	Project Support	Eunice is an Environmental Scientist with the Circular Economy and Environment group at FT. Eunice holds a First-Class Honours BSc in Environmental Science and Sustainable Technology from Munster Technological University. She has been involved in a variety of diverse and challenging projects since joining FT covering key aspects of remediation, baseline emission inventories, amenity development, environmental assessment, desk-based studies, and monitoring. She has been responsible for supporting the delivery of SEA and AA documentation such as Scoping Reports, Environmental Reports, Screening Reports and Statements, for 25 Local Authority Climate Action Plans as well as multiple Local Area Plans and Local Economic and Community Plans.
Sanghamitra Dutta MSc. Global Change: Ecosystem Science and Policy, University College Dublin, 2020 BSc. Environmental Science, St. Edmund's College, Shillong, India, 2017	Project Support	Sanghamitra is an Environmental Scientist on the Circular Economy and Environment Team at FT. She has over three years postgraduate experience, holding a MSc. in Global Change: Ecosystem Science and Policy from University College Dublin and a BSc. Environmental Science from St. Edmund's College, Shillong, India. Sanghamitra is adept at delivering exceptional results, with expertise in SEA and EIA, Project Management, Stakeholder Engagement, and Environmental Research. She has been responsible for supporting the delivery of SEA documentation since joining FT, such as Scoping reports and Environmental Reports for various land use plans.

3.4.3 Difficulties Encountered

No significant difficulties were encountered during the undertaking of the assessment.



3.4.4 SEA Environmental Report Checklist

A checklist of information that must be included in this Draft SEA Environmental Report under the SEA Directive and transposing national legislation¹¹ is provided in Table 3-2. This checklist cross-references the sections in the report where information can be found.

Table 3-2: SEA Environmental Report Checklist

Information Required	Relevant Section of the SEA Environmental Report
An outline of the contents and main objectives of the Draft Plan and relationship with other relevant plans.	Section 2 and Appendix 1.
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the Draft Plan.	Section 4.
The environmental characteristics of areas likely to be significantly affected.	Section 4.
Any existing environmental problems which are relevant to the Draft Plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to the Birds Directive or Habitats Directive.	Section 4.
The environmental protection objectives, established at international, European Union or national level, which are relevant to the Draft Plan and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 5.
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Section 6.
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	Section 7 and Appendix 3.
Interrelationships between each Environmental Component.	Section 7 and Appendix 3.
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Draft Plan.	Section 8.
A description of the measures envisaged concerning monitoring of the significant environmental effects of implementation of the Draft Plan.	Section 10.
A non-technical summary of the information provided under the above headings.	Front section

¹¹ The Environmental Report is required to contain the information specified in Annex 1 of the SEA Directive and Schedule 2 and 2B of S.I. 435 and 436 of 2004.



3.5 SEA Statement

Once the Plan is adopted, MCC will publish a post-adoption SEA Statement alongside the final Plan. The post-adoption SEA Statement is another integral component of the SEA process.

The SEA Statement will provide detail on how the environmental assessment and considerations detailed in the SEA Environmental Report and SEA-related consultation responses throughout the process have influenced the Plan development process. It will summarise the reasoning for choosing the adopted, final Plan in light of other reasonable alternatives. The SEA Statement will contain detail of environmental mitigation and monitoring measures to be implemented over the lifetime of the Plan.

The main purpose of the SEA Statement is to provide interested parties with a good and clear understanding of how the SEA process was carried out during the Plan development process and how SEA informed and supported the process.

3.6 Integrated Biodiversity Impact Assessment

The environmental assessment undertaken was carried out in accordance with an Integrated Biodiversity Impact Assessment based methodology in accordance with EPA's guidance document entitled '*Final Report: Integrated Biodiversity Impact Assessment, Streamlining AA, SEA and EIA Processes. Best Practice Guidance.*' (2012).

The methodology employed facilitated the integration of SEA and AA processes relating to biodiversity impact assessment to ensure the effective and streamlined assessment of biodiversity impacts. The Plan development, SEA and AA processes - including scoping, baseline evaluation, impact assessment and mitigation/monitoring measure development processes - were carried out concurrently to facilitate holistic and complete assessment of biodiversity impacts. The effective communication and integration of scientific knowledge and analysis between assessments took place. The SEA was suitably informed by the analysis and conclusions in AA.

3.7 Outcomes of the Plan, SEA, AA and SFRA Processes

The SEA, AA and SFRA processes facilitated the integration of environmental considerations into the Draft Plan, including environmental mitigation measures contributing towards environmental protection and management and sustainable development.



4. THE ENVIRONMENTAL BASELINE

4.1 Introduction

An evaluation and a characterisation of the current state of the environment likely to be affected by the Draft Plan was undertaken to inform the SEA process. This section of the Draft SEA Environmental Report documents this evaluation. The following Environmental Components were considered during this evaluation:

- Population and Human Health
- Biodiversity, Flora and Fauna
- Landscape and Visual Amenity
- Cultural Heritage - Archaeological and Architectural
- Soils
- Land Use
- Air Quality & Noise
- Water
- Material Assets
- Tourism and Recreation
- Climate Change

The receiving environment within both the RoI and NI has been considered during this evaluation.

Baseline environmental information for the local authority functional area (herein referred to as the 'study area') was gathered using available environmental datasets. The evaluation of the baseline environment was informed by the SEA Scoping Report produced and the consultation responses received during the SEA Scoping process. It was also guided and informed by the in-depth experience and expert judgement of the SEA Environmental Report Authors.

This section of the Draft SEA Environmental Report includes information on the state of the environment within the defined Plan or local authority boundary area (Figure 4-1), including maps of individual environmental components, environmental sensitivity mapping and a description of the baseline environment under the Environmental Components identified by the SEA Directive and transposing Regulations (i.e. population and human health, biodiversity and flora and fauna, soil, water, air and climatic factors, material assets, cultural heritage, landscape and the interrelationship between these factors). Existing environmental problems which are relevant to the Draft Plan were identified and examined under each Environmental Component heading.

This Draft SEA Environmental Report also considered the zone of influence for the Draft Plan and includes baseline information beyond the Plan boundary for certain environmental components (e.g., the status of shared water bodies).



Information provided in this section is based on readily available baseline data from web-based searches and Geographic Information Systems (GIS) information. A key resource that has been used throughout the SEA process is the EPA's SEA Spatial Information Sources Inventory¹². The data presented in this section of the Draft SEA Environmental Report is as up-to-date and as accurate as possible and is presented in a readily accessible format, where possible.



The interrelationships between Environmental Components are addressed throughout this section, as appropriate, under each Environmental Component heading.

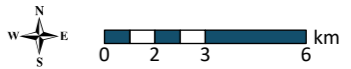
This section of the Draft SEA Environmental Report examines the likely evolution of the baseline environment in the absence of the Plan being implemented (i.e., in the 'do nothing' or 'do minimum' scenario).

¹² Environmental Protection Agency. 2024. SEA Spatial Information Sources Inventory. Available at: [Strategic Environmental Assessment | Environmental Protection Agency \(epa.ie\)](https://www.epa.ie/strategic-environmental-assessment/)



Legend

-  Local Authority Boundary
-  Northern Ireland

Local Authority Boundary	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.1
CLIENT:	Monaghan County Council
DATE: 12/06/2024	SCALE: 1:225,000 @ A3
	



4.2 Population and Human Health

In the 2022 Census, the total population of Monaghan was 65,288 persons, showing the trend of an increase in total population in the county by ca. 6.4. % (3,902 persons)¹³ since the previous Census.

The previous Monaghan CDP 2019-2025 projects a population growth rate of 1.04% annually, with a target of 67,253 persons by 2025¹⁴. There are provisions within the Draft CDP 2025-2031 which could influence the human environment and population projections for the county as well as interact with various environmental components. Potential interactions include:

- Recreational and development pressure on habitats and landscapes.
- Renewable energy development could influence residential amenity within the county.
- Potential effects on water quality resulting in effects on human health.

With regard to human health, impacts relevant to the SEA are those which arise as a result of interactions with environmental vectors (i.e. environmental components such as air, water or soil through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings). Hazards or nuisances to human health can arise as a result of exposure to these vectors arising from incompatible adjacent land uses, for example.

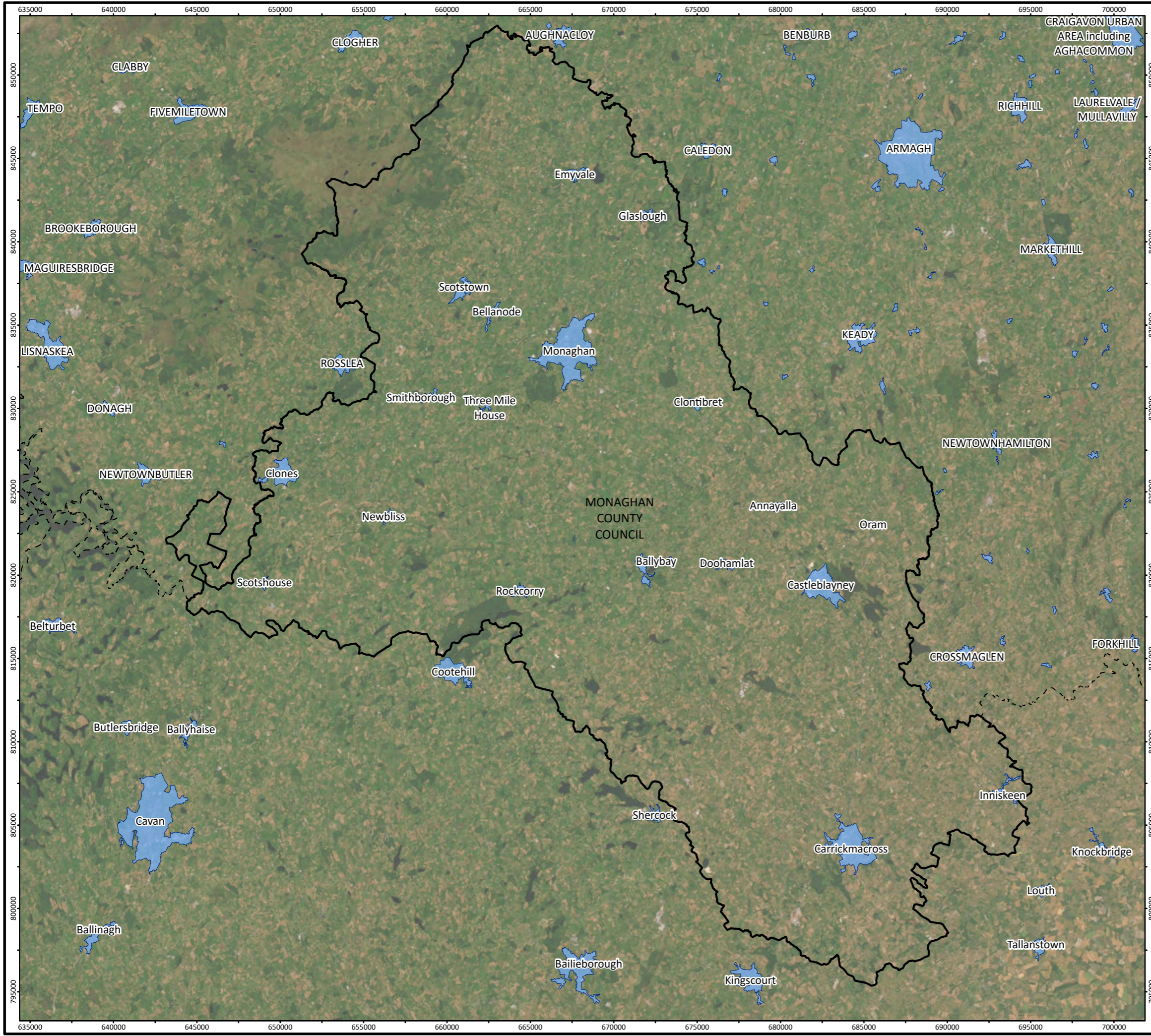
4.2.1 Key Considerations relating to the Draft Plan

The key considerations in relation to Population and Human Health are as follows:

- Renewable energy development could influence residential amenity within the county.
- Spatially concentrated deterioration in human health if effects arising from environmental vectors such as water and air are not mitigated.
- Infrastructure development may influence the human environment and land use in the Plan area.
- Recreational and development pressure on habitats and landscapes.
- Upgrading or maintenance of existing infrastructure or development of new infrastructure may cause temporary disruption to the local community, such as noise, dust, disruption to services/utilities and traffic etc., particularly if such development takes place in the town centre.
- Population and development growth will potentially influence the energy, water supply and wastewater requirements within the Plan area.
- Impacts of commercial development on settlement.
- Development construction activities may generate air emissions, vibration or noise that may impact human health and well-being.

¹³ Central Statistics Office. 2022. [FY003B - Population and Actual and Percentage Change 2006 to 2022 \(cso.ie\)](https://data.cso.ie/table/FY003B)
<https://data.cso.ie/table/FY003B>

¹⁴ Monaghan County Development Plan 2019-2025, available at: <https://monaghan.ie/planning/wp-content/uploads/sites/4/2019/04/Monaghan-County-Development-Plan-2019-2025.pdf>



Legend

- Local Authority Boundary
- Northern Ireland
- Settlements

Major Settlement Patterns	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.2
CLIENT:	Monaghan County Council
DATE: 12/06/2024	SCALE: 1:225,000 @ A3

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4.3 Biodiversity, Flora and Fauna

The SEA considered available information on designated sites of conservation interest as well as protected species, ecological connectivity and non-designated habitats which have high ecological value. The SEA also identified data sources which are appropriate to local, project level development and assessments.

There are a number of considerations for nature conservation designations in Monaghan including:

Table 4-1: Designated Ecological Sites and Protected Species

Environmental Features	Description
UNESCO ¹⁵ (United Nations Educational, Scientific and Cultural Organisation) World Heritage and Biosphere sites	There is no World Heritage or UNESCO designation within the county that is of natural and cultural importance.
Special Areas of Conservation ¹⁶ (SACs) ¹⁷	Designated under the Habitats Directive (Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora). There is one designated SAC within, partially within the county: Kilroosky Lough Cluster (001786). This and other sites beyond the county border, including Northern Irish sites, that could be affected by the Plan have been considered by the assessments.
Special Protection Areas ¹⁸ (SPAs) ¹⁹	Designated under the Birds Directive (EC Directive 200/147/EC on the conservation of wild birds). There is one designated SPA within, partially within or adjacent to the county: Sliabh Beagh (004167). This and other sites beyond the county border, including Northern Irish sites, that could be affected by the Plan have been considered by the assessments.
RAMSAR sites ²⁰	The Convention of Wetlands of International Importance, especially as Water Fowl Habitat, was established at Ramsar in 1971 and ratified by Ireland in 1984. The main aim of the Convention is to secure the designation by each contracting state of wetlands in its territory for inclusion in a list of wetlands of international importance for waterfowl. This entails the commitment of each contracting state to a policy of protection and management of the designated wetlands, and of formulating and implementing planning so as to promote the conservation of designated wetlands and, as far as possible, the wise use of wetlands in its territory. Ireland presently has 45 sites designated as Wetlands of International Importance, with surface areas of 66,994 hectares. There are currently no Ramsar sites in the county.
Natural Heritage Areas ²¹ (NHAs)	NHAs are designated due to their national conservation value for ecological and/or geological/geomorphological heritage. They cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wildlife

¹⁵ [UNESCO Sites in Ireland - HeritageMaps.ie - data.gov.ie](https://www.heragemaps.ie/data/gov.ie/)

¹⁶ [Designated site data | National Parks & Wildlife Service \(npws.ie\)](https://www.npws.ie/designated-site-data)

¹⁷ [Habitats Directive \(1992/43/EEC\) - habitats and species listed in Annex I and II](https://www.npws.ie/habitats-directive-1992-43-eeec)

¹⁸ [Designated site data | National Parks & Wildlife Service \(npws.ie\)](https://www.npws.ie/designated-site-data)

¹⁹ [Birds Directive \(2009/147/EEC\)](https://www.npws.ie/birds-directive-2009-147-eeec)

²⁰ [Ramsar Sites - Datasets - data.gov.ie](https://www.data.gov.ie/dataset/ramsar-sites)

²¹ [Natural Heritage Areas \(NHA\) | National Parks & Wildlife Service \(npws.ie\)](https://www.npws.ie/natural-heritage-areas)



Environmental Features	Description
	plant and animal species or a diversity of these natural attributes. NHAs are designated under the Wildlife (Amendment) Act 2000. There is one designated NHAs within, partially within the county: Eshbrack Bog (001603).
Proposed Natural Heritage Areas (pNHAs) ²²	pNHAs were published on a non-statutory basis in 1995 but have not since been statutorily proposed or designated. These sites are of significance for wildlife and habitats. There are 39 pNHAs within or partially within the county, including: Annagheane Lough; Ballyhoe Lough; Cordoo Lough; Creevy Lough; Gibson's Lough; Lisarilly Bog; Muckno Lake; and Wrights Wood.
Tree Preservation Order (TPO)	Tree Preservation Orders may be made under Section 45 of the Local Government (Planning and Development) Act, 1963 and subsequent acts. Part XIII of the Planning and Development Act, 2000 sets out the provisions for TPOs. TPOs can be made in the interest of amenity or the environment and allow for the protection of individual or groups of trees. Existing TPOs within the county have been identified within the previous Plan 2019-2025.
Flora Protection Order Sites ²³	The Flora (Protection) Order, 2022 (S.I. No. 235 of 2022) gives legal protection to 65 species of bryophytes in the Republic of Ireland (25 liverworts and 40 mosses). The current list of plant species protected by Section 21 of the Wildlife Act, 1976 is set out in the Flora (Protection) Order, 2022, which supercedes orders made in 1980, 1987, 1999 and 2015. There are no designated Flora Protection Order Sites in the county.
Wildfowl Sanctuaries ²⁴ (see S.I. 192 of 1979)	Wildfowl Sanctuaries are areas that have been excluded from the 'Open Season Order' so that game birds can rest and feed undisturbed. There are 68 sanctuaries in the State. Shooting of game birds is not allowed in these sanctuaries. There is one Wildfowl Sanctuary in the county: Emy Lough (WFS-42).
Salmonid Waters ²⁵	Salmonid waters are designated and protected as under the European Communities (Quality of Salmonid Waters) Regulations 1988 (SI No. 293 of 1988). Designated Salmonid Waters are capable of supporting salmon (<i>Salmo salar</i>), trout (<i>Salmo trutta</i>), char (<i>Salvelinus</i>) and whitefish (<i>Coregonus</i>). There are no rivers in the county listed under the Regulations.
CORINE Landcover ²⁶	Land cover is the observed physical cover, as seen from the ground or through remote sensing, including for example natural or planted vegetation, water and human constructions which cover the earth's surface. The dominant land cover types in the county are pastures (83%), transitional woodland and scrub (2.1%) and peat bogs (1.8%).
National Parks	National Parks are specially designated protected areas of unspoilt beauty and there are six located in Ireland. The primary purpose of the National Parks is the conservation of biodiversity and landscape; however, they also provide recreational space for locals and visitors. There are no National Parks in the county.

²² [EPA Maps](#)

²³ [Flora Protection Order Map Viewer \(npws.ie\)](#)

²⁴ [Wildfowl Sanctuaries | National Parks & Wildlife Service \(npws.ie\)](#)

²⁵ [Register of Protected Areas - Salmonid Water Regs Table - Datasets - data.gov.ie](#)

²⁶ [EPA Maps](#)



Environmental Features	Description
Nature Reserves ²⁷	A Nature Reserve is an area of importance to wildlife, which is protected under Ministerial order. There are currently 78 Statutory Nature Reserves. Most are owned by the State but some are owned by organisations or private landowners. There are no Nature Reserves in the county.

A number of protected sites in Northern Ireland within the theoretical zone of influence of the boundary of the local authority functional area were also considered in this baseline evaluation, such as: Magheraveeley Marl Loughs RAMSAR site (UK12017), Slieve Beagh RAMSAR site (UK12020), Slieve Beagh-Mullaghfad-Lisnaskea SPA (UK9020302), Drumacrittin Lough ASSI (ASSI122), Annachullion Lough ASSI (ASSI121), Kilroosky Lough ASSI (ASSI1078), Knockballymore Lough ASSI (ASSI014), Burdautien Lough ASSI (ASSI081), Upper Lough Erne RAMSAR site (UK12024), Tullybrick Lough ASSI (ASSI146), Drumcarn ASSI (ASSI182) and Reilly & Gole Woods Nature Reserve (NR38).

Additionally, the SEA considered non-designated sites for impacts with regard to aspects such as:

Table 4-2: Ecological Connectivity and Non-designated Habitats

	Description
Ecological connectivity and networks (including stepping stones and corridors)	Riparian habitats, hedgerow and other blue and green infrastructure networks. Ecological connectivity and networks is a key consideration along with invasive species - particularly those listed on the Third Schedule to the European Communities (Birds and Natural Habitats) Regulations 2011 [S.I.477/2011].
Other sites of high biodiversity value or ecological importance	Semi-natural habitats in National Parks and Wildlife Service (NPWS) national surveys (native woodlands, grasslands, peatlands etc.). Trees and woodlands of national importance have been identified.

A Scoping submission from the EPA has highlighted that there are over 168 EPA licenced installations and an additional 6 new applications on hand in the pig and poultry sector in the border region. Ammonia has especially detrimental effects on species and habitats that are sensitive to elevated levels of nitrogen input. The concentration of intensive agriculture sites together with other farming activities (e.g. dairy and beef) have the potential to impact on the critical level and critical loads for sensitive species at Natura sites in the border region in particular.

The SEA made use of available data sources including those from the NPWS, the EPA's Framework National Ecological Network for Ireland and CORINE land cover mapping.

The SEA was informed by the findings of the AA and followed elements of Integrated Biodiversity Assessment with reference made to the EPA's 2013 Integrated Biodiversity Impact Assessment - Streamlining AA, SEA and EIA Processes: Practitioner's Manual.

²⁷ [Nature Reserves in Ireland | National Parks & Wildlife Service \(npws.ie\)](https://www.npws.ie)



As well as considerations related to European sites - a focus was placed on protected species outside of these designations such as bats²⁸, breeding birds²⁹, badgers³⁰ etc. as well as all related species listed within the Flora (Protection) Order, 2022 ([S.I. No. 235 of 2022](#))³¹.

4.3.1 Key Considerations relating to the Draft Plan

The key considerations in relation to Biodiversity, Flora and Fauna are as follows:

- Arising from both construction and operation of development and associated infrastructure: loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna.
- Habitat loss, fragmentation and deterioration, including patch size and edge effects.
- Disturbance and displacement of protected species.
- Sensitivity of species and habitats to elevated nitrogen input.
- Impacts of ammonia emission to air from agricultural installations in the pig and poultry sector in the border region on nearby Natura 2000 sites and designated sites in Northern Ireland.
- Potential impact on UNESCO Global Geoparks.
- Transboundary impacts on NI designated sites within close proximity to the NI/ROI border.
- Route selection and classification criteria in the development of transport and active travel projects due to the largely linear nature of these developments.
- The potential for effects on non-designated biodiversity features e.g. important habitats and species outside designated sites - particularly regarding barriers to movement and displacement.
- Increased vulnerability and sensitivity of light-sensitive species.
- The potential to spread invasive species.
- The potential impact on habitats and species where greenfield lands have been zoned for development.
- Opportunities to promote green infrastructure, ecological connectivity nature-based solutions, and biodiversity net gain through the CDP.

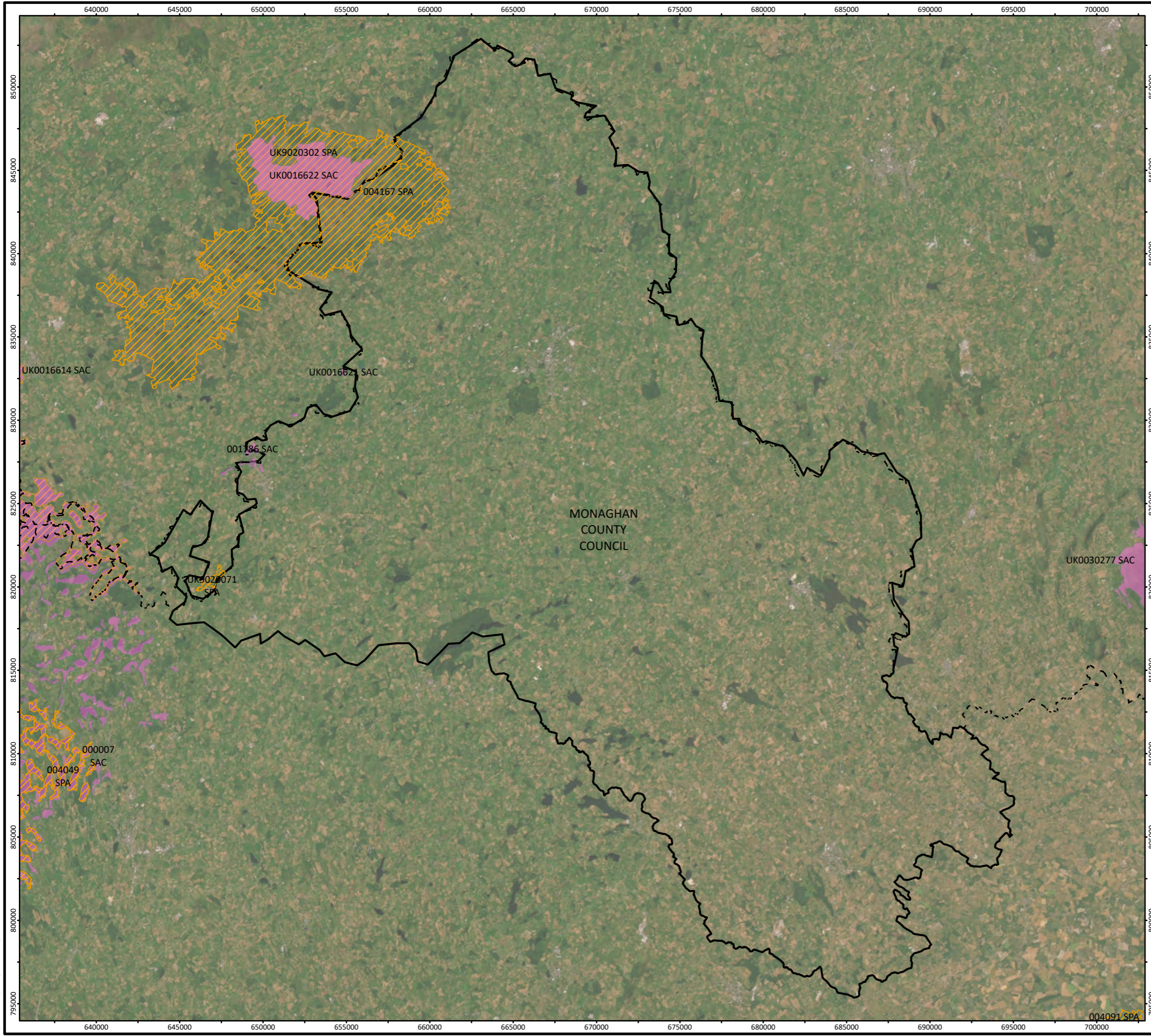
Figure 4-3: Special Areas of Conservation and Special Protection Areas (Source: NPWS)

²⁸ The Habitats Directive ([1992/43/EEC](#)) and Birds Directive ([2009/147/EEC](#)) provides legal protection for habitats and species of European importance. The overall aim of the Habitat and Birds Directives are to maintain or restore the “favourable conservation status” of habitats and species of European Community Interest. These habitats and species are listed in the Habitats and Birds Directives (Habitats Directive as above and Directive 2009/147/EC on the conservation of wild birds) with Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designated to afford protection to the most vulnerable among them. These two designations are collectively known and referred to as European sites. Articles 6(3) and 6(4) of the Habitats Directives set out the decision-making tests for plans and projects likely to affect such sites. Article 6(3) establishes the requirement for AA. These requirements are implemented in the Republic of Ireland by the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended) and the Planning and Development Act 2000 (as amended). Further to the requirements of considerations related to European sites protected Annex IV of the Habitats Directive identifies priority species which are afforded protection in their own right - these include all Irish species of bats. Bats are also protected under the Irish Wildlife Acts, 1976 and 2000.

²⁹ Irish Wildlife Acts, 1976 (as amended)

³⁰ Irish Wildlife Act 1976 (as amended) and Bern Convention Appendix III

³¹ Which gives legal protection to 68 species of vascular plants 65 species of bryophytes in the Republic of Ireland (25 liverworts and 40 mosses). The current list of plant species protected by Section 21 of the Wildlife Acts is set out in the Flora (Protection) Order, 1999 (as amended).



Legend

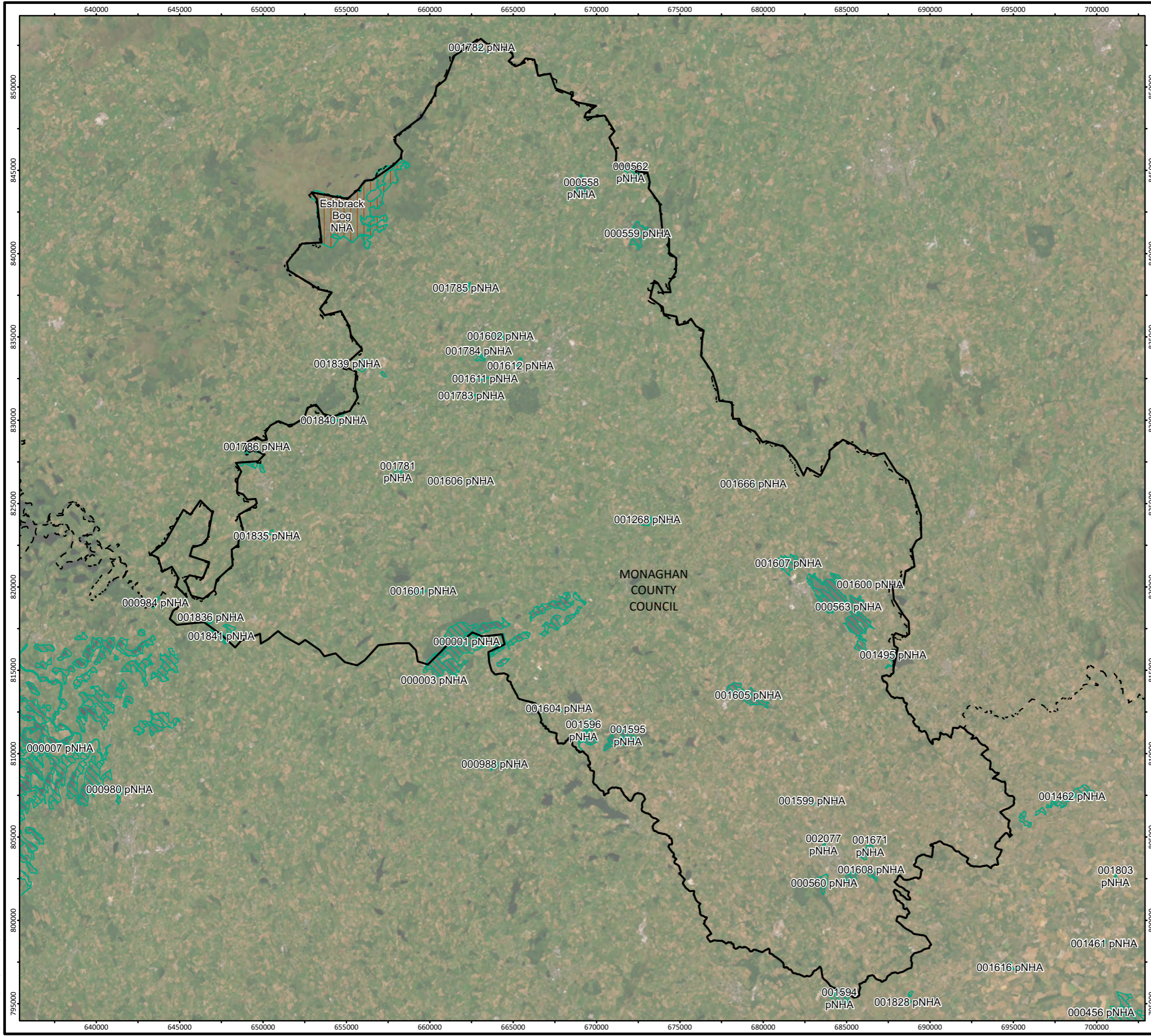
- Northern Ireland
- Local Authority Boundary
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

Special Areas of Conservation and Special Protected Areas	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.3
CLIENT:	Monaghan County Council
DATE: 12/06/2024	SCALE: 1:225,000 @ A3

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Legend

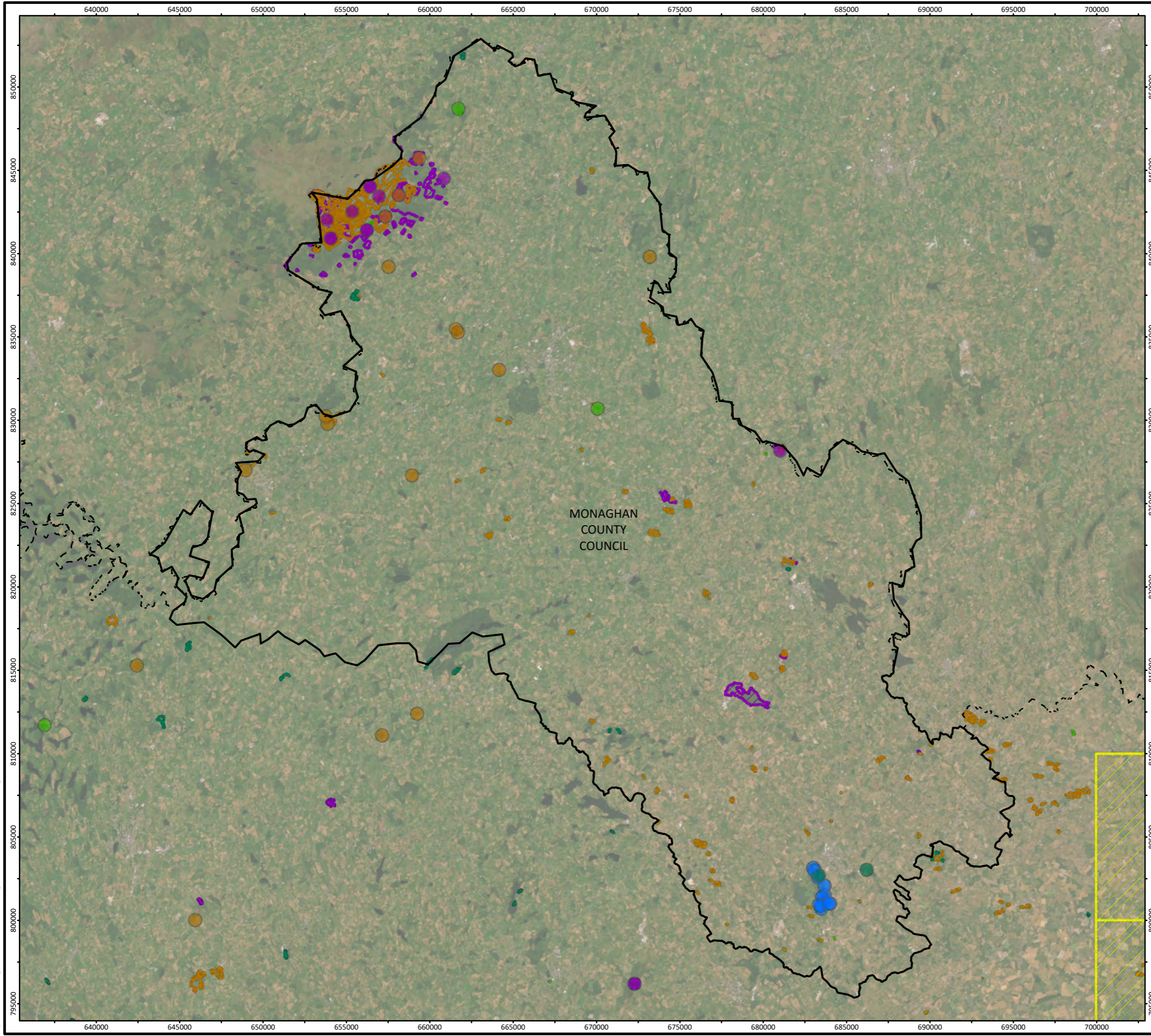
- Local Authority Boundary
- Northern Ireland
- Natural Heritage Areas
- Proposed Natural Heritage Areas

Note: There is no data available for NHAs and pNHAs in Northern Ireland

Natural Heritage Areas and proposed Natural Heritage Areas in Ireland	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.4
CLIENT:	Monaghan County Council
DATE:	12/06/2024
SCALE:	1:225,000 @ A3

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 World Imagery: Earthstar Geographics
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 NPWS/Article 17 Habitats Data: National Parks and Wildlife Service of Ireland (NPWS), An tSeirbhís Páirceanna Náisiúnta agus Fíadhlúra
 Department of Housing, Local Government and Heritage, An Roinn Tithíochta, Báltais Ábúil agus Oidhreachta



Legend

- Local Authority Boundary
- Northern Ireland

Article17HabitatsDetailedDistributionPointGDPR

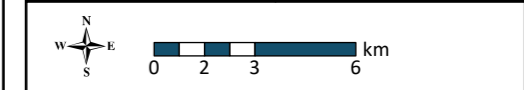
- Bogs, Mires and Fens
- Forests
- Freshwater
- Grasslands
- Heath and Scrub

Article17HabitatsDetailedDistributionPolygonGDPR

- Bogs, Mires and Fens
- Coastal
- Forests
- Grasslands
- Heath and Scrub

Note: There is no available habitat sensitivity data for Northern Ireland

Potential Habitat Sensitivities - Areas likely to contain Annex I habitats	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.5
CLIENT:	Monaghan County Council
DATE: 12/06/2024	SCALE: 1:225,000 @ A3



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4.4 Landscape and Visual Amenity

The current Landscape Character Assessment³² for Monaghan divides the county into 13 Landscape Character Types.

Table 4-3: Landscape Character Types

Environmental Features	Description
Landscape Character Types	<ul style="list-style-type: none"> • Blanket Bog • Drumlin Farmland • Drumlin Foothills • Farmed Foothills • Farmed Lakelands • Flat Riverine Farmland • River Valley Farmland • Undulating Farmland • Upland Bog with Afforestation • Upland Drumlin Farmland • Upland Farmland with Afforestation • Upland Farmland with Rock Outcrops • Upland Plateau

Landscape character areas, seascape character areas and any sites designated for their landscape/visual sensitivity in Northern Ireland within the theoretical zone of influence of the boundary of the local authority functional area have also been considered in this assessment, such as: Mourne Area of Outstanding Natural Beauty (AONB), Ring of Gullion AONB and Sperrin AONB.

The above and any other or emerging landscape designations were considered by the assessment.

The SEA assessment of landscape utilised information from the following sources:

- Monaghan environmental sensitivity mapping
- The National Landscape Strategy for Ireland
- Tree Preservation Orders
- Forest cover/Indicative Forest Strategies³³
- Monaghan County Development Plan 2019-2025
- Monaghan Landscape Character Assessment
- NI Landscape Character Assessment 2000 (NILCA 2000)
- NI Regional Landscape Character Assessment

³² Monaghan County Development Plan 2019-2025

³³ Department of Agriculture, Food and the Marine



4.4.1 Key Considerations relating to the Draft Plan

The key considerations in relation to Landscape and Visual Amenity are as follows:

- Developments and activities can have negative impact on visually sensitive areas, such as designated landscapes.
- Impact of significantly scaled residential and commercial development on general visual amenity in the vicinity of these developments, streetscape character and wider landscape character.
- Transboundary impacts on shared landscape settings and interweaving views with Northern Ireland.

4.5 Cultural Heritage - Archaeological and Architectural

Archaeological sites are legally protected³⁴. This section includes information on the archaeological heritage of Monaghan. One of the primary sources of information for known archaeological features is the Record of Monuments and Places (RMP)³⁵. The RMP is an inventory of sites and areas of archaeological significance.

There are over 1,200 Recorded Monuments within the county. There are seven recorded monuments on the RMP in State Care in the county.

This section also includes information on the architectural heritage of Monaghan including that relating to designations such as the Record of Protected Structures (RPS). Local authorities compile and maintain the RPSs³⁶; these RPSs are listed in the County Development Plans. There are close to 646 entries to the Record of Protected Structures within the county³⁷, which include many notable buildings in the county such as: Castle Leslie, Hilton House, Maghernacloy Castle, and St Peter's Church.

It is acknowledged that the register of protected structures documented in Plans may not represent all Ministerial recommended sites/structures which are included in the National Inventory of Architectural Heritage (NIAH)³⁸. The purpose of the NIAH is to identify, record, and evaluate the post-1700 heritage of Ireland and there are over 50,000 listings on the NIAH in Ireland (DAHRRG, 2022). These provisions include historic gardens, designed landscapes and underwater archaeological heritage³⁹. The locations of the known archaeological sites, including sites of architectural heritage interest in Northern Ireland, are detailed in Figure 4-6.

³⁴ National Monuments Acts 1930 (as amended), the National Cultural Institutions Act 1997 (as amended) and the Planning and Development Act 2000 (as amended)

³⁵ Data available at [National Monuments Service - Archaeological Survey of Ireland - Datasets - data.gov.ie](https://data.gov.ie/datasets/national-monuments-service-archaeological-survey-of-ireland)

³⁶ Under Section 51 of the Planning & Development Act 2000 (as amended).

³⁷ *Monaghan County Development Plan 2019-2025*

³⁸ Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999 (as amended)
Data available at [National Inventory of Architectural Heritage \(NIAH\) National Dataset - Datasets - data.gov.ie](https://data.gov.ie/datasets/national-inventory-of-architectural-heritage-niah-national-dataset)

³⁹ Department of Housing, Local Government and Heritage. 2015. Advice to the Public on Ireland's Underwater Archaeological Heritage



The Department of Housing, Local Government and Heritage has developed the Heritage Ireland 2030⁴⁰ plan, published in February 2022, serving the purpose of informing the decision-making process. An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape designated for its special characteristics and distinctive features. An ACA may or may not include Protected Structures. In an ACA, protection is placed on the external appearance of such areas or structures. There are various ACAs designated within the county.

The SEA assessment of Cultural Heritage - Archaeological and Architectural utilised information from the following sources:

- The Department of Arts, Heritage Regional, Rural and Gaeltacht Affairs⁴¹ (including underwater archaeology such as wreck data⁴²)
- National Monuments Service (including the Underwater Unit)
- Built Heritage and Architectural Policy Section (the NIAH)⁴³
- Monaghan County Development Plan 2019-2025
- Bordering NI Local Development Plans
- Heritage Council
- United Nations Educational, Scientific and Cultural Organization (UNESCO)
- UK Department for Communities Historic Environment Division (Historic Environment Digital Datasets⁴⁴, and Guidance on Sustainability Appraisal and Strategic Environmental Assessment for the Historic Environment)

4.5.1 Key Considerations relating to the Draft Plan

The key considerations in relation to Cultural Heritage are as follows:

- No existing conflicts with legislative objectives governing archaeological and architectural heritage have been identified.
- Impacts on the setting of heritage assets and sense of place.
- The potential impact of development on existing and unknown archaeological sites, architectural heritage sites, and protected structures.
- The potential impact of greenfield development on unknown archaeological remains.
- The potential impact of town centre development on built heritage and historic fabric, including protected structures.
- Transboundary effects on NI's cultural heritage.

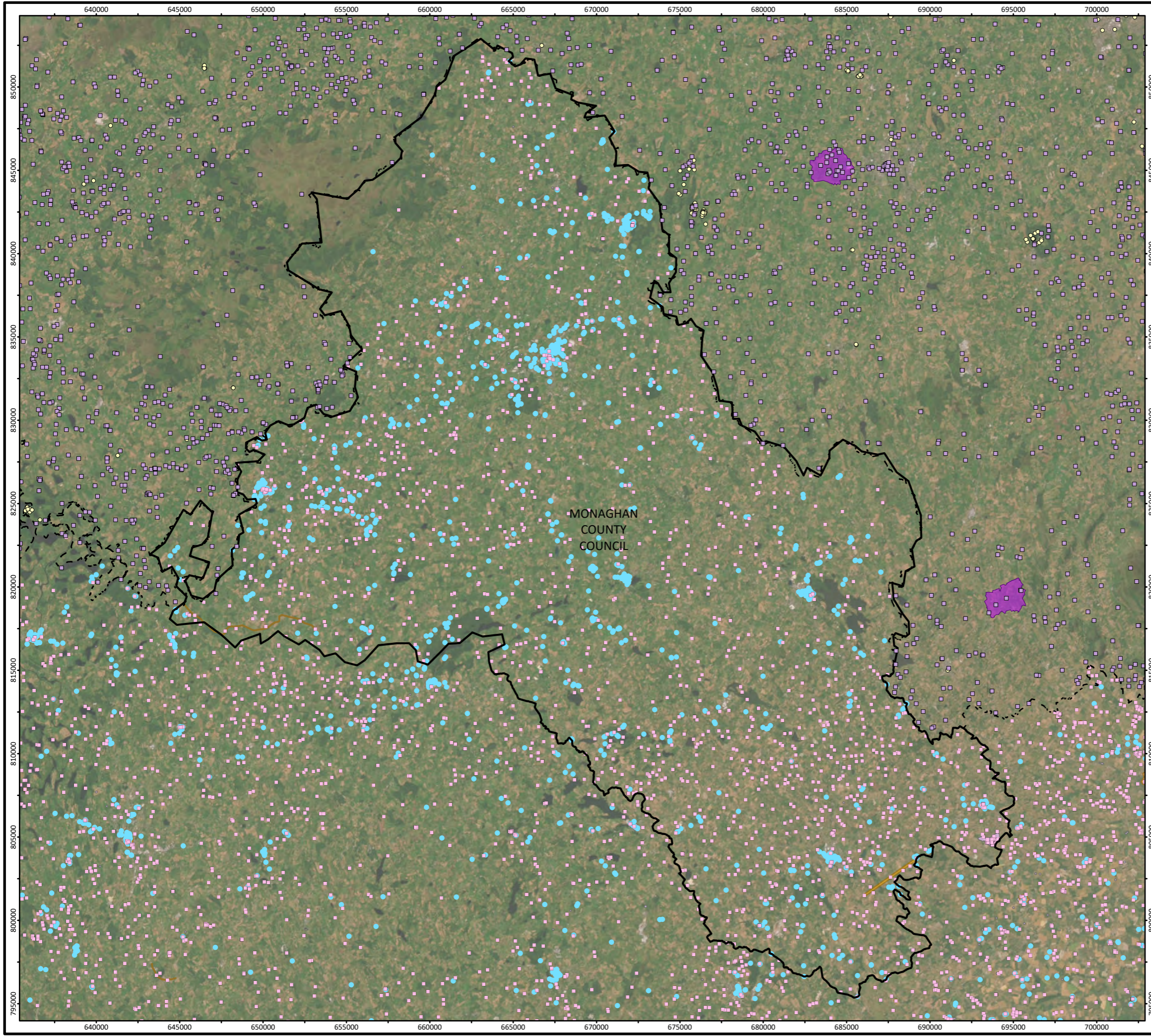
⁴⁰ Available at [Heritage Ireland 2030 | gov.ie/housing \(www.gov.ie\)](https://www.gov.ie/housing)

⁴¹ Department of Arts, Heritage and the Gaeltacht

⁴² Available at [Wreck Viewer | National Monuments Service \(archaeology.ie\)](https://www.archaeology.ie)

⁴³ Data available at [National Inventory of Architectural Heritage \(NIAH\) National Dataset - Datasets - data.gov.uk](https://data.gov.uk)

⁴⁴ Data available at [Historic Environment Digital Datasets | Department for Communities \(communities-ni.gov.uk\)](https://communities-ni.gov.uk)



- Legend**
- Local Authority Boundary
 - Northern Ireland
 - Northern Ireland Defence Heritage Points
 - Northern Ireland Sites and Monuments
 - National Inventory of Architectural Heritage (NIAH)
 - National Monuments Service
 - SMR Zones
 - National Monuments Service - Zones of Notification
 - Northern Ireland Areas of Significant Archaeological Interest

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Archaeological Heritage and National Monuments Map	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.6
CLIENT:	Monaghan County Council
DATE: 12/06/2024	SCALE: 1:225,000 @ A3





4.6 Soils

The types of soils found covering the County⁴⁵ include the following:

Table 4-4: Soil Types Covering the County

Soil Type	Description
Dominant Soils	
Brown Earths	Brown earths are well drained mineral soils, associated with high levels of natural fertility. These are found mainly in the south-east of the County.
Surface Water Gleys	Surface-water gleys have a gleyed sub-surface horizon and a slowly permeable sub-surface horizon. The slowly permeable sub-surface horizon impedes vertical water movement from in situ precipitation and/or lateral run off from upslope positions resulting in seasonal waterlogging. These are found largely throughout the County, with a concentration in the north-west.
Other Soils	
Luvisols	Luvisol soils are generally fertile, widely used for agriculture and associated with significant accumulation of clay. These can be found throughout the County, with a concentration in the south-east.
Alluvial soils	These are associated with alluvial (clay, silt or sand) river deposits. These are found in the flood plains of rivers and streams.

Peatlands are unique systems comprising of peat soil providing as significant carbon stores and supporting a range of unique species. Active blanket bogs and active raised bogs are considered to be priority habitats, listed on Annex I of the EU Habitats Directive. Peat soils are often indicative of areas that are the most sensitive to development due to ecological sensitivities and impeded drainage issues. Two types of peat may be identified: basin peats (raised bogs and fens) that formed in lake basins, hollows and river valleys, and blanket peats that accumulate under conditions of high rainfall and humidity in the uplands. Blanket peat is generally suited to extensive rough grazing.

The SEA examined issues including the loss of soils/soil sealing, because of greenfield development, and interactions with biodiversity and carbon storage, such as those that can occur as a result of development in peatland areas.

The audit of County Geological Sites in Monaghan was completed in 2013 and identified 20 County Geological Sites⁴⁶. Previous Landslide Events and Landslide Susceptibility Mapping sources have been considered by the SEA.

⁴⁵ Teagasc.ie. General Soil Map.

⁴⁶ Geological Survey of Ireland (2014) *The Geological Heritage of Monaghan*.



The SEA of Soils utilised information from the following sources:

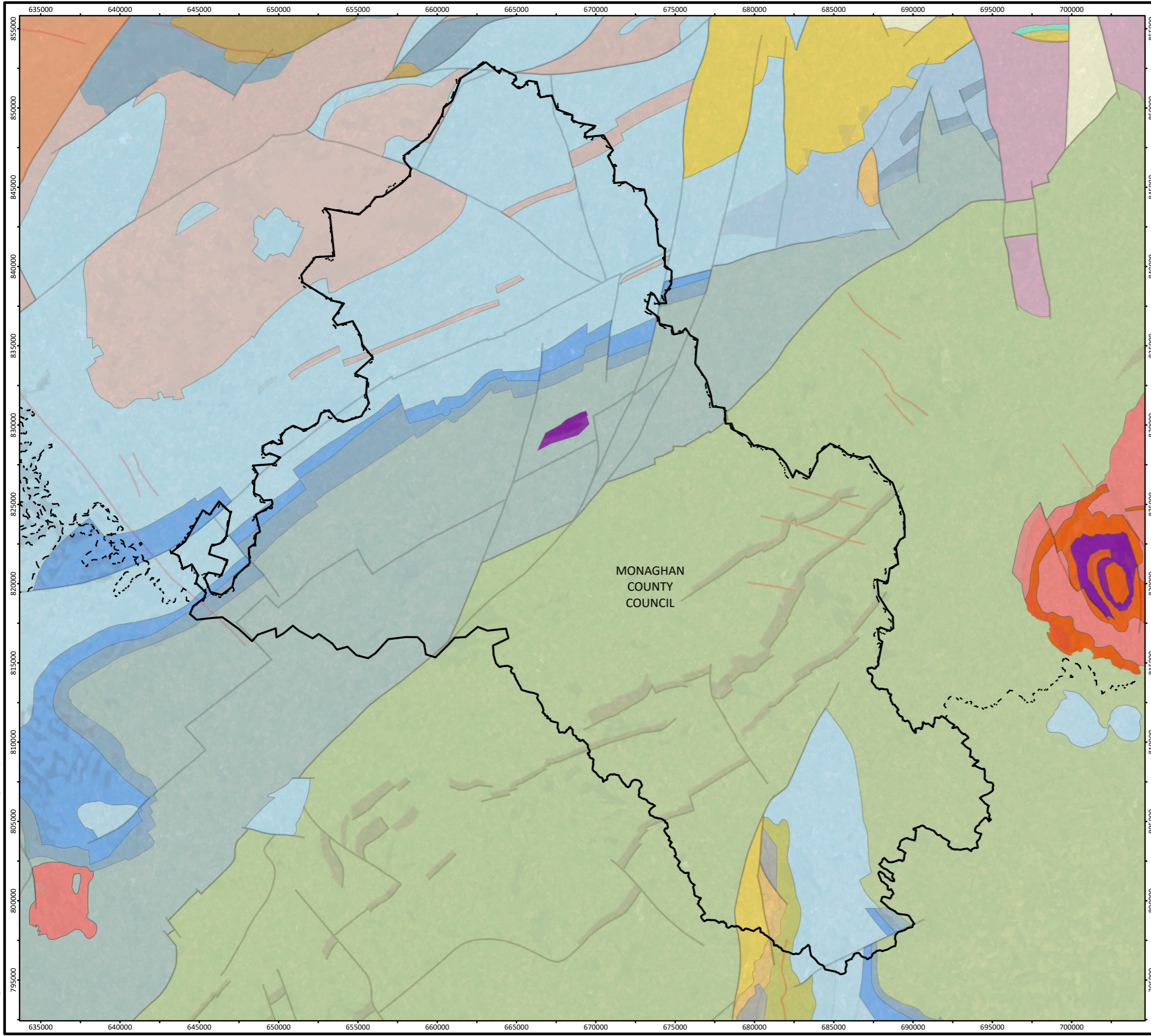
- Geological Survey Ireland (GSI)
- Teagasc
- EPA

There is no legislation solely directed to soil protection in Ireland. In 2006, the European Commission (EC) developed a Soil Thematic Strategy that aims to protect soils and ensure the sustainable use of soils across Europe. Although a proposal for a Soil Framework Directive was withdrawn in 2014, the importance of sustainable soil management was recognised in the Seventh Environment Action Programme, where sustainable land management is to be achieved by 2020.

4.6.1 Key Considerations relating to the Draft Plan

The key considerations in relation to Soils are as follows:

- Potential for construction activities (i.e. deep excavation) impacting soil resources.
- Impacts to soils (land) vulnerable to erosion.
- Potential for unearthing contaminated material which will need to be managed.



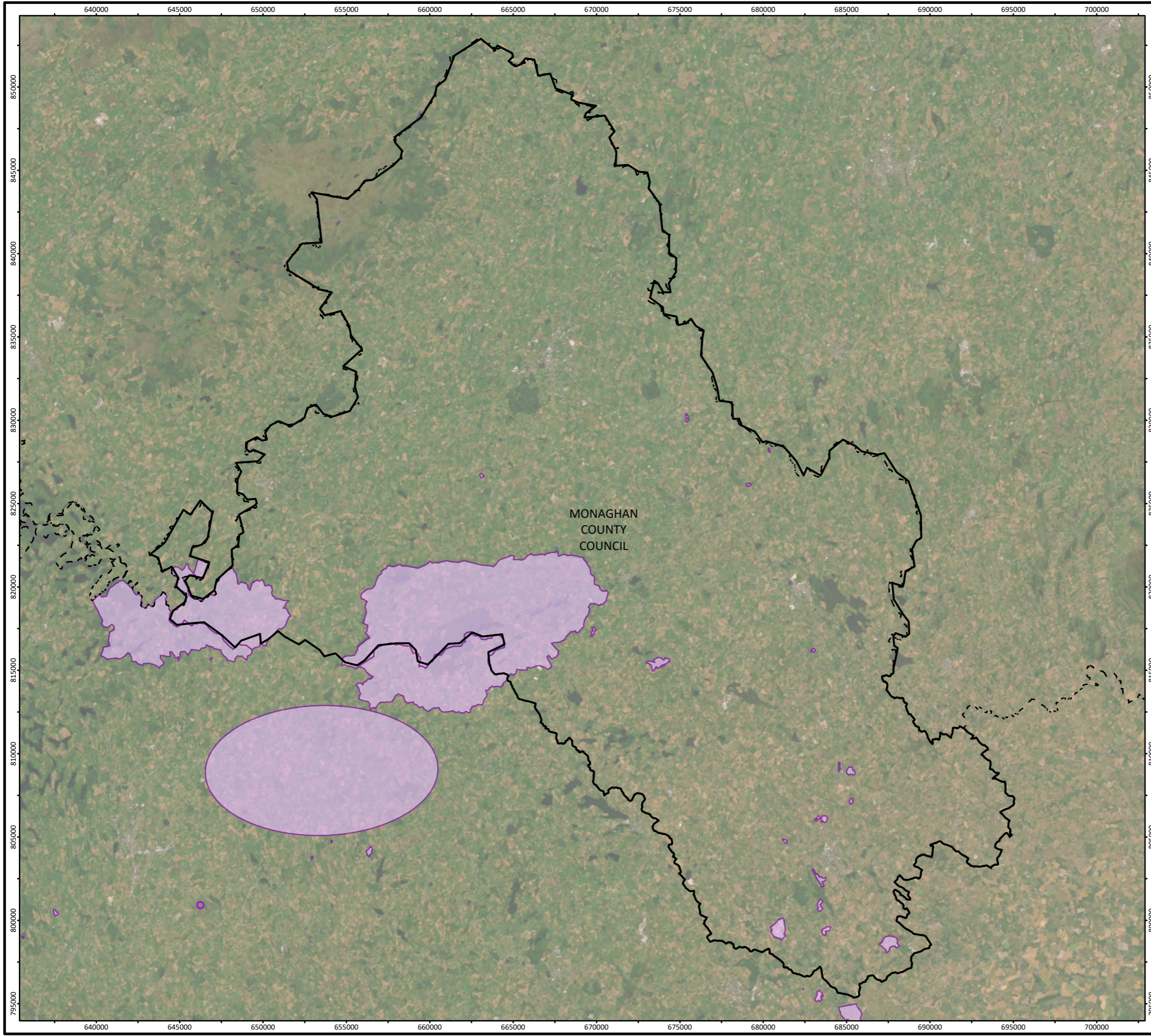
- Legend**
- Local Authority Boundary
 - Northern Ireland
 - Faults
 - Dykes
- Bedrock Geology 500k (ROI/NI)**
- 8, Granite, granodiorite
 - 9, Granite, granophyre
 - 11, Dolerite & gabbro
 - 40, Marine to fluvial; Greywacke, shale, sandstone & conglomerate
 - 42, "Moffat shale" facies (Ordovician - Silurian); Shale & greywacke
 - 49, Deep marine turbidite sequence; Mudstone, greywacke & conglomerate
 - 54, Continental redbed facies; Sandstone, conglomerate & siltstone (in places extends into the Carboniferous)
 - 59, Shallow marine & coastal plain (basal clastics); Sandstone, mudstone & conglomerate
 - 60, Shallow & marginal marine (Navan Group); Dark-grey limestone, mudstone, sandstone, minor evaporite
 - 61, Marine shelf & ramp facies; Argillaceous dark-grey bioclastic limestone, subsidiary shale
 - 64, Marine shelf facies; Limestone & calcareous shale
 - 65, Marine basinal facies (Tobercolleen & Lucan Fms - "Calp"); Dark-grey argillaceous & cherty limestone & shale
 - 66, Marginal marine (Mullaghmore, Downpatrick & Clogher Valley Fms); Sandstone, mudstone & evaporite
 - 67, Shallow water marine (Armagh Group); Limestone, limestone conglomerate, palaeokarst with red palaeosols
 - 68, Marginal marine (Meenymore Formation); Mudstone, sandstone & evaporite
 - 70, Continental redbed facies (late Viséan to early Westphalian); Sandstone, conglomerate & mudstone
 - 71, Fluvio-deltaic & basinal marine (Turbiditic); Shale, sandstone, siltstone & coal
 - 72, Fluvio-deltaic & shallow marine; Shale, sandstone & siltstone with coal
 - 73, Continental redbed facies & shallow marine; Sandstone, conglomerate, magnesian limestone, marl, evaporite
 - 75, Continental redbed facies, lagoonal & shallow marine; Sandstone & mudstone with evaporite
 - 77, Shallow marine (Upper Cretaceous); Chalk, flint, glauconitic sandstone & chalk breccia
 - 78, Undifferentiated minor volcanic rocks
 - 79, Lower Basalt Formation; Olivine basalt lava
 - 83, Lacustrine; Clay, sand & lignite

Bedrock Geology	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.7
CLIENT:	Monaghan County Council
DATE: 12/06/2024	SCALE: 1:236,539 @ A3



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 Bedrock Geology: 500,000 Ireland (ROI/NI) (TM: Contains Irish Public Sector Data (Geological Survey) licensed under a Creative Commons Attribution 4.0 International (CC BY 4.0) Licence


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Legend

-  Local Authority Boundary
-  Northern Ireland
-  Geological Heritage Sites (Audited Boundaries)
-  Geological Heritage Sites (Unaudited Boundaries)

Note: There is no geological heritage data available for Northern Ireland

Geological Heritage Sites	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.8
CLIENT:	Monaghan County Council
DATE: 12/06/2024	SCALE: 1:225,000 @ A3
	

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4.7 Land Use

Information on land use in Monaghan can be obtained from the CORINE Land Cover (CLC) inventory. These data sources have archives which document land use change as well as existing land use.

The CORINE database is the dominant land use database; however, some sectors have additional spatial data resources such as forestry. The Forestry Service have produced a GIS based Forest Inventory Planning System (FIPS) to act as an aid in the long-term spatial planning of national forest, and to provide guidance to forestry grants. Additional sources of further land use data include the NPWS⁴⁷.

Land use mapping data for the RoI and NI is presented in Figure 4-9.

The SEA process considered land use impacts - utilising data from sources such as:

- CORINE Land Cover Database
- Teagasc
- EPA
- NPWS
- Forest Service
- GSI data

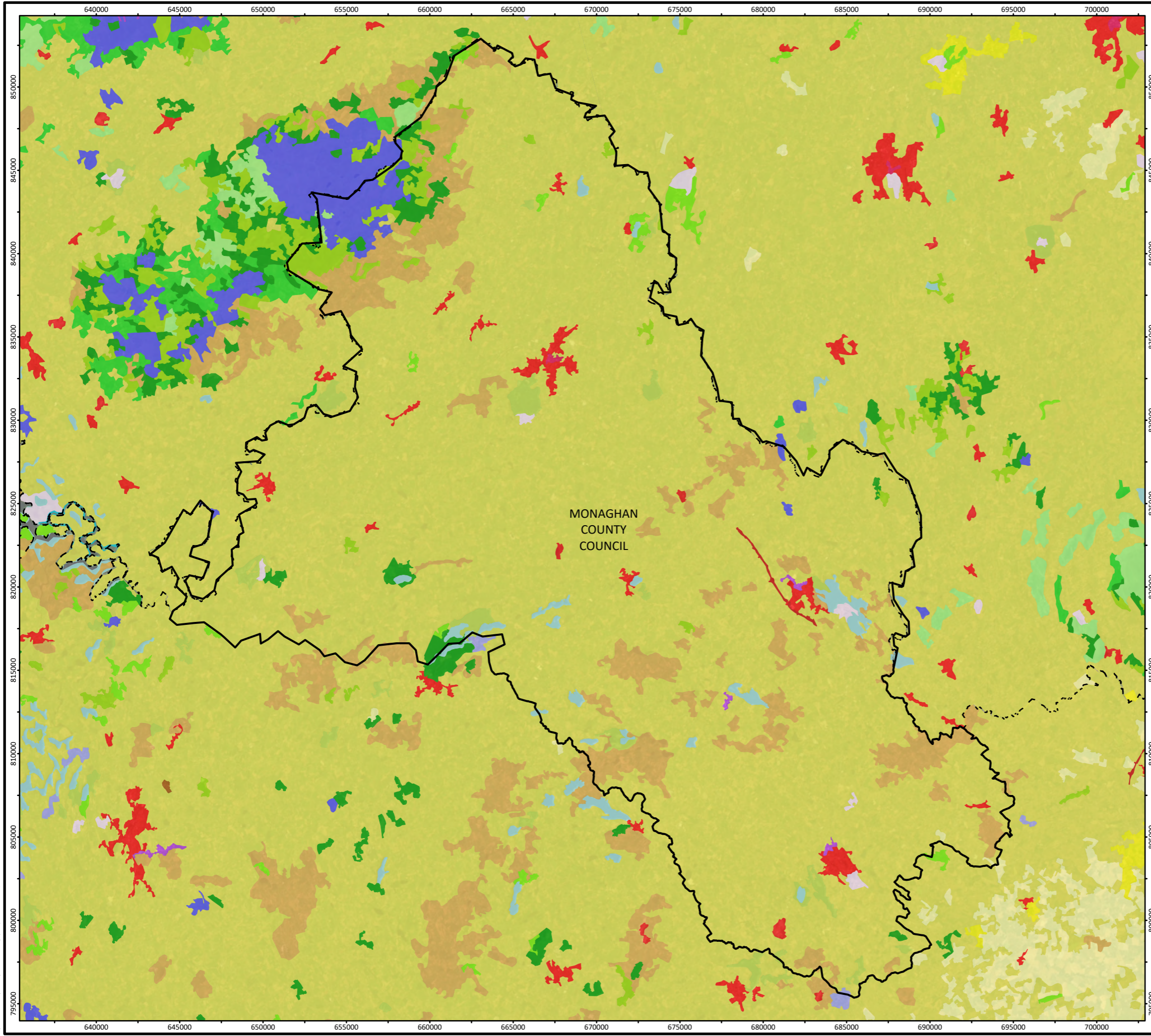
4.7.1 Key Considerations relating to the Draft Plan

The key considerations in relation to land use are as follows:

- Potential constraints and impacts on existing residential and commercial development, during the construction and operational phases of significantly scaled development in the Plan area.
- Impacts on land use dynamics due to the development of additional transport infrastructure in the Plan area and its environs.

⁴⁷ Sources such as the Lesser Horseshoe Bat Species Action Plan 2022-2026, Draft National Peatland Strategy, Draft Raised Bog SAC Management Plan, and Draft Raised Bog NHAs Review.

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- Legend**
- Local Authority Boundary
 - Northern Ireland
- CORINE Land Cover 2018**
- 111 Continuous urban fabric
 - 112 Discontinuous urban fabric
 - 121 Industrial or commercial units
 - 122 Road and rail networks
 - 131 Mineral extraction sites
 - 132 Dump
 - 142 Sport and leisure facilities
 - 211 Non-irrigated land
 - 231 Pastures
 - 242 Complex cultivation patterns
 - 243 Land principally occupied by agriculture with areas of natural vegetation
 - 311 Broad-leaved forest
 - 312 Coniferous forest
 - 313 Mixed forest
 - 321 Natural grassland
 - 322 Moors and heaths
 - 324 Transitional woodland scrub
 - 411 Inland marshes
 - 412 Peat bogs
 - 512 Water bodies

Land Use (CORINE)	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.9
CLIENT:	Monaghan County Council
DATE: 12/06/2024	SCALE: 1:225,000 @ A3





4.8 Air Quality and Noise

The Air Quality in Ireland 2022 report prepared by the EPA identifies that:

- Air quality in Ireland is generally good, however, there are concerning localised issues that are negatively impacting the air we breathe.
- Air quality monitoring results in 2022 show that the main pollutants are fine particulate matter (PM_{2.5}) from solid fuel combustion and nitrogen dioxide (NO₂) from vehicle emissions.
- People's health and the health of our environment is impacted by these pollutants.
- Ireland's ambition in the Clean Air Strategy is to move towards the World Health Organisation (WHO) Air Quality guidelines⁴⁸, this will be challenging but will have a significantly positive impact on health.

The National Clean Air Strategy (DECC, 2023) referred to the most recent projections by the EPA in 2022 and states that Ireland is on track to meet the majority of EU commitments for national emissions levels by 2030, and there was only one exceedance of EU ambient air quality limit values since 2010.

Under the Clean Air for Europe Directive [Directive 2008/50/EC], EU member states must designate "Zones" for the purpose of managing air quality. For Ireland, four zones were defined in the Air Quality Standards Regulations (2011). Monaghan is within 'Zone D' out of the four zones in Ireland. The current air quality in Monaghan is identified by the EPA as being of Good⁴⁹ status.

The EEA⁵⁰ states that "*environmental noise can be defined as unwanted or harmful outdoor sound*". The EU Noise Directive (2002/49/EC) relates to the assessment and management of environmental noise⁵¹. This Directive called for the development of strategic noise maps and action plans for major roads, railways, airports and cities. Existing noise related impacts can be seen in Figure 4-10; these were considered throughout the SEA and AA processes in the development of the Plan.

The SEA considered Air Quality and Noise using data from the following sources:

- EPA
- WHO

⁴⁸ World Health Organization. 2021. WHO global air quality guidelines: particulate matter (PM_{2.5} and PM₁₀), ozone, nitrogen dioxide, sulphur dioxide and carbon monoxide. World Health Organization.

<https://apps.who.int/iris/handle/10665/345329>. License: CC BY-NC-SA 3.0 IGO

⁴⁹ EPA AirQuality.ie - 06/06/2024

⁵⁰ EEA. 2022. Noise Data Briefing. Available at: [Noise — European Environment Agency \(europa.eu\)](https://www.eea.europa.eu/en/press/news/2022/06/2022-noise-data-briefing).

⁵¹ This was transposed into Irish national legislation via the Environmental Noise Regulations (S. I. No. 140 of 2006).

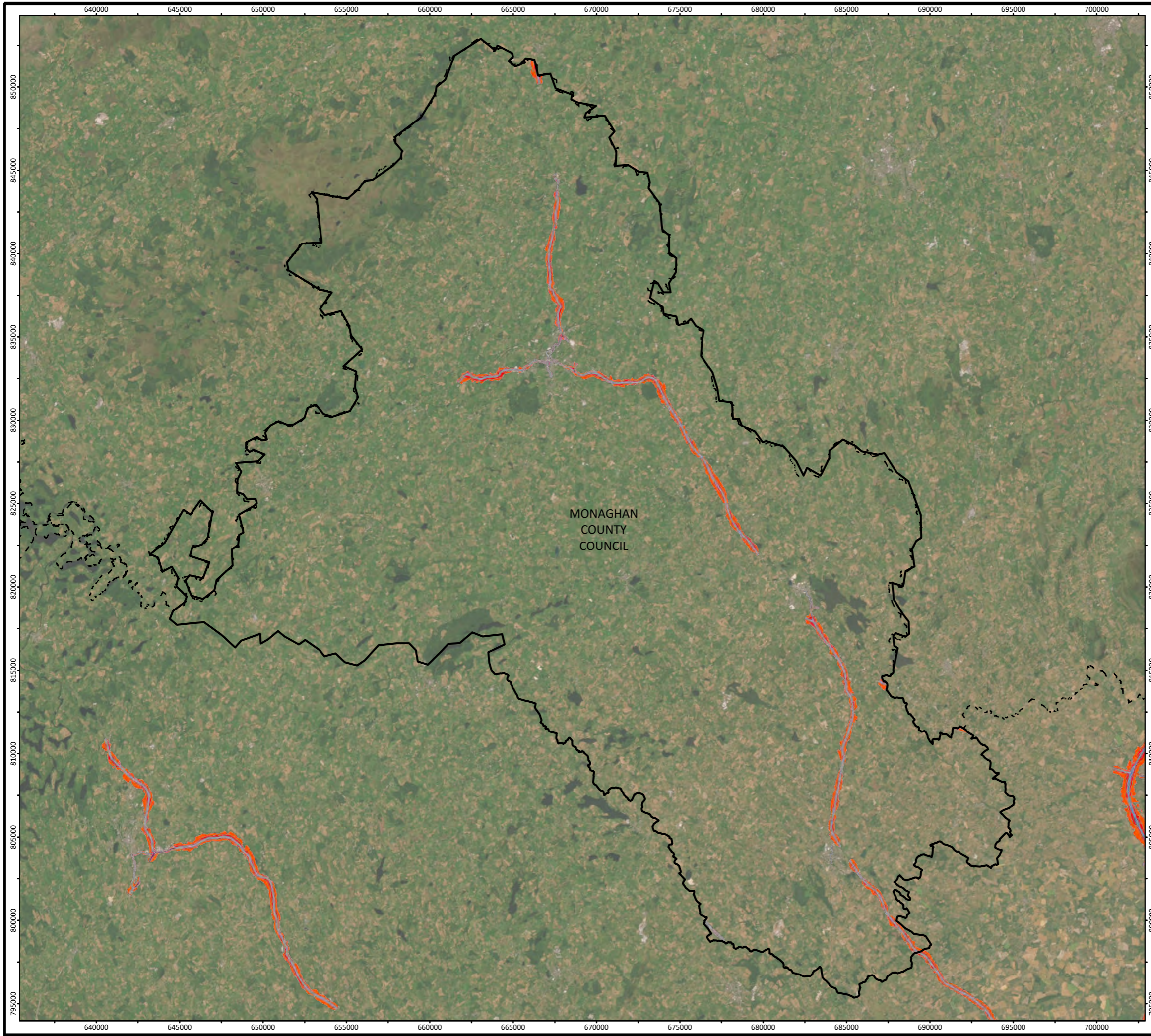


4.8.1 Key Considerations relating to the Draft Plan

The key considerations in relation to Air Quality and Noise are as follows:

- The construction of residential, commercial or transport related development may have a negative impact on local air quality and create noise pollution.
- Transport related development may have impacts on noise pollution, particularly towards sensitive receptors which are in close proximity.
- Active travel development may promote sustainable transport and support improvements in local air quality in the town.
- Renewable energy developments may have impacts on noise pollution, particularly towards sensitive receptors which are in close proximity.
- Protecting existing designated quiet areas in open country.
- Transboundary impacts of air pollutants on Northern Ireland.
- Failure to contribute towards sustainable transport and associated impacts - emissions to air including greenhouse gas emissions and other emissions.
- Impacts of ammonia emission to air from agricultural installations in the pig and poultry sector in the border region on nearby Natura 2000 sites and designated sites in Northern Ireland.

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 GeoServer Web Map service
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Legend

- Local Authority Boundary
- Northern Ireland

Noise Round 3 Rail - Lden

- 55-59dB
- 60-64dB
- 65-69dB
- 70-74dB
- Greater than 75dB

Noise Round 3 Road - Lden

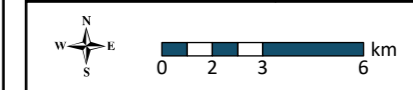
- 55-59dB
- 60-64dB
- 65-69dB
- 70-74dB
- Greater than 75dB

Noise Round 3 Airport - Lden

- 55-59dB
- 60-64dB
- 65-69dB
- 70-74dB
- Greater than 75dB

Note: Noise data is only available for the Republic of Ireland

Noise Mapping Lden (Day, Evening, Night; a measurement over 24 hours)	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.10
CLIENT:	Monaghan County Council
DATE:	12/06/2024
SCALE:	1:225,000 @ A3



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4.9 Water

The EU Water Framework Directive (WFD) (2000/60/EC) establishes a framework for the protection of both surface and groundwater. Transposing legislation outlines the water protection and water management measures required in Ireland to maintain high status of waters where it exists and to prevent any deterioration in existing water status. The second cycle of the River Basin Management Plan (RBMP) ran from 2018-2021, where separate plans were devised for all eight River Basin Districts (RBDs) with the objective of achieving at least 'good' status for all waters by 2027. The third cycle of the River Basin Management Plan is currently in the process of being prepared. It was noted also that DAERA has published the Draft River Basin Management Plan for Northern Ireland for the 3rd cycle period.

Water quality data is collected by the EPA⁵². The County is located mainly within the Erne, Lough Neagh and Lower Bann, and the Newry, Fane, Glyde and Dee catchments.

The EU Groundwater Directive (2006/118/EC) uses a holistic approach to groundwater by addressing the relationships between groundwater, surface water and ecological receptors. Groundwater is considered by its ecological status, which is based on two assessments: chemical and quantitative status. Both of these need to be in good condition for the overall water body to be classified as good.

The WFD groundwater status (2016-2021) underlying Monaghan is generally identified as being of Good status, with a section in the north of the County classified as Poor.

The WFD status of rivers and streams (2016-2021) draining Monaghan ranges from high (sections of rivers and streams, including the Scotstown), to good (sections of rivers and streams, including the Blackwater (Monaghan), Glyde, Fane, and the Blackwater (Annaghroe)), to moderate (sections of rivers and streams including: the Rossdreenagh, Clontibret, and Fin) and to poor (sections of rivers and streams including: Magherarney, Conawary, Dromore, and the Annahale).

The WFD Lake Waterbody Status (2016-2021) in Monaghan ranges from Moderate (lakes including: Muckno, Avaghon, Glaslough, and Hollywood), to poor (such lakes including: Lake Emy, Lake Inner, White Rockcorry, and Nagarnaman), to bad (Lake Egish).

Pressures on waterbodies that are failing to meet the WFD's overall objective of 'good' status has been identified by the SEA. This section provides information on aquifer vulnerability, aquifer productivity and entries to the WFD's Registers of Protected Areas.

Certain areas across the County are at risk of flooding from various sources including groundwater, pluvial, and fluvial. Rivers are the primary cause of flooding in Monaghan and historically severe flooding events are attributed to fluvial sources ranging from the major rivers. The Erne catchment comprising of the Dromore River, the Finn River and the Bunnoe river systems dominate the west of the county. The Blackwater River system is in the north of county and to the south are the Fane and Glyde river catchments.

The OPW is the lead agency tasked with the management of flood risk in the Republic of Ireland. In 2022, the OPW reviewed their 2016 Flood Risk Management Plans (FRMP). The purpose of each FRMP is to outline the long-term strategy to manage flood risk in Ireland. Several settlements were identified by the OPW in 2012 as requiring detailed assessment of flood risk (Areas for Further Assessment)⁵³. These settlements are - Annaghkilly, Carrickmacross, Castleblaney, Clones, Drumgoole, Monaghan Town, Scotshouse, and Smithborough.

⁵² [EPA Maps](#). Water.

⁵³ Available online at [Microsoft Word - PFRA Main Report - Rev D.doc](#).



A Strategic Flood Risk Assessment (SFRA), as required by 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of the Environment, Heritage and Local Government and Office of Public Works, 2009) and Circular PL 2/2014 (Department of Environment, Community and Local Government), is undertaken alongside the preparation of the County Development Plan. This document provides information on land use zoning, flood risk management policy and flood risk indicators in the county.

The GSI rates groundwaters according to both their productivity and vulnerability to pollution. Aquifer vulnerability refers to the ease with which pollutants of various kinds can enter into groundwater. The vulnerability of aquifers underlying the County are mapped on Figure 4-15. The GSI also rates aquifers based on the hydrogeological characteristics and on the value of the groundwater resource. This is referred to as aquifer productivity and is mapped on Figure 4-16.

Mapping data for the Water Environment is presented in Figures 4-11 to 4-18, including, where available, baseline data for the Northern Irish water environment.

The Water assessment utilised information from the following sources:

- EPA - WFD Data.
- GSI data on groundwaters, aquifers and bedrock information.
- Catchment Flood Risk Assessment and Management (CFRAM) Study and associated FRMPs (OPW, as reviewed 2022).
- Flood Risk Assessment (FRA) Mapping⁵⁴ (OPW).

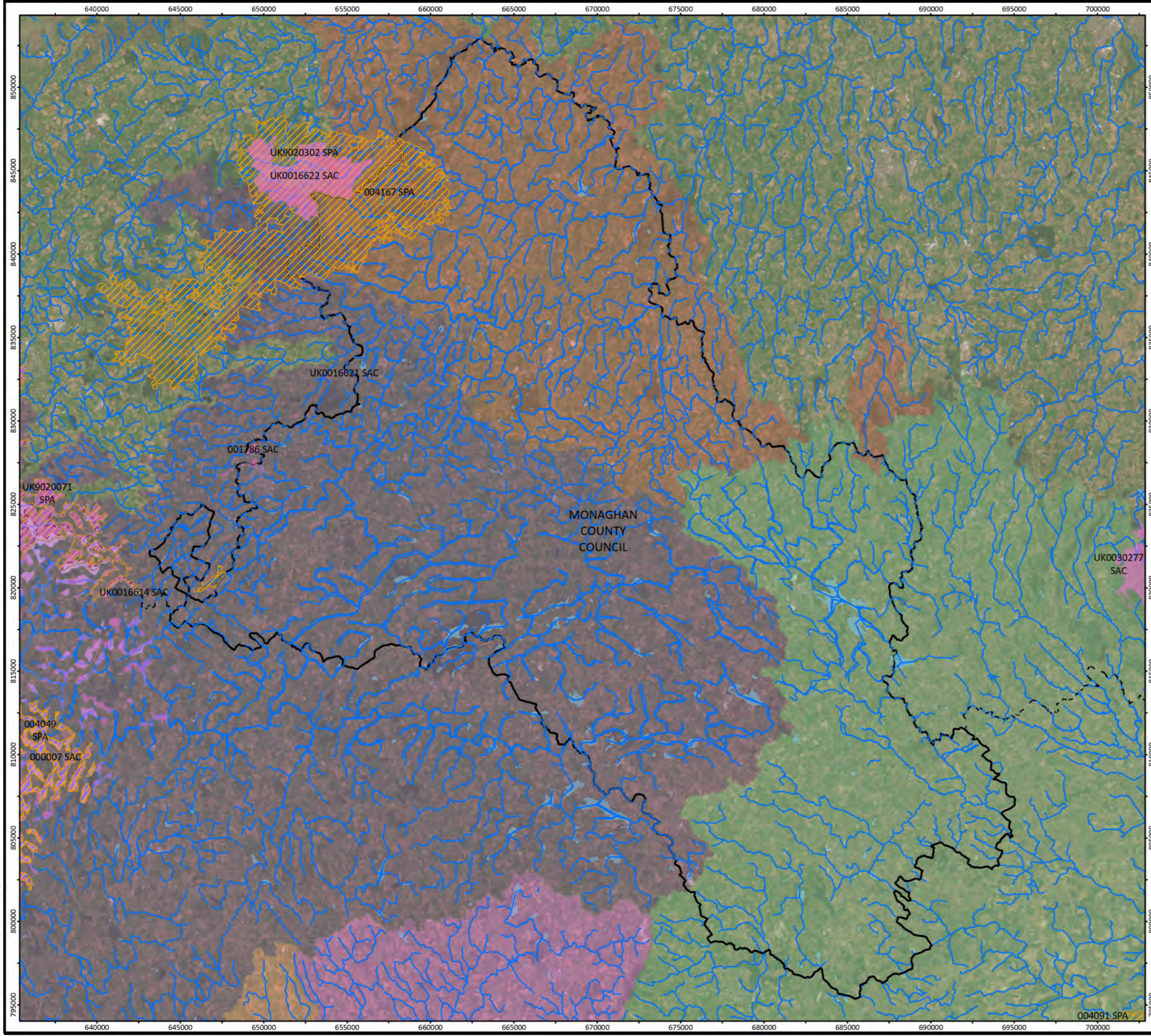
4.9.1 Key Considerations relating to the Draft Plan

The key considerations in relation to Water are as follows:

- Adverse impacts upon the status of water bodies, including bathing waters, arising from changes in quality, flow and/or morphology due to development.
- Significantly scaled development impacting upon hydrological/hydrogeological regimes.
- Increase in the risk of flooding and greenfield development inadvertently contributing to flood risk.
- Potential pressures and impacts on water body status from the construction of development and infrastructure projects (i.e. increased sedimentation and accidental spillage/run-off).
- Potential transboundary impacts on the water environment in Northern Ireland.
- The potential for incompatible development occurring in flood risk zones.
- Impacts of agricultural development on water quality.
- The need to improve water quality in the Plan Area - in the context of agricultural pressures, drumlin topography and soil types and hydrology contributing to negative effects on water quality.

⁵⁴ OPW (2022) Flood risk maps and data platform - Available at <https://www.floodinfo.ie/map/floodmaps/>

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Legend

- Local Authority Boundary
- Northern Ireland
- Rivers
- WFD Lake Segments
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)

WFD Catchments

Catchment Name

- Boyne
- Erne
- Lough Neagh & Lower Bann
- Newry, Fane, Glyde and Dee
- Upper Shannon

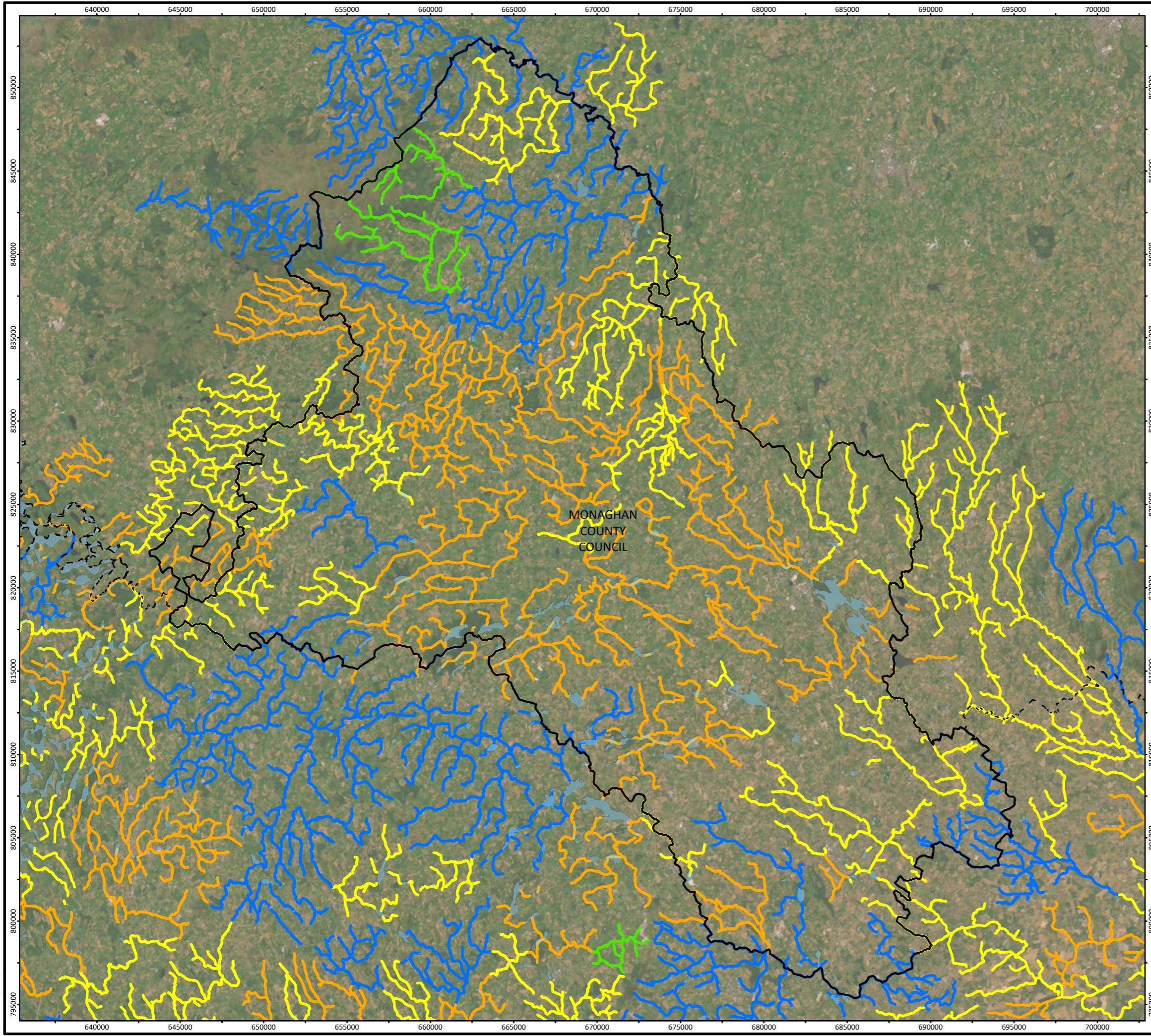
Note: There is no catchment data available for Northern Ireland

Hydrology	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.11
CLIENT:	Monaghan County Council
DATE: 02/07/2024	SCALE: 1:225,000 @ A3

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Legend

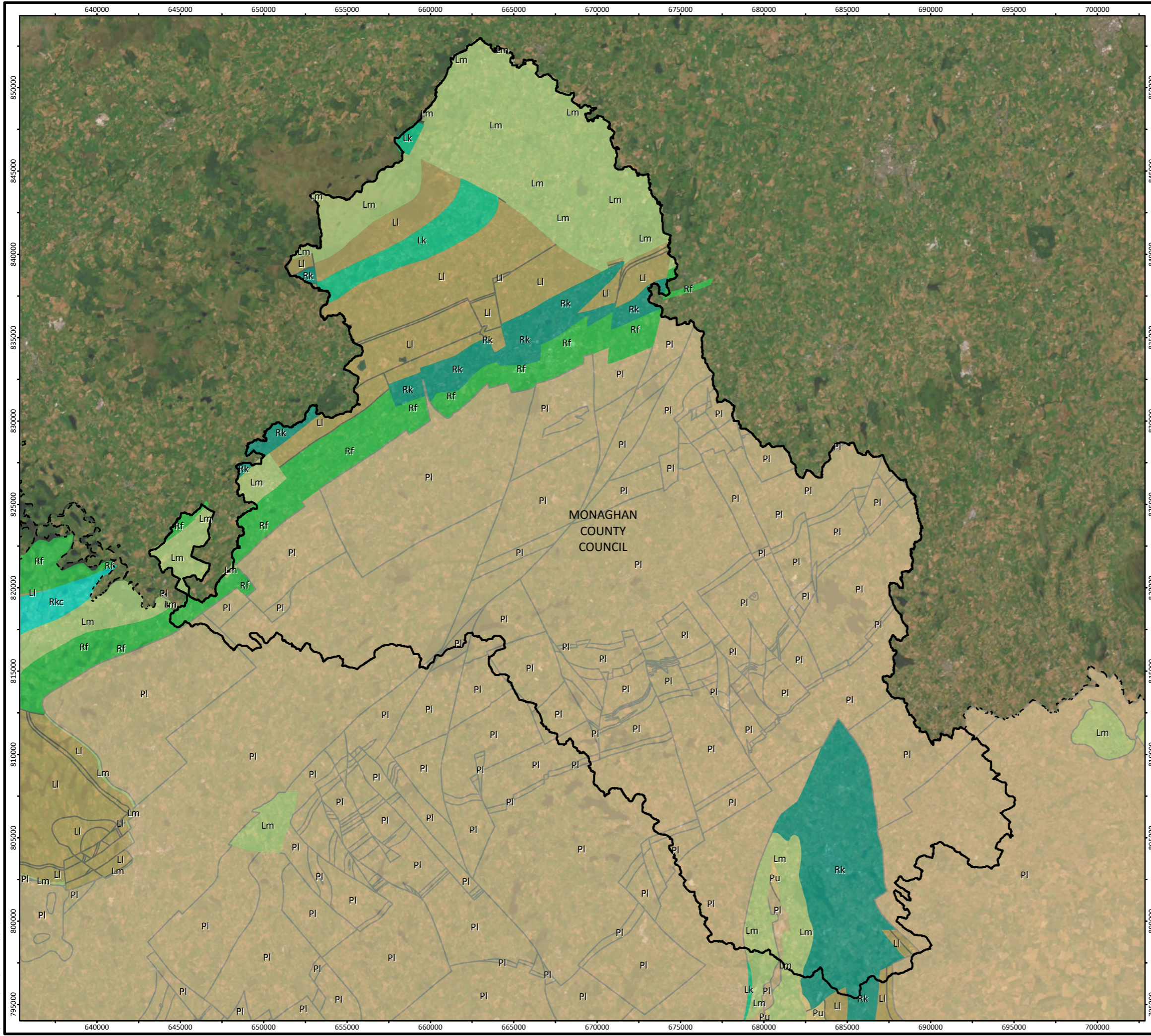
- Local Authority Boundary
- Northern Ireland
- EPA Rivers - WFD Status 2016 - 2021**
- Poor
- Moderate
- Good
- High
- WFD Lake Segments

Note: Surface water status data is only available for the Republic of Ireland

WFD Surface Water Status	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.12
CLIENT:	Monaghan County Council
DATE: 12/06/2024	SCALE: 1:225,000 @ A3

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Legend

- Local Authority Boundary
- Northern Ireland

Bedrock Aquifers

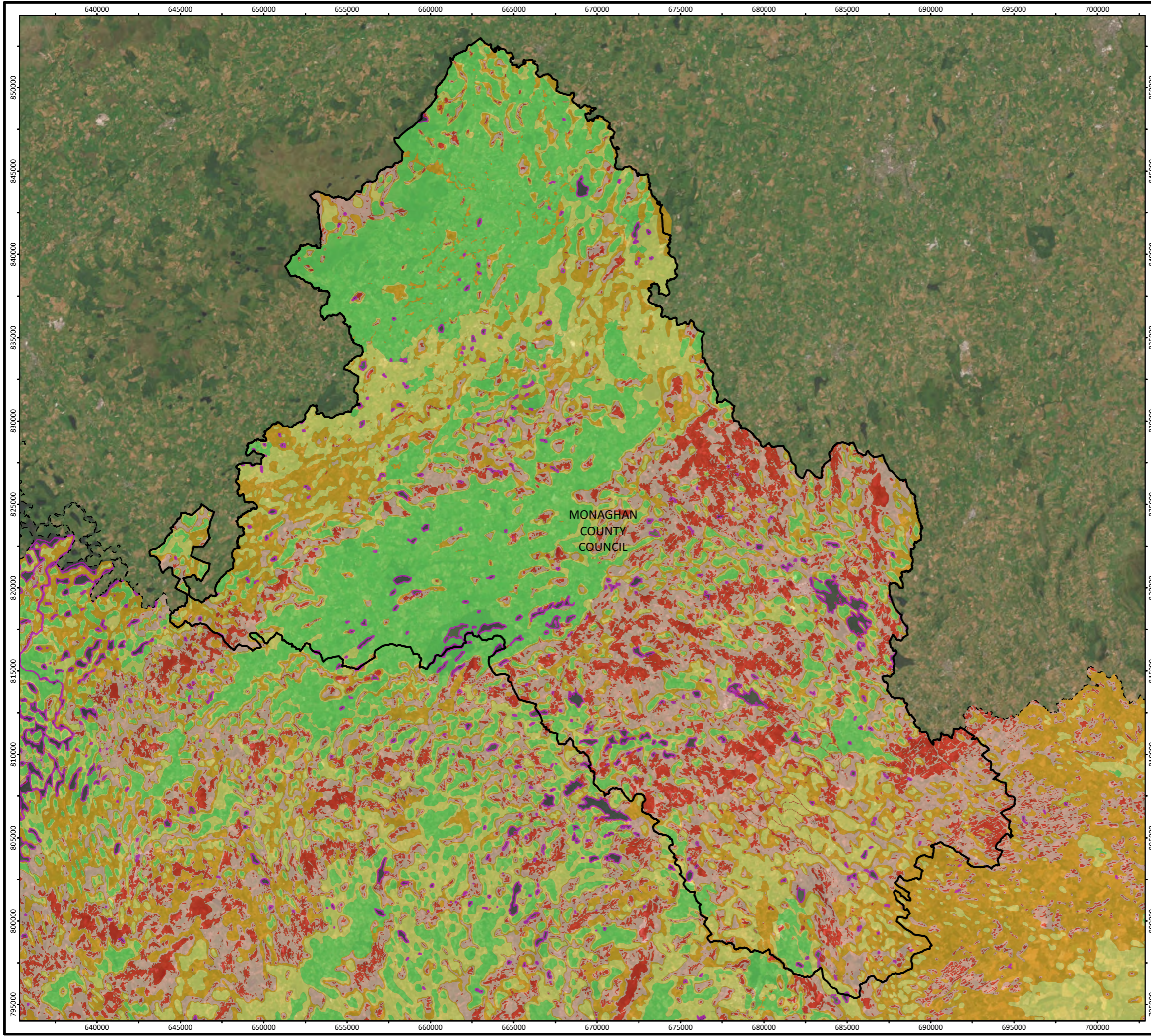
- Lk: Locally Important Aquifer - Karstified
- Ll: Locally Important Aquifer - Bedrock Mod Productive Locally
- Lm: Locally Important Aquifer - Bedrock Generally Mod Productive
- Pl: Poor Aquifer Bedrock Generally Unproductive Except Locally
- Pu: Poor Aquifer Bedrock Generally Unproductive
- Rf: Regionally Important Aquifer - Fissured Bedrock
- Rk: Regionally Important Aquifer - Karstified
- Rkc: Regionally Important Aquifer - Karstified (conduit)

Note: Aquifer data is only available for the Republic of Ireland

Aquifer Classification	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.13
CLIENT:	Monaghan County Council
DATE: 13/06/2024	SCALE: 1:225,000 @ A3

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Legend

- Local Authority Boundary
- Northern Ireland

Groundwater Vulnerability

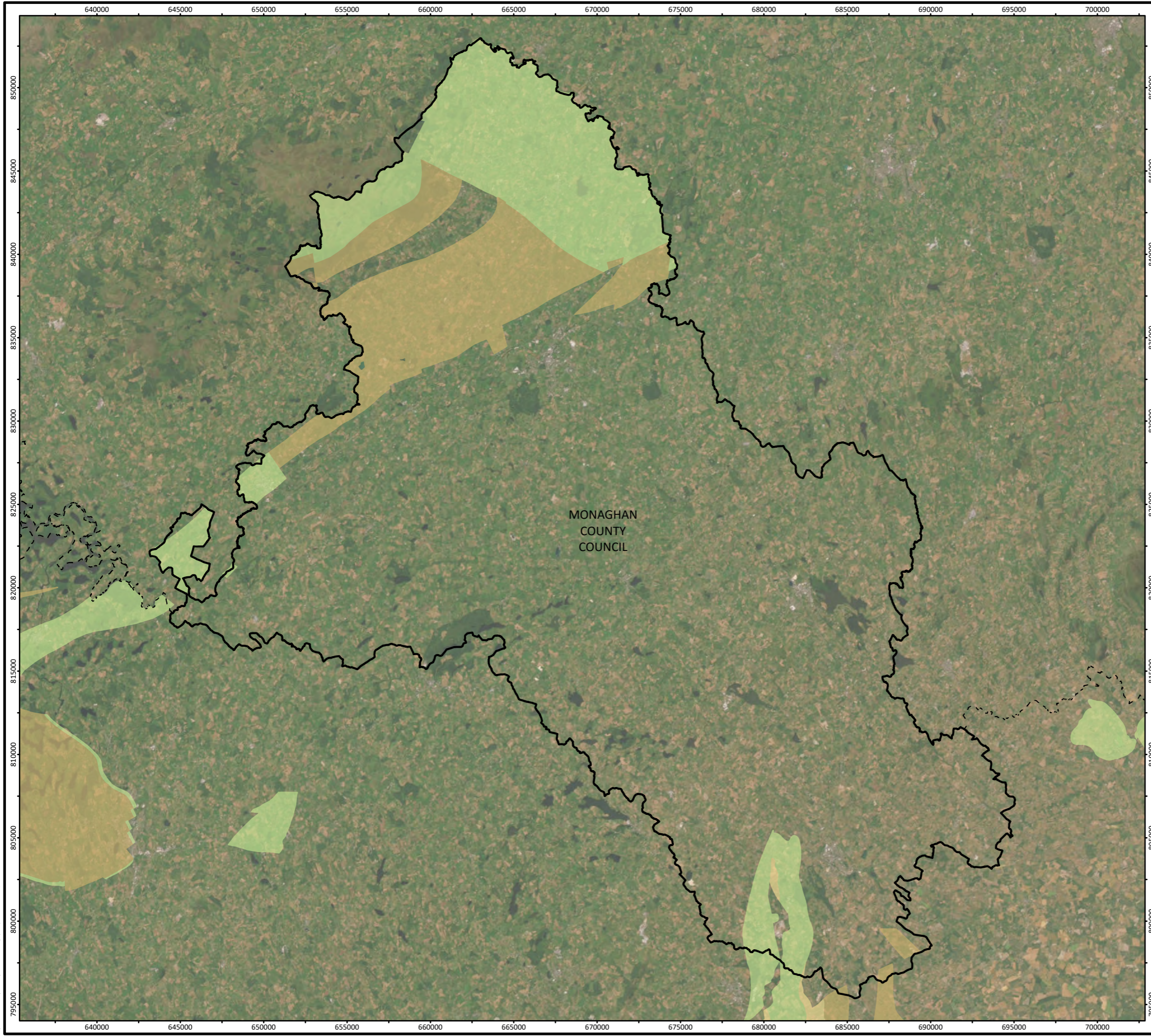
- E - Extreme
- H - High
- M - Moderate
- L - Low
- Water
- X - Rock Near Surface or Karst

Note: Groundwater vulnerability data is only available for the Republic of Ireland

Groundwater Vulnerability	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.15
CLIENT:	Monaghan County Council
DATE: 13/06/2024	SCALE: 1:225,000 @ A3



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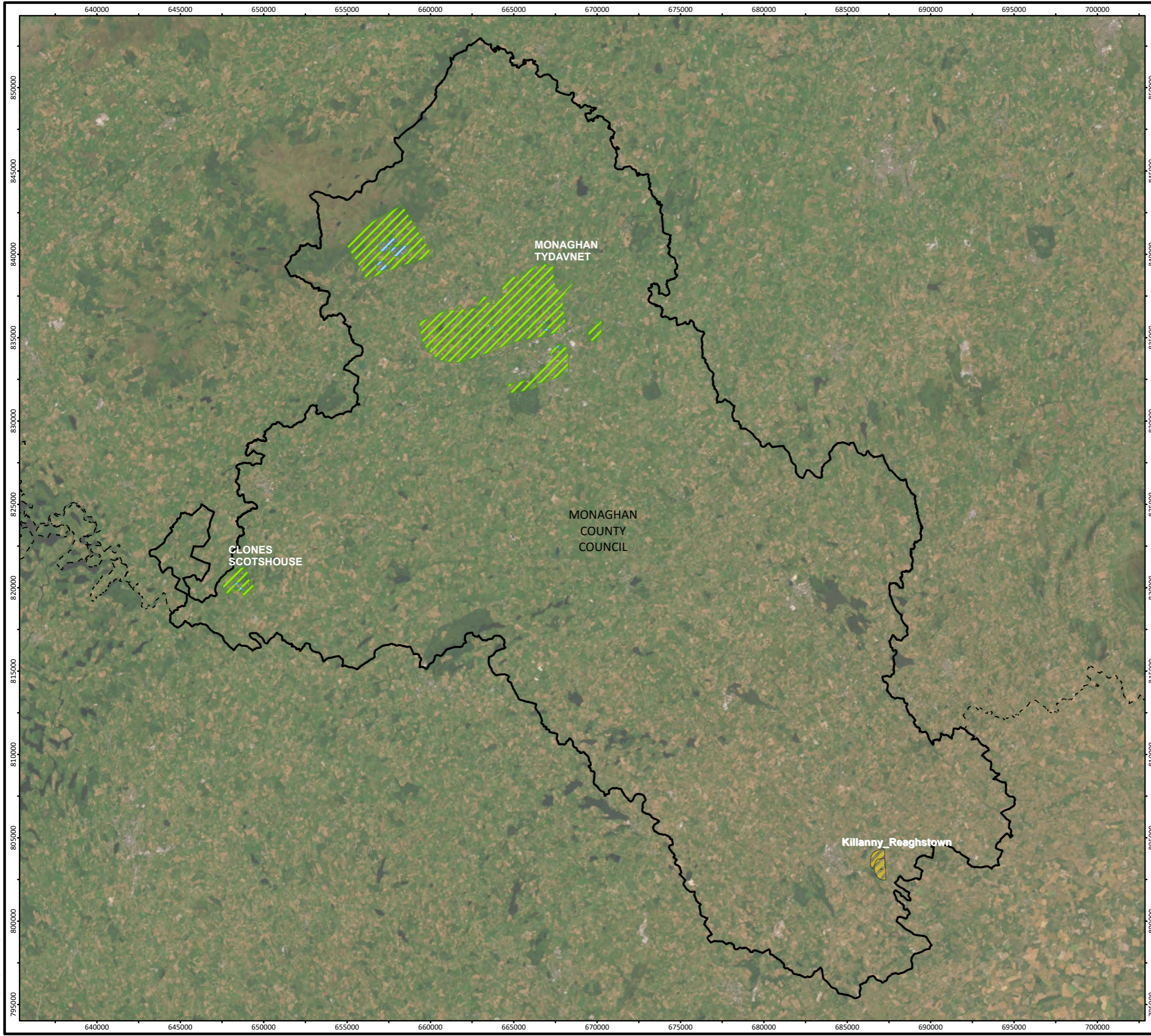
- Legend**
- Local Authority Boundary
 - Northern Ireland
- Bedrock Aquifers**
- LI: Locally Important Aquifer - Bedrock Mod Productive Locally
 - Lm: Locally Important Aquifer - Bedrock Generally Mod Productive
 - Pu: Poor Aquifer Bedrock Generally Unproductive

Note: Groundwater productivity data is only available for the Republic of Ireland

Groundwater Productivity	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.16
CLIENT:	Monaghan County Council
DATE: 13/06/2024	SCALE: 1:225,000 @ A3



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Legend

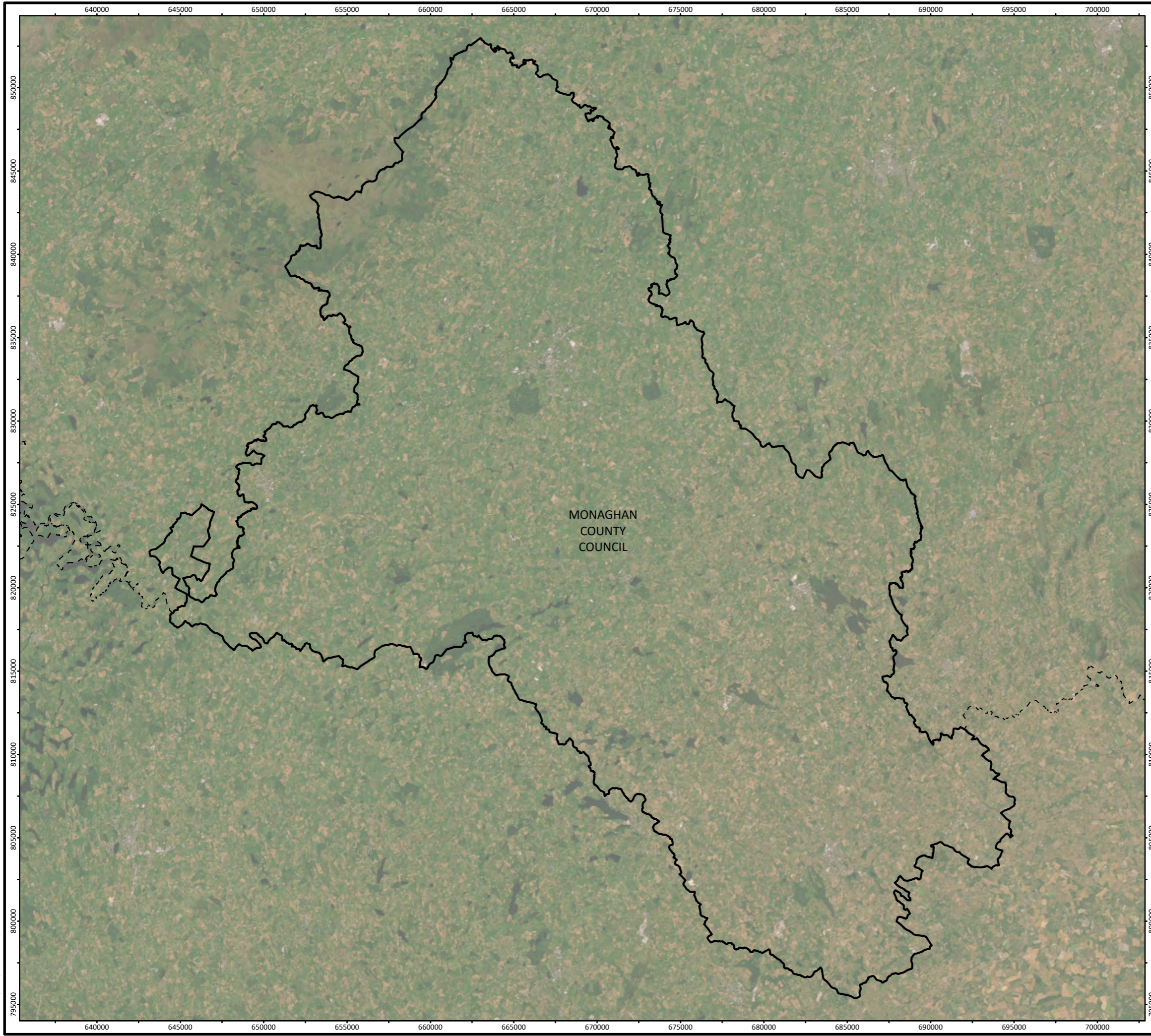
- Local Authority Boundary
- Northern Ireland
- GSI Source Protection Areas**
 - Source Protection Area (Inner)
 - Source Protection Area (Outer)
 - Group Scheme Preliminary Source Protection Areas

Note: Data is only available for the Republic of Ireland

Drinking-water Source Protection Areas	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.17
CLIENT:	Monaghan County Council
DATE: 13/06/2024	SCALE: 1:225,000 @ A3

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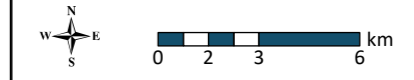


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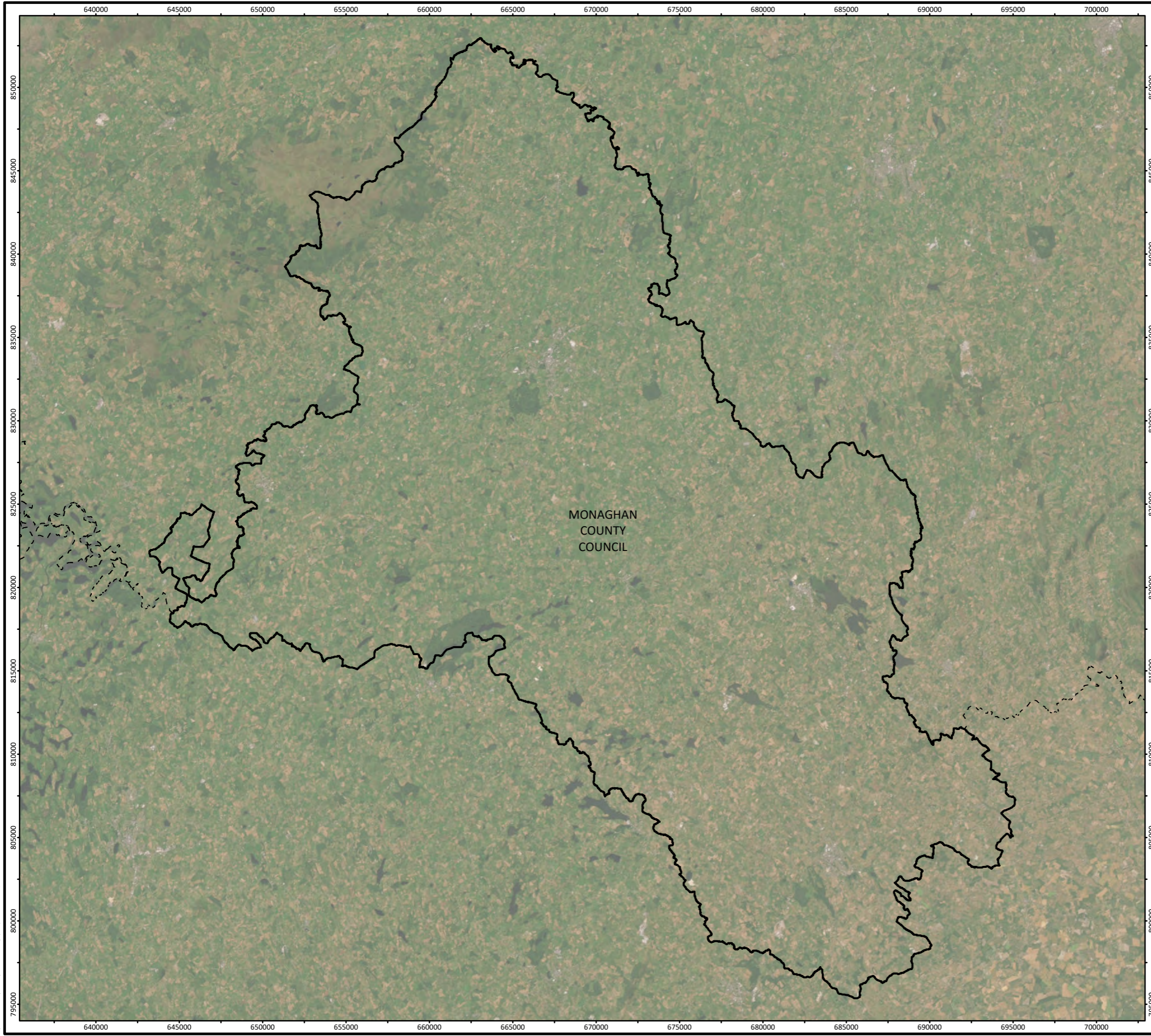
- Local Authority Boundary
- Northern Ireland

Note: There is no data contained within the Local Authority Boundary. Data is also only available for the Republic of Ireland



WFD Register of Protected Areas	
Bathing Water Areas	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.18a
CLIENT:	Monaghan County Council
DATE: 13/06/2024	SCALE: 1:225,000 @ A3



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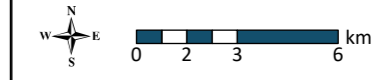


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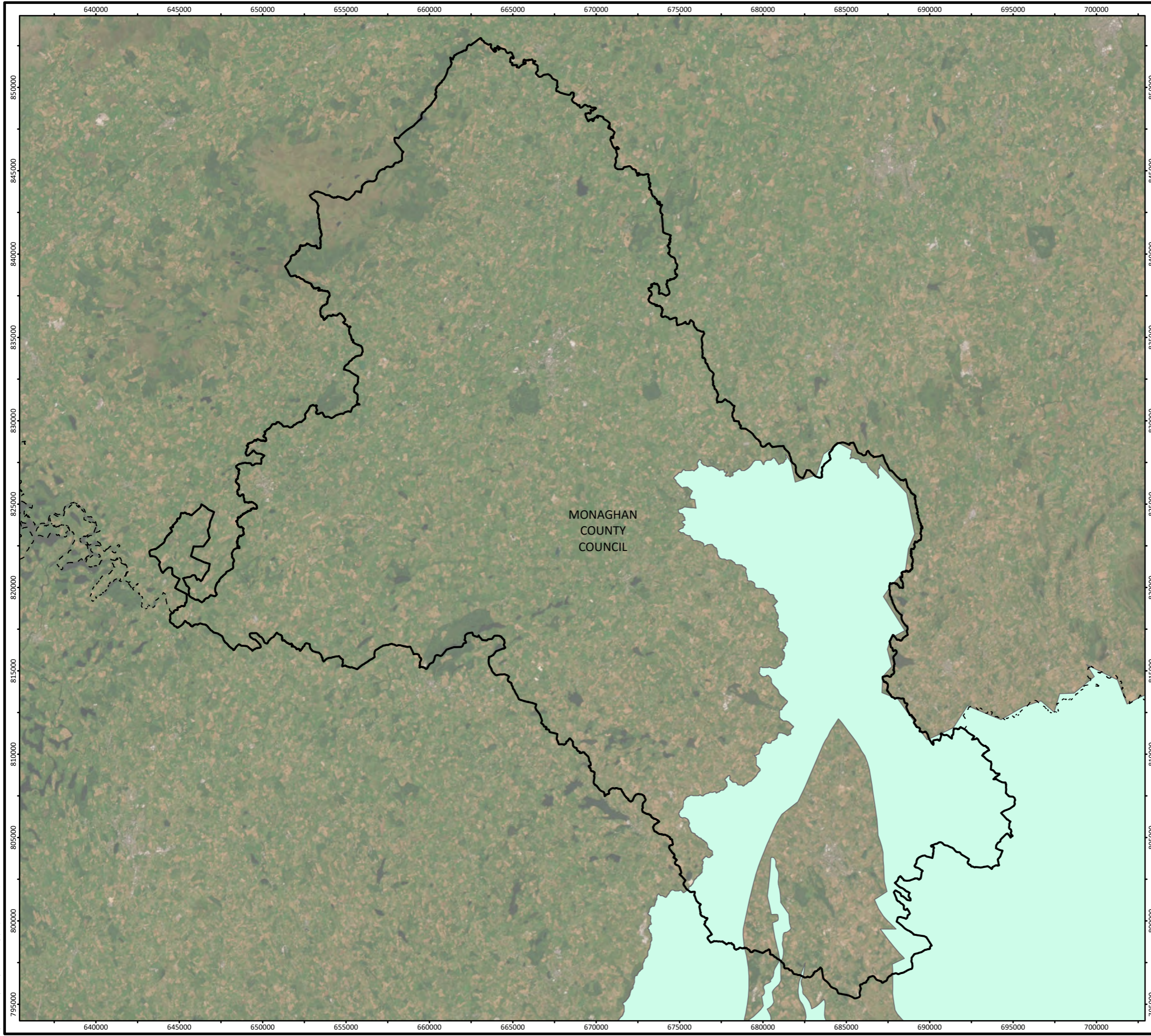
-  Local Authority Boundary
-  Northern Ireland




Note: There is no data contained within the Local Authority Boundary. Data is also only available for the Republic of Ireland

WFD Register of Protected Areas	
Salmonid	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.18b
CLIENT:	Monaghan County Council
DATE: 13/06/2024	SCALE: 1:225,000 @ A3

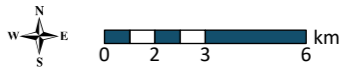


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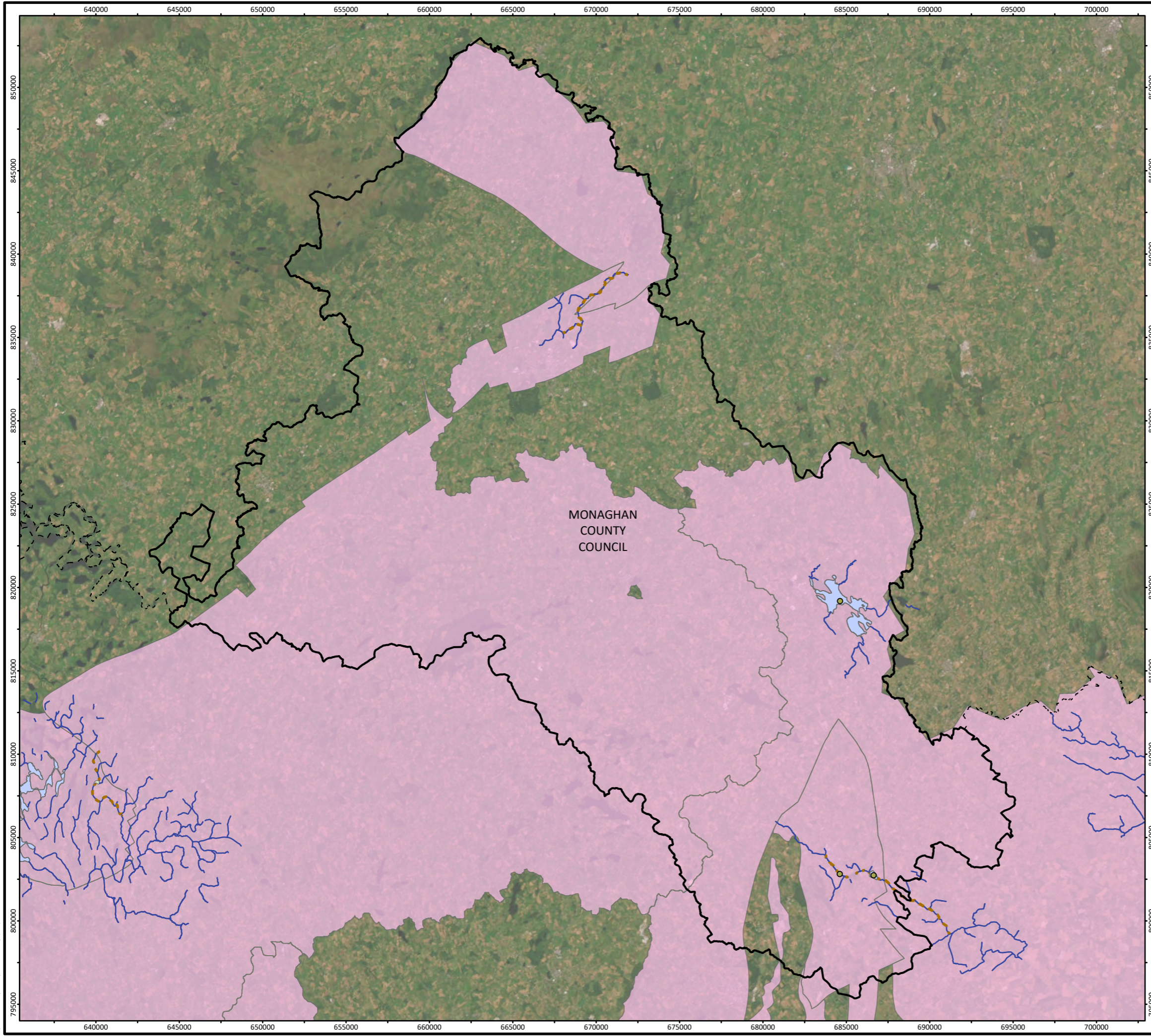
- Legend**
-  Local Authority Boundary
 -  Northern Ireland
 -  WFD Groundwater Bodies that intersect with WFD_RPA_Shellfish

Note: Data is also only available for the Republic of Ireland

WFD Register of Protected Areas	
Shellfish Areas	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.18c
CLIENT:	Monaghan County Council
DATE: 13/06/2024	SCALE: 1:225,000 @ A3
	



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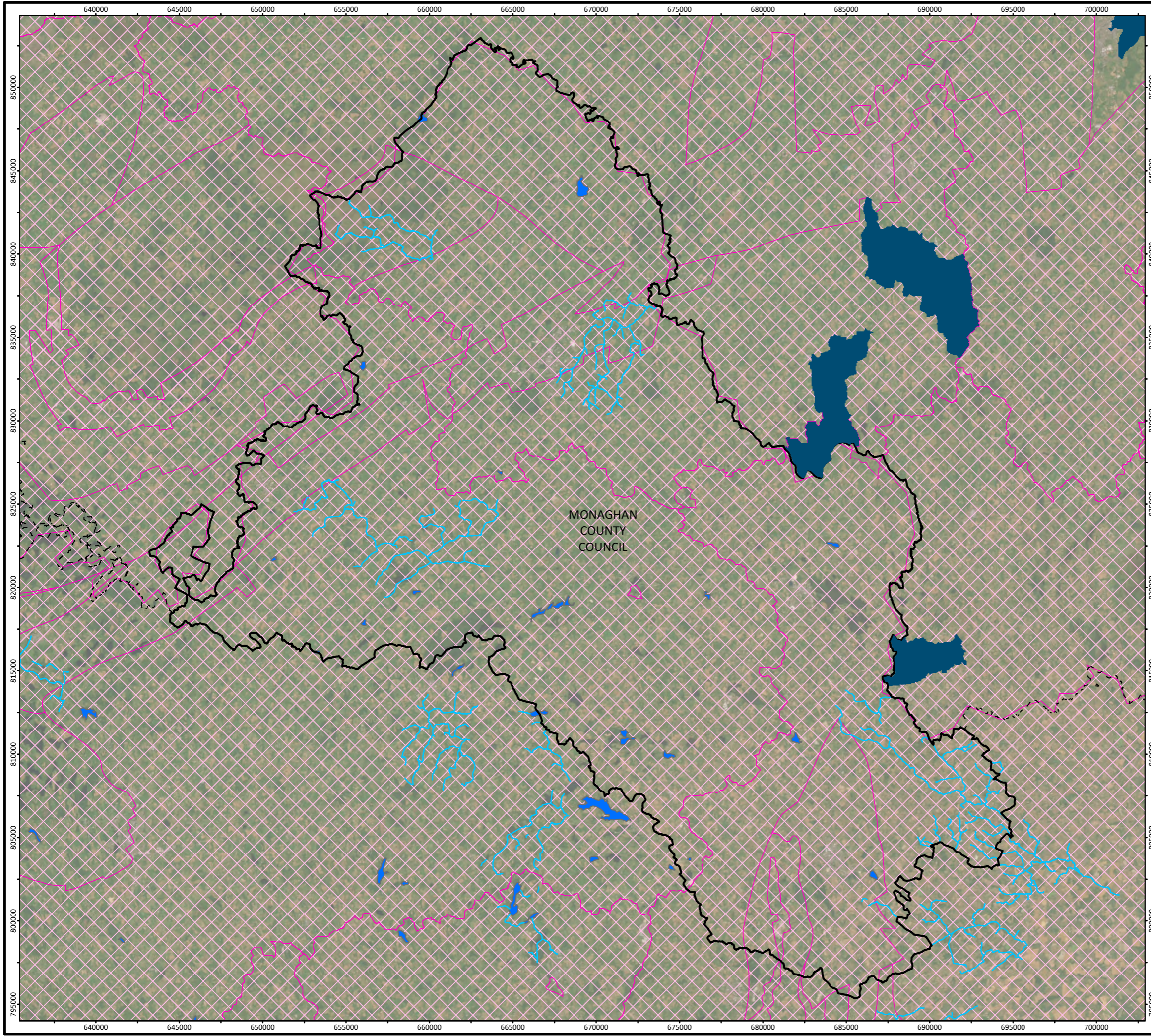
- Legend**
- Local Authority Boundary
 - Northern Ireland
 - Designated Nutrient Sensitive Points
 - WFD Riverwater Bodies that intersect with Designated Nutrient Sensitive Areas (Pts, Polyline or Polygons)
 - - - Designated Nutrient Sensitive WFD_RiverwaterBodies
 - WFD Surface Water Polygons that intersect with Designated Nutrient Sensitive Areas (Pts, Polyline or Polygons) (Lake, Coastal and Transitional Water Bodies)
 - WFD Groundwater Bodies that intersect with Designated Nutrient Sensitive Areas (Pts, Polyline or Polygons)
 - Designated Surface Water Nutrient Sensitive Areas

Note: Data is also only available for the Republic of Ireland

WFD Register of Protected Areas	
Nutrient Sensitive Areas	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.18d
CLIENT:	Monaghan County Council
DATE: 13/06/2024	SCALE: 1:225,000 @ A3



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- Legend**
- Local Authority Boundary
 - Northern Ireland
 - WFD Riverwater Bodies that are protected for drinking water
 - WFD Lakewater bodies that are protected for drinking water
 - WFD Groundwaters that are protected for drinking water
 - Northern Ireland Surface Drinking Water Protected Areas

WFD Register of Protected Areas	
Drinking Water	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.18e
CLIENT:	Monaghan County Council
DATE: 13/06/2024	SCALE: 1:225,000 @ A3





4.10 Material Assets

Other level material assets include transport infrastructure, power generation plants and supply networks, water supply, wastewater treatment infrastructure and waste disposal sites among others. Potential opportunities and conflicts associated with these assets were considered in the SEA. Other material assets covered by the SEA included archaeological and architectural heritage (see Section 4.5) and natural resources of economic value, such as soil⁵⁵, air and water (see Sections 4.6, 4.8 and 4.9).

4.10.1 Water Services

4.10.1.1 *Wastewater*

Wastewater demand and capacity information at settlements that were considered by the SEA, where available, include⁵⁶:

- Population served.
- Loading.
- Capacity.
- Level of treatment.
- Spare capacity or shortfall.
- Compliance with the Urban Waste Water Treatment Directive.
- Wastewater infrastructure investment needs.

The EPA produces annual reports on the treatment of urban wastewater from cities, towns and urban communities. The latest EPA 2023 report⁵⁷ 'Urban Waste Water Treatment in 2022' identifies the priority areas where resources must be targeted, in order to protect the environment from the harmful effects of waste water and deliver environmental improvements where they are most needed. Based on the EPA's assessment of monitoring information provided by Uisce Éireann and the enforcement activities carried out by the EPA, this report identifies urban areas with the most important environmental issues that must be addressed. Castleblaney and Carickmacross in Monaghan are listed as priority areas.

4.10.1.2 *Surface Water Drainage*

Sustainable Urban Drainage Systems (SuDS) can minimise the quantity and increase the quality of surface water runoff as well as mitigating adverse impacts of climate change. SuDS can also provide amenity and biodiversity benefits.

⁵⁵ Soil and geological resources will be considered under this topic including with respect to mineral locations and aggregate potential.

⁵⁶ Detailed water services information has informed the preparation of the SEA Environmental Report.

⁵⁷ Available at [Monitoring & Assessment: Wastewater | Environmental Protection Agency \(epa.ie\)](https://www.epa.ie/monitoring/assessment/wastewater/)



4.10.2 Waste Management

The Waste Management Act 1996 requires Local Authorities to make a waste management plan either individually or collectively for their functional areas. In 2015, Monaghan was guided by the *Connacht-Ulster Waste Management Plan 2015-2021* which provided the framework for solid waste management in the region. Post 2021, waste management in Ireland is guided by the first *National Waste Management Plan for a Circular Economy*, which replaces the existing regional plans. This Plan sets out a framework for the prevention and management of waste in Ireland for the period 2023 to 2029.

The most recent Circular Economy and Miscellaneous Provisions Act 2022 provides a legal basis to support the circular transition by: 1) incentivising the use of reusable and recyclable alternatives to a range of wasteful single-use disposable packaging and other items, 2) re-designating Ireland's existing Environment Fund as a Circular Economy Fund, 3) requiring mandatory segregation and incentivised charging for commercial waste, similarly to the system that already exists for the household market, and 4) improving our national regulatory processes, to encourage the safe and sustainable re-use of materials instead of treating them as wastes.

4.10.3 Transport

There are four key road transport linkages in the region;

- Dublin – Belfast Corridor (M1/A1)
- North Western Route (N2/A5)
- Central Radial Route (N3/M3/A509)
- East West Link Road (Dundalk/Sligo route)

Monaghan is well served with Bus Eireann and Ulster bus services to Dublin, Belfast, Galway, Letterkenny and Derry. Within the county, there are two Local Link services providing a local service which links rural areas in to the towns; the M1 and M2. The M1 serves a route from Tydavnet to Monaghan Institute, and the M2 serves a route from Ballybay to Monaghan Institute.

4.10.4 Green Infrastructure

Green infrastructure (GI) is a crucial component in building resilient communities capable of adapting to the consequences of climate change with trees, woodlands and wetlands providing carbon capture and slowing water flows while improving air quality. The Green Infrastructure strategy will identify, connect and protect green infrastructure resources and enhance their environmental and human benefits.

The existing Green Infrastructure in County boasts many key features such as uplands, bogs and wetlands to urban parks, and canals. It is notable that many of the features that make up County Monaghan's Green Infrastructure have a cross border dimension, such as Sliabh Beagh/Bragan, Mullyash, River Fane and the Ulster Canal.

4.10.5 Public Assets and Infrastructure

Public assets and infrastructure that have the potential to be impacted upon by the Plan, if unmitigated, include settlements; resources such as public open spaces, parks and recreational areas; public buildings and services; transport and utility infrastructure (electricity, gas, telecommunications, water supply, waste water infrastructure etc.); forestry; and natural resources that are covered under other topics such as water and soil.



4.10.6 Land

The Plan has the potential to assist with the reuse and regeneration of brownfield sites thereby contributing towards sustainable mobility and reducing the need to develop greenfield lands and associated adverse environmental effects. Brownfield lands are generally located within urban/suburban areas.

4.10.7 Renewable Energy Potential

Under EU Directive 2001/77/EC Renewable Energy, renewable energy sources are defined as renewable non-fossil energy sources such as, but not limited to wind, solar, geothermal, wave, tidal, hydropower, biomass, landfill gas, sewage treatment plant gas, biogases and biochar (i.e., the thermal treatment of natural organic materials in an oxygen-limited environment).

A Pre-Draft submission from the Department of the Environment, Climate & Communications noted the Renewable Electricity Spatial Policy Framework, which is currently being prepared pursuant to Action EL/23/2 of the Climate Action Plan 2023. This will be the national policy for onshore renewable electricity and will inform and reshape the development and distribution of onshore wind and solar PV generation.

Other available information on renewable energy potential within and adjacent to the County – and associated Plan provisions – was considered by the SEA.

4.10.7.1 Energy Related Material Assets and Infrastructure

SEAI (2020⁵⁸) published the kilotonnes of oil equivalent (ktoe) data which showed that 86% of Ireland's energy came from fossil fuels at that time. Transportation and residential represented the highest resource demand. The generation of renewable energy has been increasing over the past ten years, with a growth in the number of wind farms (from 5.8% of gross final energy consumption (GFC) in 2010 to 13.5% of GFC in 2020⁵⁹). This is an important feature of Monaghan's function.

All traditional power plants are in a process of transition to renewable/sustainable sources to align with the targets in the Climate Action Plan 2023.

The SEA of Material Assets utilised information from the following sources:

- Climate Change Advisory Council
- Department of Defence
- Department of the Environment, Climate and Communications, including the following:
 - SEAI's report on the National Energy Projections 2023 and the associated article (November 2023)
- Department of Housing, Local Government, and Heritage (DHLGH)⁶⁰
- EPA
- Electricity Supply Board (ESB)
- Iarnród Éireann
- Irish Bioenergy Association (IrBEA)

⁵⁸ SEAI. 2020. SEI01 - Energy Balance data resource; Available at [SEI01 - Energy Balance \(ktoe\) - Datasets - data.gov.ie](https://data.gov.ie/dataset/sei01-energy-balance-ktoc)

⁵⁹ SEAI. 2020. Overall renewable energy share - available at [Renewables | Energy Statistics In Ireland | SEAI](https://www.seai.ie/energy-statistics-in-ireland)

⁶⁰ [Energy Offshore Renewable - Datasets - data.gov.ie](https://data.gov.ie/dataset/energy-offshore-renewable)



- Irish Solar Energy Association (ISEA)
- Irish Wind Energy Association (IWEA)
- SEAI
- Transport Infrastructure Ireland (TII)
- Uisce Éireann

4.10.8 Key Considerations relating to the Draft Plan

It is not likely that the Draft Plan will result in significant effects to wastewater treatment or water services in general, given the nature of the plan.

The key considerations in relation to Material Assets are as follows:

Economic growth and development have the potential to increase energy demand within the Plan area significantly.

- Failure to provide adequate and appropriate wastewater treatment (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts).
- Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts).
- Impact on users of private water supply (borehole / well / spring).
- Increases in waste generation levels.
- Demands for linear infrastructure development (i.e. active travel routes) and improved transport connectivity to neighbouring settlements.
- Disruptions to existing transport infrastructure through the development of alternative options such as active travel routes could occur.
- Effects on sensitive receptors with increased demands for active travel/green/renewable infrastructure, in particular during the construction phase.
- Demands for increased renewable infrastructure and associated connection networks.
- The need to appropriately manage potentially large volumes of waste that could be generated during large-scale development projects, in accordance with the Waste Management Act and 'Waste Hierarchy' principles.
- The need to appropriately and sustainably manage traffic associated with major development occurring in the Plan Area.
- The need to manage development interaction with existing and planned energy, water supply and wastewater networks.



4.11 Tourism and Recreation

Tourism and recreation are influenced by a range of factors in Ireland. International tourism has increased in recent years. Fáilte Ireland has recently published their four brand strategies⁶¹ which will define the spatial scope and spread of future tourism developments within Ireland. Monaghan hosts 'Ireland's Ancient East' and the success of the brand strategy will result in infrastructure demands to previously less trafficked areas. At a county level, Monaghan County Council has developed the Monaghan Tourism Strategy 2023-2028. Cultural Heritage sites also support heritage-related tourism and recreation, see Section 4.5. Landscape is also an important aspect in terms of Tourism, see Section 4.4.

The assessment of Tourism and Recreation utilised the following information sources:

- Department of Transport, Tourism and Sport
- Central Statistics Office (CSO)
- Recreational sailing groups and ferry operators
- Fáilte Ireland
- National Trails Office

4.11.1 Key Considerations relating to the Draft Plan

The key considerations in relation to Tourism and Recreation are as follows:

- Development occurring in the Plan area may affect local heritage, archaeology or visual amenity and, in turn, local tourism or recreational features and activity in the area.
- Infrastructure development may have the potential to restrict or reduce the quality of resources important for recreation and/or tourism including angling facilities, boating activities and/or associated resources.
- The promotion or development of blueways and greenways could add additional loading pressures in terms of visitor interactions at sensitive areas such as trampling, disturbance, erosion, littering etc.

4.12 Climate Change

The recent Climate Action and Low Carbon Development (Amendment) Act 2021 was established to provide for the approval of plans by the Government in relation to climate change. This aims at pursuing the transition to a climate resilient, biodiversity rich and climate neutral economy by no later than the end of the year 2050. Ireland's Climate Action Plans 2023 and 2024 set out Ireland's national and sectoral targets in this regard.

⁶¹ Wild Atlantic Way, Dublin's a Breath of Fresh Air, Ireland's Ancient East and Ireland's Hidden Heartlands



Future changes in climate and associated impacts on sea level, rainfall patterns/intensity and river flow will influence flooding frequency and extent in the future. Local Authorities in compliance with the Regional Planning Guidelines are attempting to adopt sustainable flood risk strategies in areas likely to be at risk of flooding in the future in the context of climate change and changing weather patterns. Changes to climate could lead to an increase in flooding events in Ireland. The OPW has undertaken a number of Flood Risk Management Studies for different River Basin Districts (RBDs) in Ireland. These studies have identified the areas which are most at risk and future management plans have been advised; these are adopted by the OPW. In some cases, mitigation measures will involve the construction of physical flood defences. The SEA has considered data related to climate from the following sources:

- Climate Change Advisory Council's Annual Review 2023
- Department of the Environment, Climate and Communications, including the following:
 - EPA's report on Ireland's Provisional Greenhouse Gas Emissions 1990-2022
- EPA
- CFRAM Studies⁶²

4.12.1 Key Considerations relating to the Draft Plan

The key considerations in relation to Climate Change are as follows:

- SEA processes can be utilised to maximise positive climate effects and co-benefits associated with the Plan.
- The potential impact of changes in climate, including climate related flood risk.
- The climate change impact of development (construction phase embodied carbon, operational phase greenhouse gas emissions).
- Opportunities to promote green/net zero buildings/development.
- Opportunities to promote carbon sequestration and enhanced land use.

⁶² Office of Public Works (2021) Catchment-based Flood Risk Assessment and Management (CFRAM) Programme [gov.ie](http://www.gov.ie) - [CFRAM Programme \(www.gov.ie\)](http://www.gov.ie)



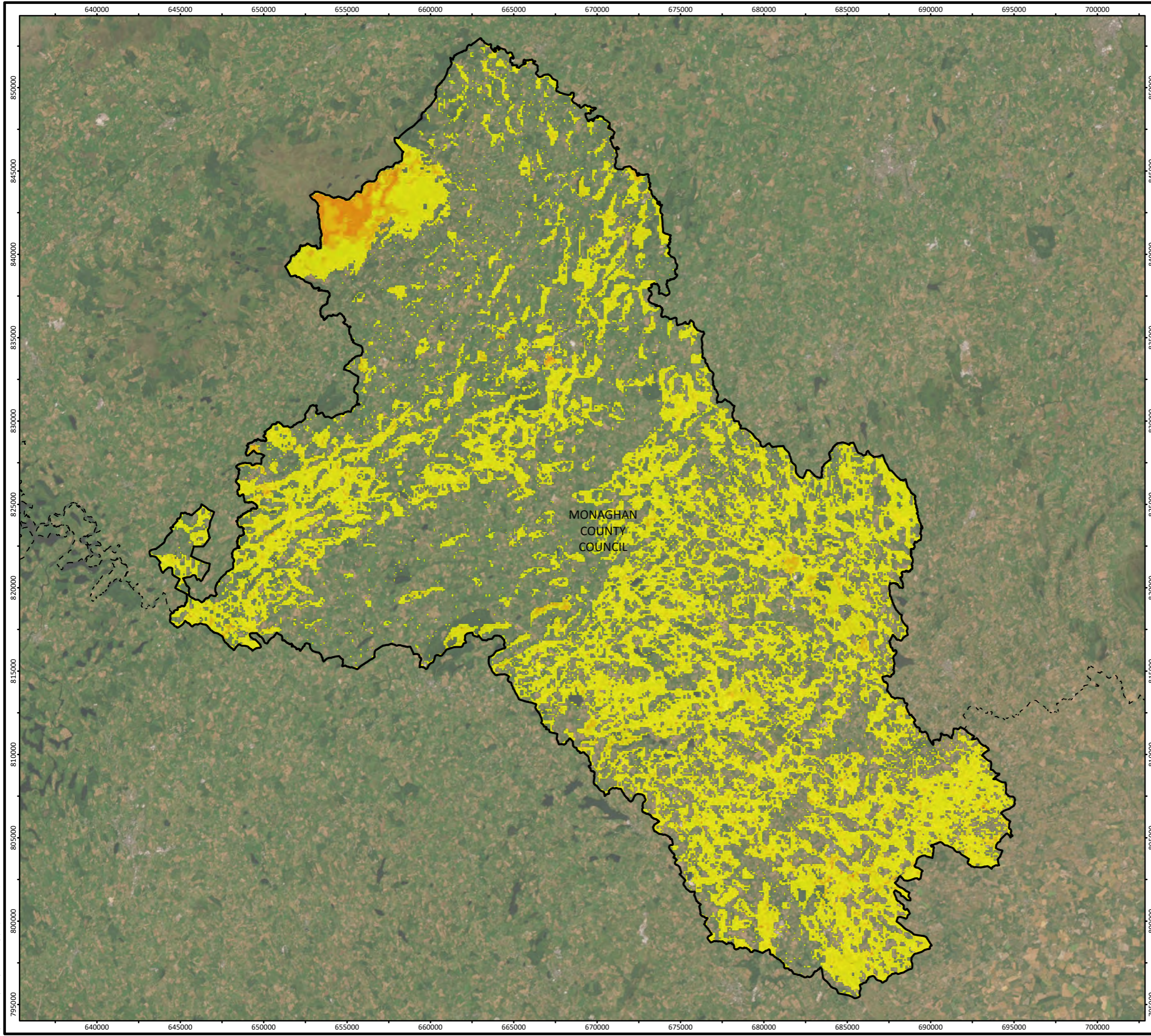
4.13 Constraints and Opportunities

The environmental baseline data was overlaid in raster form and ranked accordingly to produce an overall constraints and opportunities map for the Council's administrative boundary (Figure 4-19). The map was prepared using Geographical Information System (GIS) software that allowed for a weighting system to be applied with differentiation in certain layers as follows:

Vector Layer	Weighting	Rationale
SAC	1	Protected
SPA	1	Protected
NHA	1	Protected
pNHA	0.5	Not fully protected
Archaeological Heritage	1	Protected
WFD High	0.5	High quality most sensitive to perturbation
Wells and Springs	1	Protected
Groundwater High	1	High vulnerability most sensitive to perturbation
Salmonid Water	1	Protected

Where the mapping shows a concentration of environmental sensitivities there is an increased likelihood that development or activities supported by Plan action will conflict with these sensitivities and cause environmental deterioration. However, the occurrence of environmental sensitivities does not preclude development or activities; rather it flags at a strategic level that the mitigation measures - which have been integrated into the Plan - will need to be complied with in order to ensure that the implementation of the plan contributes towards environmental protection.

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No imagery, cartographic, geographic, or other data is shown on this map. © OpenStreetMap (and) contributors, CC-BY-SA
Path: R:\Map Production\2024\24-147\Workspaces\SEA_ER\SEA_ER_Fig4-20 Constraints and Opportunities.aprx



Legend

- Local Authority Boundary
- Northern Ireland

Constraints & Opportunities

Value

- 0-1
- 1-2
- 2-3
- 3-4
- 4-5
- 5-6

Constraints and Opportunities	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	4.19
CLIENT:	Monaghan County Council
DATE: 13/06/2024	SCALE: 1:225,000 @ A3

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4.14 Evolution of the Baseline Environment without the implementation of the Plan

The SEA Directive requires that consideration is given to the likely evolution of the baseline environment in the event the Draft Plan is not adopted and implemented

It is predicted that the following would occur in the event the Monaghan County Development Plan 2019 – 2025 expires and the Monaghan County Development Plan 2025 – 2031 is not adopted and implemented:

- There would be absence of an appropriately focused strategy for the proper planning and sustainable development of Monaghan.
- There would be an absence of appropriately focused planning and development related environmental protection objectives and policy for Monaghan.
- Environmental protection requirements defined in legislation and higher order plans would still apply to Monaghan.
- There would be less policy support for renewable energy development, energy efficient development, nearly zero energy development and the reduction of GHG emissions across various sectors in the County.
- The baseline environment would still be strongly influenced by the Monaghan Local Authority Climate Action Plan (LACAP) 2024-2029, Monaghan Biodiversity and Heritage Strategic Plan 2020-2025 and Local Area Plans (LAPs) for the County.
- Planning and development in Monaghan would not be subject to appropriate control, however. There would be a greater risk of improper planning and unsustainable development occurring in the County. This scenario has the potential to result in significant adverse environmental effects on all environmental components due to the carrying out of inappropriate development, including effects on:
 - Population and Human Health – e.g., through reductions in residential amenity, noise, dust.
 - Biodiversity – e.g., loss of valuable habitat, habitat fragmentation, impacts on protected species.
 - Landscape Character and Visual Amenity – e.g., loss of scenic value, diminishment of landscape character.
 - Cultural Heritage – e.g., diminishment of built heritage including protected structures and historic fabric.
 - Soils – e.g., ground contamination, impacts on soil structure and function.
 - Land use – e.g., promotion of unsustainable and incoherent land use.
 - Air Quality and Noise – e.g., generation of air and noise emissions resulting in significant negative effects on people.
 - Water – e.g., the carrying out development that contributes to polluting emissions to waters or increased flood risk.
 - Material Assets – e.g., the failure to provide appropriate services to the development carried out in the County (e.g., water supply, wastewater services).
 - Tourism and recreation – e.g., the failure to create sustainable tourism in the County, the diminishment of tourism and recreation assets in the county.
 - Climate Change – e.g., failure to provide a suitable framework for Renewable Energy Development in the County – resulting in a failure to reduce Energy and Residential sector Greenhouse Gas (GHG) emissions in the county.



- The multitude of positive environmental effects across all environmental components associated with Draft Plan objectives and policies pertaining to sustainable development and environmental protection and enhancement would not be realised, such as positive effects on:
 - Population and Human Health – e.g., achieved through proper planning and protection and enhancement of residential amenity and community infrastructure
 - Biodiversity – e.g., through the implementation of objectives/policies that afford protection to biodiversity, including designated sites, non-designated sites of local importance, ecological connected and protected species
 - Landscape Character and Visual Amenity – e.g., through the implementation of objectives/policies that control the scale of built development and serve to protect and enhance landscape designation and visual amenity
 - Cultural Heritage – e.g., through objectives/policies that ensure appropriate consideration is given to built and archaeological heritage impacts during the carrying out of development, and through objectives/policies promoting sensitive town regeneration.
 - Soils – e.g., through objectives/policies that promote good soil management during development and remediation.
 - Land use – e.g., achieved through the promotion of sustainable, well-balanced land use planning.
 - Air Quality and Noise – e.g., through promotion of active travel measures supporting modal shift resulting in local air quality improvements, objectives/policy supporting noise minimisation and control.
 - Water – e.g., through pollution prevent and the application of good and proper flood risk management during the planning process.
 - Material Assets – e.g., through the appropriate delivery of services in the County (e.g., water supply, wastewater services) in collaboration with relevant statutory bodies (e.g., Uisce Eireann)
 - Tourism and recreation – e.g., through the application of environmental protection measures that result in the protection and enhancement of tourism and recreation assets and the creation of sustainable tourism in the County.
 - Climate Change – e.g., via the provision of a robust framework for renewable energy development, energy efficient development and nearly zero energy development in the county.



5. STRATEGIC ENVIRONMENTAL OBJECTIVES

The SEA Directive states that an SEA should also look at *'the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.'* The identification of environmental protection objectives relevant to a plan provide the basis for evaluating the significance of impacts during the SEA process. All environmental protection objectives relevant to the Draft Plan were identified. Further information on other P/P's that define inter-related environmental protection objectives relevant to the Draft Plan is provided in Appendix 1 to this document.

Strategic Environmental Objectives (SEOs) are methodological measures which facilitate the development of targets against which the environmental effects of the Draft Plan can be tested. SEOs are based on wider environmental protection objectives on local, regional, national, European and international level that are relevant to MCC's Draft Plan. They are high-level in nature and set strategic goals for improvement.

In this section, SEOs were defined for range of Environmental Components and can be used as standards against which the provisions of the Draft Plan can be evaluated in order to help identify areas in which potential significant adverse impacts may occur. The use of these objectives ensured that the SEA focused only on those environmental issues that are most relevant and significant to the Draft Plan and the Study Area.

The development of SEOs was appropriately informed by the SEA Scoping stage of the SEA process, including consultation with the statutory environmental authorities.

All SEOs applicable to the Draft Plan are presented in Table 5-1.

Table 5-1: Strategic Environmental Objectives

Environmental Component	SEO Code	Strategic Environmental Objective
Population and Human Health	PHH1	Avoid or minimise impacts to population and human health.
	PHH2	Promote economic activity and growth
	PHH3	Ensure supporting infrastructure and services in the area are developed in a manner commensurate with population growth.
	B1	Ensure compliance with the Habitats and Birds Directives with regard to the protection of European Sites and Annexed habitats and species ⁶³ .
	B2	Ensure compliance with Article 10 of the Habitats Directive with regard to the management of features of the landscape which - by virtue of their linear and continuous structure or their function act as stepping stones (designated or not) - are of major importance for wild fauna and flora and essential for the migration, dispersal and genetic exchange of wild species.

⁶³ Annexed habitats and species' refer to those listed under Annex I, II & IV of the EU Habitats Directive and Annex I of the EU Birds Directive.



Environmental Component	SEO Code	Strategic Environmental Objective
	B3	Avoid or minimise significant impacts on semi-natural habitats, species, environmental features, or other sustaining resources in designated national sites, non-designated locally important sites, sites proposed for designation, and Areas of Special Scientific Interest; and to comply with the Wildlife Act (as amended) with regard to listed species.
	B4	Aim for no net contribution to biodiversity losses or deterioration in response to the biodiversity emergency.
	B5	To sustain existing sustainable rural management practices - and the communities who support them - to ensure the continuation of long established managed landscapes and the flora and fauna that they contain.
Landscape and Visual Amenity	L1	To minimise significant adverse visual impacts within and adjacent to the County, especially with regard to landscape and amenity designations included in Land Use Plans
Cultural Heritage - Archaeological & Architectural	CH1	Avoid impacts upon archaeological heritage, including entries to the Record of Monuments and Places (RMP) and the Northern Ireland Sites and Monuments Record (NISMR).
	CH2	Avoid impacts upon architectural heritage, including entries to the Record of Protected Structures (RPS) and National Inventory of Architectural Heritage (NIAH), industrial heritage, ACAs and conservation areas (Northern Ireland).
Soils	S1	Avoid or minimise effects on the hydrogeological and ecological function of the soil resource.
	S2	Avoid adverse effects on the physico-chemical properties of soil.
	S3	Ensure appropriate management of all soil and excavation material. Promote sustainable material reuse wherever appropriate.
Land Use	LU1	Avoid or minimise effects on existing land use.
Air Quality and Noise	AQN1	Reduce travel related emissions and to encourage modal change from private car to sustainable modes of travel, including public transport, walking and cycling.
	AQN2	Avoid or minimise effects on local air quality.
	AQN3	Avoid or minimise adverse noise impacts on existing or proposed sensitive receptors.



Environmental Component	SEO Code	Strategic Environmental Objective
Water	W1	Maintain and/or improve, the quality and status of surface water bodies.
	W2	Maintain and/or improve, the chemical and quantitative status of groundwaters.
	W3	Prevent impact upon the WFD status of surface waters and groundwater in line with the requirements of the WFD.
	W4	Comply as appropriate with the provisions of the Planning System and Flood Risk Management: Guidelines for Planning Authorities (DEHLG and OPW, 2009) ⁶⁴
	W5	Promote sustainable drainage practices to improve water quality and flow.
	W6	Prevent impact upon drinking water quality.
Material Assets	MAI1	Serve new development with adequate and appropriate waste water treatment.
	MAI2	Serve new development with adequate drinking water that is both wholesome and clean.
	MAI3	Avoid or minimise effects on built/amenity assets and infrastructure.
	MAI4	Avoid or minimise effects upon existing and (where known) planned infrastructure.
	MAI5	Promote sustainable transportation and deliver enhanced traffic and transport conditions, where possible.
	MAI6	Promote sustainable waste/material management and the circular economy.
Tourism and Recreation	TR1	Avoid or minimise effects upon tourism and recreation amenities, and enhance tourism and recreation, where possible.
Climate Change	CC1	Support in the achievement of the 2030 target of a 51% reduction in carbon emissions.
	CC2	Actively support the delivery of all national climate policy as appropriate to the county with the prioritisation and acceleration of evidence-based measures.
	CC3	Assist in the delivery of the climate neutrality objective at county level.

⁶⁴ Corresponding guidance from UK Department for Communities and Local Government: National Planning Policy Framework and associated planning practice guidance on Flood risk and coastal change (March 2014)



Environmental Component	SEO Code	Strategic Environmental Objective
	CC4	Promote the carrying out of climate resilient development.
	CC5	Promote low carbon and net zero development.
	CC6	Promote the carrying out of development that incorporates nature-based solutions.
	CC7	Promote active travel and reduce reliance on the use of private vehicles for transport.
	CC8	Support the transition to zero or low carbon Electric Vehicles.



6. DESCRIPTION AND EVALUATION OF PLAN ALTERNATIVES

6.1 Introduction

Article 5(1) of the SEA Directive states that: *'Where an environmental assessment is required under Article 3(1), an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated.'*

The SEA Directive requires that reasonable alternative means of achieving the strategic goals of the Draft Plan (taking into account the objectives and the geographical scope of a plan or programme) are identified, described and evaluated for their likely significant effects on the environment. Such reasonable alternatives must be realistic and capable of implementation.

This section of the SEA Environmental Report examined reasonable alternatives to MCC's Draft Plan and systematically evaluated the likely significant effects of these alternatives.

Reasonable alternatives to the Draft Plan were initially explored and examined during the SEA Scoping stage of the SEA process, having regard to the scope, function and strategic aims and main objectives of the Draft Plan. This process facilitated the accurate identification of reasonable alternatives to the Draft Plan and also suitably informed the plan-development process, ensuring optimal environmental outcomes.

The reason for considering identified reasonable alternatives within the scope of the environmental assessment was clearly described and documented. A description of how the assessment of alternatives was carried out is provided.

Reasonable alternatives were assessed against the Strategic Environmental Objectives (SEOs) established for the aspects of the baseline environment which are likely to be significantly affected by the Draft Plan. The purpose of this was to determine if the reasonable alternative resulted in positive, negative, neutral or uncertain environmental outcomes.

The description and evaluation of reasonable alternatives in this report was undertaken in accordance with guidelines defined in the following two guidance documents primarily:

1. Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment, DEHLG 2004.
2. Developing and Assessing Alternatives in Strategic Environmental Assessment, EPA 2015.

6.2 Goal of the Reasonable Alternative Evaluation Process in SEA

The underpinning goal of the reasonable alternative evaluation process is to ensure that the selection of preferred alternatives by the Local Authority is informed by environmental considerations, including:

- Which alternative best promotes and facilitates proper planning and sustainable development in the County.
- Which alternative best supports the Strategic Aim and Objectives of the Draft Plan.
- Which alternative best supports the Strategic Environmental Objectives defined for the Draft Plan.
- Which alternative best supports with the objectives of inter-related plans and policy, including their environmental protection objectives.



- The potential positive environmental effects associated with the alternative.
- The potential negative environmental effects associated with the alternative.

6.3 Approach to Developing Reasonable Alternatives

A range of alternatives to the Draft Plan were considered during the Plan-development process. The approach for identifying reasonable alternatives to the Draft Plan is defined below:

1. Iterative communication was held between the Plan-development and environmental assessment teams to identify the various alternative approaches and options being considered to achieve the Strategic Aim and Objectives of the Draft Plan.
2. Reasonable alternatives considered were identified. For an alternative to be considered reasonable, it must be practical/functional, realistic and implementable. An evaluation of whether each alternative was practical/functional, reasonable and implementable took place. This evaluation considered the following factors:
 - The strategic aim and objectives of the Draft Plan.
 - The geographic scope of the Draft Plan.
 - The actual powers and functions of the Local Authority.
 - The genuine ability of the alternative to achieve the Draft Plan aims and objectives.
 - The technical feasibility of the alternative.
 - The availability of resources, including financial resources to deliver the Draft Plan within the required timeframe.
 - The policy hierarchy and the parameters placed around the Draft Plan by higher-level policy.
 - The legislative context and the parameters placed around the Draft Plan by climate action and environmental related legislation.

The toolkit contained in the EPA's guidelines entitled '*Developing and Assessing Alternatives in Strategic Environmental Assessment Good Practice Guidance*' (2015) was utilised when identifying reasonable alternatives. The 'Why? What? Where? When?' Model defined in the guidelines were used when framing reasonable alternatives, as shown in Figure 6-1.

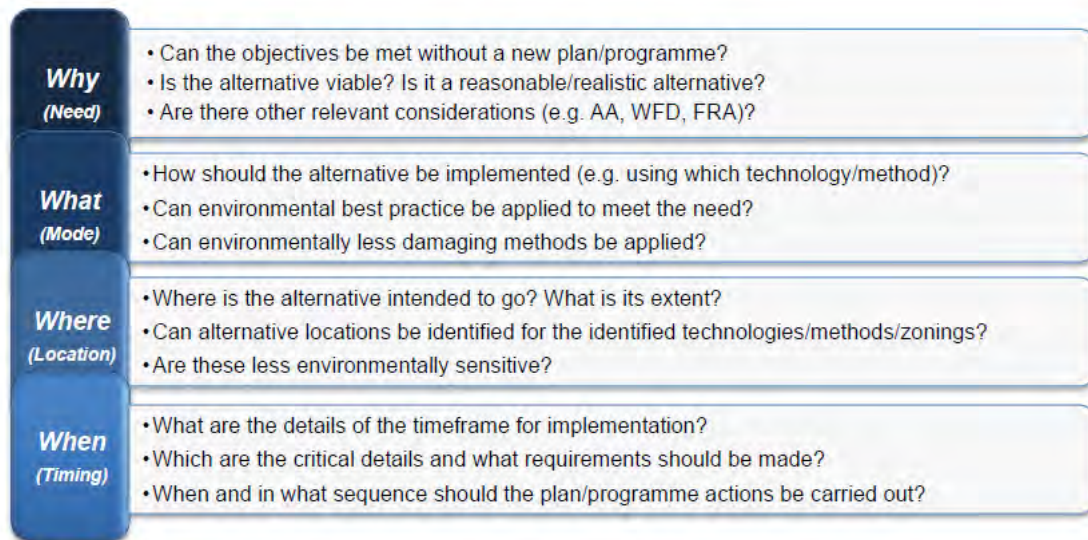


Figure 6-1: 'Why? What? Where? When?' Model for framing alternatives - Adapted from Figure 4.3 Developing and Assessing Alternatives in the Strategic Environmental Assessment Process (EPA, 2015).

6.4 Limitations in Assessing Reasonable Alternatives

A 'Do Nothing' or 'Do Minimum' alternative is not a reasonable alternative in this instance as the preparation of a comprehensive and effective CDP is a statutory requirement under Planning and Development Act.

The range of Reasonable Alternatives open to the Plan-making team is limited by the need to ensure compliance with relevant legislation and alignment with higher order policy, particularly policy defined in the NPF and Northern and Western Region RSES.

6.5 Identification and Description of Reasonable Alternatives

Reasonable alternatives to the Draft Plan were identified as the Plan-making process evolved. Details on all Reasonable Alternatives considered during Plan-making are presented in Table 6-1.



Table 6-1 Reasonable Alternatives considered during Plan-making

Theme	Description of Reasonable Alternatives
Planning for development at Lough Muckno at its environs	Alternative 1: Using the County Development Plan land use planning framework to provide for and control planning and development at Lough Muckno and its environs.
	Alternative 2: Preparing and utilising a focused Masterplan and Development Framework, which would sit under the CDP, to provide for and control planning and development at Lough Muckno and its environs.
Approach to Rural Development and Settlement Development	Alternative 1: Ad Hoc Rural Development and Settlement Expansion - Presumption in favour of rural housing throughout the County and settlements expanding beyond existing built up footprint (mainly greenfield development).
	Alternative 2: Managed Rural Development and Settlement Expansion - Presumption against rural housing in pressure areas only (justification required) with settlements expanding beyond existing built up footprint (mainly greenfield development).
	Alternative 3: Managed Rural Development and Settlement Consolidation - Presumption against rural housing in pressure areas only (justification required) with settlement growth contained within existing built up footprint (mainly brownfield development).
	Alternative 4: Controlled Rural Development and Settlement Expansion - Presumption against rural housing throughout the County (justification required) with settlements expanding beyond existing built up footprint (mainly greenfield development).
	Alternative 5: Controlled Rural Development and Settlement Consolidation - Presumption against rural housing throughout the County (justification required) with settlement growth contained within existing settlement built up footprint (mainly brownfield development).
Level of Residential Land Use Zoning in Clones	Alternative 1: No change to Residential land use zoning in Clones.
	Alternative 2: Change to Residential land use zoning in Clones.
Industry/Enterprise/Employment Zoning in Castleblayney and Ballybay	Alternative 1: Change of Industry/Enterprise/Employment land use zoning at peripheral areas of the settlement.
	Alternative 2: Retention of Industry/Enterprise/Employment land use zoning at peripheral areas of the settlement.



Theme	Description of Reasonable Alternatives
Noise Alleviation	Alternative 1: Continue to rely on Noise Alleviation objectives previously defined in the Monaghan County Development Plan 2019 - 2025.
	Alternative 2: Augment Noise Alleviation objectives - improving the focus and specificity of these objectives



6.6 Evaluation of Reasonable Alternatives

An evaluation of the potential effects of the reasonable alternatives on the baseline environment was carried out in accordance with the SEA Directive and best practice guidelines. A standardised evaluation matrix was developed to facilitate the evaluation of the environmental effects of reasonable alternatives on SEOs relating to each Environmental Component.

Potential effects of the reasonable alternatives were categorised as follows in the matrix:

- Potential Positive Environmental Impact (indicated in the matrix by a '+').⁶⁵
- Potential Negative Environmental Impact (indicated in the matrix by a '-').⁶⁶
- Potential Positive and Negative Environmental Impacts (indicated in the matrix by a '+/-').
- Uncertain Environmental Impact ((indicated in the matrix by a '?').
- Neutral, No or Insignificant Environmental Impact (indicated in the matrix by a '0').
- Where positive effects are more likely or of a greater magnitude for a particular alternative, these effects are indicated in the matrix by a '++').

The evaluation of all Reasonable Alternatives considered during the Plan-making process is presented Tables 6-2 to 6-7. Reasons for selecting Preferred Alternatives are presented

⁶⁵ Potential Positive Environmental Impacts are defined as having the potential to support the achievement of an SEO.

⁶⁶ Potential Negative Environmental Impacts are defined as having the potential to hinder the achievement of an SEO.



Table 6-2 Planning for development at Lough Muckno at its environs

Environmental Component	SEO Code	Alternative 1: Using the County Development Plan land use planning framework to provide for and control planning and development at Lough Muckno and its environs	Alternative 2: Preparing and utilising a focused Masterplan and Development Framework, which would sit under the CDP, to provide for and control planning and development at Lough Muckno and its environs
Population & Human Health	PHH1	+	++
	PHH2	+	++
	PHH3	0	0
Biodiversity, Flora & Fauna	B1	+	++
	B2	+	++
	B3	+	++
	B4	+	++
	B5	0	0
Landscape & Visual Amenity	L1	+	++
Cultural Heritage - Archaeology & Architectural	CH1	+	++
	CH2	+	++
Soils	S1	+	+
	S2	+	+
	S3	+	+
Land Use	LU1	+	++
Air Quality and Noise	AQN1	0	0
	AQN2	+	++
	AQN3	+	++



Environmental Component	SEO Code	Alternative 1: Using the County Development Plan land use planning framework to provide for and control planning and development at Lough Muckno and its environs	Alternative 2: Preparing and utilising a focused Masterplan and Development Framework, which would sit under the CDP, to provide for and control planning and development at Lough Muckno and its environs
Water	W1	+	++
	W2	+	++
	W3	+	++
	W4	+	++
	W5	+	++
	W6	+	++
Material Assets	MAI1	+	+
	MAI2	+	+
	MAI3	+	+
	MAI4	+	+
	MAI5	+	+
	MAI6	+	+
Tourism & Recreation	TR1	+	++
Climate Change	CC1	+	+
	CC2	+	+
	CC3	+	+
	CC4	+	+
	CC5	+	+
	CC6	+	+



Environmental Component	SEO Code	Alternative 1: Using the County Development Plan land use planning framework to provide for and control planning and development at Lough Muckno and its environs	Alternative 2: Preparing and utilising a focused Masterplan and Development Framework, which would sit under the CDP, to provide for and control planning and development at Lough Muckno and its environs
	CC7	+	+
	CC8	+	+

Preferred Alternative

Alternative 2: Preparing and utilising a focused Masterplan and Development Framework, which would sit under the CDP, to provide for and control planning and development at Lough Muckno and its environs.

Reasons for Selecting the Preferred Alternative

Lough Muckno covers a wide geographical area and includes various attributes such as lakeland habitats, woodlands / recreational areas and protected structures and given its environmental attributes, its size, characteristics and features, it is of great importance to County Monaghan and the wider region.

Using the CDP land use planning framework to provide for and control planning and development at Lough Muckno and its environs has the potential to generate a range of positive environmental effects across various environmental components. Appropriate environmental mitigation has been incorporated into the CDP to support environmental enhancement, and avoid, prevent offset as far as possible adverse environmental associated with the implementation of the Draft Plan.

An appropriately focused and more detailed and granular Masterplan and Development Framework for Lough Muckno will however ensure more focused and careful consideration of environmental sensitivities associated with Lough Muckno and its environs. Lough Muckno has huge potential for recreation and tourism, due to its strategic location in the east of the Country, and in terms of economic potential for Castleblayney and its rural hinterland. It has been agreed that a Masterplan would be more suitable to sensitively address all features contained within this area. A Masterplan will set clear and area specific policy and objectives to address any development in a sustainable, appropriately managed and balanced manner.

Such a Masterplan shall be subject to SEA and AA, which would serve to define a framework of environmental protection measures specific to the area.



Environmental Component	SEO Code	Alternative 1: Using the County Development Plan land use planning framework to provide for and control planning and development at Lough Muckno and its environs	Alternative 2: Preparing and utilising a focused Masterplan and Development Framework, which would sit under the CDP, to provide for and control planning and development at Lough Muckno and its environs
<p>As such, preparing and utilising a focused Masterplan and Development Framework, which would sit under the CDP, to provide for and control planning and development at Lough Muckno and its environs has greater potential to ensure positive environmental outcomes – across a number of environmental components, including:</p> <ul style="list-style-type: none"> • Population and Human Health – by defining area specific environmental mitigation measures to prevent development related impacts on population and human health (i.e. residential amenity, existing businesses, the local economy etc.) • Biodiversity – by focusing development in appropriate locations away from sensitive ecological receptors, by defining area specific mitigation measures to prevent impact on both terrestrial and marine ecology, and through providing an area specific framework for biodiversity protection and enhancement • Landscape & Visual Amenity – by focusing development in appropriate locations and by putting parameters around the sizing, scale and architectural design of development in the area. • Cultural Heritage - Archaeology & Architectural • Land Use – by providing a more focused and carefully considered land use planning framework for the area, resulting in sustainable, well-balanced and appropriately located and scaled development in the area. • Air Quality and Noise – by defining area specific air quality and noise mitigation measures to prevent development impacts on residential amenity and biodiversity. • Water - through the adoption of area specific measures aimed at protecting and enhancing water quality at Lough Muckno. • Tourism & Recreation – through more careful planning of tourism and recreation proposals in the area, and by contributing to enhanced tourism and recreation amenities in the area. <p>A Strategic Objective to provide a Masterplan for Lough Muckno has therefore been included in the CDP.</p>			



Table 6-3: Approach to Rural Development and Settlement

Environmental Component	SEO Code	Alternative 1: Ad Hoc Rural Development and Settlement Expansion	Alternative 2: Managed Rural Development and Settlement Expansion	Alternative 3: Managed Rural Development and Settlement Consolidation	Alternative 4: Controlled Rural Development and Settlement Expansion	Alternative 5: Controlled Rural Development and Settlement Consolidation
Population & Human Health	PHH1	-	-	-	-	-
	PHH2	0	0	-	-	-
	PHH3	-	-	+	+	+
Biodiversity, Flora & Fauna	B1	-	-	+	+/-	+
	B2	-	-	+	+/-	+
	B3	-	-	+	+/-	+
	B4	-	-	+	+/-	+
	B5	-	-	+	+/-	+
Landscape & Visual Amenity	L1	-	-	+	+/-	+
Cultural Heritage - Archaeology & Architectural	CH1	-	-	+	+/-	+
	CH2	-	-	+	+/-	+
Soils	S1	-	-	+	+/-	+
	S2	-	-	+	+/-	+
	S3	-	-	+	+/-	+
Land Use	LU1	-	-	+	+/-	+
Air Quality and Noise	AQN1	0	0	0	0	0
	AQN2	0	0	0	0	0
	AQN3	0	0	0	0	0
Water	W1	-	-	+	+/-	+



Environmental Component	SEO Code	Alternative 1: Ad Hoc Rural Development and Settlement Expansion	Alternative 2: Managed Rural Development and Settlement Expansion	Alternative 3: Managed Rural Development and Settlement Consolidation	Alternative 4: Controlled Rural Development and Settlement Expansion	Alternative 5: Controlled Rural Development and Settlement Consolidation
	W2	-	-	+	+/-	+
	W3	-	-	+	+/-	+
	W4	-	-	+	+/-	+
	W5	-	-	+	+/-	+
	W6	-	-	+	+/-	+
	Material Assets	MAI1	-	-	+	+/-
MAI2		-	-	+	+/-	+
MAI3		-	-	+	+/-	+
MAI4		-	-	+	+/-	+
MAI5		-	-	+	+/-	+
MAI6		-	-	+	+/-	+
Tourism & Recreation	TR1	-	-	+	+/-	+
Climate Change	CC1	-	-	+	+/-	+
	CC2	-	-	+	+/-	+
	CC3	-	-	+	+/-	+
	CC4	-	-	+	+/-	+
	CC5	-	-	+	+/-	+
	CC6	-	-	+	+/-	+
	CC7	-	-	+	+/-	+
	CC8	-	-	+	+/-	+



Environmental Component	SEO Code	Alternative 1: Ad Hoc Rural Development and Settlement Expansion	Alternative 2: Managed Rural Development and Settlement Expansion	Alternative 3: Managed Rural Development and Settlement Consolidation	Alternative 4: Controlled Rural Development and Settlement Expansion	Alternative 5: Controlled Rural Development and Settlement Consolidation
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Preferred Alternative

Alternative 3: Managed Rural Development and Settlement Consolidation

Reasons for Selecting the Preferred Alternative

It has been determined that Ad Hoc Rural Development and Settlement Expansion has the potential to generate a greater level of adverse environmental effects by comparison to the other alternatives considered, including:

- Greater potential for adverse biodiversity impacts e.g., land-take at greenfield sites causing loss of habitat or habitat fragmentation, more widespread disturbance to species.
- Dispersed or expansive development has the potential to generate a greater quantum of adverse landscape and visual amenity effects.
- Greater levels of greenfield development increase the likelihood of development impacts on unknown archaeological remains or other heritage assets.
- More extension greenfield development (and associated excavation and management of soils) has the potential to generate a greater magnitude of effect on soils.
- Dispersed or expansive development has the potential to contribute to unbalanced development and unsustainable land use.
- Greater levels and more widespread greenfield development has the potential to widespread water quality and hydrological impacts.
- Unsustainable forms of development will potential lead to greater pressure on Material Assets (water supply, wastewater supply etc.). Failure to provide adequate services to dispersed development is more likely. A greater quantum of Material Asset infrastructure will be required to serve dispersed development (potentially result in greater levels of land-take and construction activities to facilitate such infrastructure). There is likely to be an increased reliance on dispersed on-site wastewater treatment system that can contribute to water quality problems.
- Dispersed or expansive development has the potential to generate effects on landscape and visual amenity and cultural heritage assets that support tourism and recreation in the Plan Area.
- Unsustainable land use will make people more reliant on sustainable modes of transport – contributing to increased Transport sector GHG emissions.

The Controlled Rural Development and Settlement Consolidation alternative has the potential to result in more beneficial environmental outcomes across a number of environmental components, including:



Environmental Component	SEO Code	Alternative 1: Ad Hoc Rural Development and Settlement Expansion	Alternative 2: Managed Rural Development and Settlement Expansion	Alternative 3: Managed Rural Development and Settlement Consolidation	Alternative 4: Controlled Rural Development and Settlement Expansion	Alternative 5: Controlled Rural Development and Settlement Consolidation
<ul style="list-style-type: none"> • Lesser potential for development related biodiversity impacts, impacts on unknown archaeological remains, impacts on landscape character and visual amenity, impacts on soil resources, impacts on water quality and hydrology. • The sustainable provision and optimised utilisation of Material Assets. • Well-balanced, well-connected and integrated development, resulting in sustainable land use in the Plan area. This approach to land use planning will support use of sustainable modes of transport, potentially resulting in reduced GHG emissions. <p>Highly constrained rural development has the potential negatively affect the Population and Human Health component (e.g. people, local communities, the local/rural economy), however.</p> <p>It has been determined that the Managed Rural Development and Settlement Consolidation is the most favourable alternative - having regard to positive and negative environmental effects associated with the various alternatives considered.</p> <p>This alternative will facilitate appropriately located and scaled rural development in areas not designated as pressure areas. Well-balanced rural development has the potential to generate positive effects on a number Population and Human Health elements e.g., rural communities, local cultural heritage, rural economic activity and growth - whilst ensuring an appropriate level of environmental management and protection.</p> <p>Settlement Consolidation aligns with compact growth principles defined under the NPF and has lesser potential to generate the adverse environmental effects associated with expansive settlement referenced above. In addition, this approach supports sustainable land use and transportation, and will promote the sustainable provision and optimised utilisation of Material Assets.</p> <p>Adopting the Managed Rural Development and Settlement Consolidation alternative will provide an appropriately balanced land use framework in the County. This preferred alternative has the potential to generate the greatest magnitude of positive environmental effects across environmental components, whilst ensuring rural development and settlement development is managed and controlled in an appropriate manner that does not contribute to unsustainable land use patterns or increase the scale and magnitude of possible development related environmental effects in the Plan Area.</p>						



Table 6-4: Level of Residential Land Use Zoning in Clones

Environmental Component	SEO Code	Alternative 1: No change to Residential land use zoning in Clones	Alternative 2: Change to Residential land use zoning in Clones
Population & Human Health	PHH1	0	0
	PHH2	0	0
	PHH3	0	+
Biodiversity, Flora & Fauna	B1	-	+
	B2	-	+
	B3	-	+
	B4	-	+
	B5	-	+
Landscape & Visual Amenity	L1	-	+
Cultural Heritage - Archaeology & Architectural	CH1	-	+
	CH2	-	+
Soils	S1	0	0
	S2	0	0
	S3	0	0
Land Use	LU1	0	+
Air Quality and Noise	AQN1	0	0
	AQN2	0	0
	AQN3	0	0
Water	W1	0	0
	W2	0	0



Environmental Component	SEO Code	Alternative 1: No change to Residential land use zoning in Clones	Alternative 2: Change to Residential land use zoning in Clones
	W3	0	0
	W4	0	0
	W5	0	0
	W6	0	0
Material Assets	MAI1	0	+
	MAI2	0	+
	MAI3	0	+
	MAI4	0	+
	MAI5	0	+
	MAI6	0	+
Tourism & Recreation	TR1	0	0
Climate Change	CC1	0	+
	CC2	0	+
	CC3	0	+
	CC4	0	+
	CC5	0	+
	CC6	0	+
	CC7	0	+
	CC8	0	+



Environmental Component	SEO Code	Alternative 1: No change to Residential land use zoning in Clones	Alternative 2: Change to Residential land use zoning in Clones
<p><u>Preferred Alternative</u></p> <p>Change to Residential land use zoning in Clones.</p> <p><u>Reasons for Selecting the Preferred Alternative</u></p> <p>During the course of the Plan-making process, MCC conducted a review pre-existing land use zoning in Clones. MCC considered the following alternative options for Residential land use zoning in the town:</p> <ol style="list-style-type: none"> 1. Retaining pre-existing Residential zoning in the town - considering the need for settlement consolidation and settlement growth aspirations. 2. Changing Residential zoning in the town - to avoid potential effects on sensitive environmental features at certain lands, and to ensure settlement consolidation is more compact. <p>Sensitive environmental features are present at lands in Clones previously zoned for Residential land use. These include:</p> <ul style="list-style-type: none"> • The presence of the bird species Snipe at land zoned for Residential land use in the town. • Land that are elevated and where a Protected Monument (Ref: MO011-011) is located on site. <p>There is also a land parcel in the town that has been determined to be at risk of flooding.</p> <p>At the same time, there is land in the town that was previously zoned for Community Services/Facilities. This site is a serviced, brownfield site and is in close proximity to the town centre.</p> <p>MCC therefore decided to change Residential zoning at the relevant lands in the town, as follows:</p> <ul style="list-style-type: none"> • Lands which contained sensitive environmental features or which were subject to flood risk were re-zoned for Landscape Protection/Conservation. • The serviced brownfield site was re-zoned for Residential land use so as to compensate for the reduction in the level of Residential land use zoning in the town and to promote appropriate compact growth and town regeneration. <p>These Residential land use zoning changes are summarised below:</p>			



Environmental Component		SEO Code	Alternative 1: No change to Residential land use zoning in Clones	Alternative 2: Change to Residential land use zoning in Clones
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Reference (On Clones Town Zoning Map)	Approx. Size of Area (Ha)	Summary of Zoning Change	Reason for Change
2	1.006	Proposed Residential B to Landscape Protection / Conservation	Presence of Snipe Bird on site.
4	0.8004	Proposed Residential B to Landscape Protection / Conservation	Lands subject to flood risk.
5	0.2070	Proposed Residential B to Landscape Protection / Conservation	Topography difficult to develop/elevated lands/access issues.
6	0.7148	Proposed Residential B to Landscape Protection / Conservation	Elevated lands/Protected Monument MO011-011 located on site.
8	0.9744	Community Services / Facilities to Proposed Residential A	Serviced brownfield site (previous school site) within proximity to Town Centre.

In summary, these changes to zoning in Clones were made to:

- Avoid and minimize potential negative environmental effects on sensitive environmental features and the better prevent the occurrence of flooding.
- Better promote compact growth and town regeneration.

It was assessed that selected preferred alternative has the potential to generate a variety of more positive environmental outcomes by comparison to the alternative of not changing Residential land use zoning in town, such as:

- Positive effects on Population and Human Health – by better promoting sustainable, compact and well-serviced development in the town and town regeneration.
- Avoidance of potential adverse effects on biodiversity, including habitat and protected species (i.e. Snipe).
- Avoidance of potential effects on protected heritage features in the town.
- Supporting sustainable development and optimised utilisation of Material Assets (utilities).
- Promotion of compact and well-integrated town development at a brownfield – which can support sustainable transport and GHG emission reductions.



Table 6-5: Industry/Enterprise/Employment Zoning in Castleblayney and Ballybay

Environmental Component	SEO Code	Alternative 1: Change of Industry/Enterprise/Employment land use zoning at peripheral areas of the settlement	Alternative 2: Retention of Industry/Enterprise/Employment land use zoning at peripheral areas of the settlement
Population & Human Health	PHH1	0	0
	PHH2	+	+
	PHH3	+	0
Biodiversity, Flora & Fauna	B1	0	0
	B2	0	0
	B3	0	0
	B4	0	0
	B5	0	0
Landscape & Visual Amenity	L1	0	0
Cultural Heritage - Archaeology & Architectural	CH1	0	0
	CH2	0	0
Soils	S1	0	0
	S2	0	0
	S3	0	0
Land Use	LU1	+	0
Air Quality and Noise	AQN1	0	0
	AQN2	0	0
	AQN3	0	0
Water	W1	0	0
	W2	0	0



Environmental Component	SEO Code	Alternative 1: Change of Industry/Enterprise/Employment land use zoning at peripheral areas of the settlement	Alternative 2: Retention of Industry/Enterprise/Employment land use zoning at peripheral areas of the settlement
	W3	0	0
	W4	0	0
	W5	0	0
	W6	0	0
Material Assets	MAI1	+	0
	MAI2	+	0
	MAI3	+	0
	MAI4	+	0
	MAI5	+	0
	MAI6	0	0
Tourism & Recreation	TR1	0	0
Climate Change	CC1	+	0
	CC2	+	0
	CC3	+	0
	CC4	+	0
	CC5	+	0
	CC6	0	0
	CC7	+	0
	CC8	0	0



Environmental Component	SEO Code	Alternative 1: Change of Industry/Enterprise/Employment land use zoning at peripheral areas of the settlement	Alternative 2: Retention of Industry/Enterprise/Employment land use zoning at peripheral areas of the settlement
<p><u>Preferred Alternative</u></p> <p>Change of Industry/Enterprise/Employment land use zoning at peripheral areas of the settlement</p> <p><u>Reasons for Selecting the Preferred Alternative</u></p> <p>MCC considered the following two Reasonable Alternatives for the towns of Castleblayney and Ballybay:</p> <ol style="list-style-type: none"> 1. Change of Industry/Enterprise/Employment land use zoning at peripheral areas of the settlement - in order promote compact development occurring closer to the town centre. 2. Retention of Industry/Enterprise/Employment land use zoning at peripheral areas of the settlement – to facilitate economic growth. <p>A number of lands at the periphery of Castleblayney and Ballybay were previously zoned for Industry/Enterprise/Employment land use. MCC determined that a sufficient level of land was zoned for Industry/Enterprise/Employment at locations closer to the town centres of Castleblayney and Ballybay, however.</p> <p>MCC decided to change the zoning at the subject lands at the periphery of these settlements. The Industry/Enterprise/Employment land use zoning was removed at these lands. Environmental assessment informed the selection of the preferred alternative in this instance. The environmental rationale for these zoning changes is as follows:</p> <ul style="list-style-type: none"> • Locating this type of development in appropriate locations closer to the centres of these towns accords will better promote sustainable land use patterns and the avoidance of settlement sprawl. • Sustainable land use patterns better promote and support the utilisation of sustainable modes of transport, potentially resulting in reduced Transport sector GHG emissions. • Locating commercial and industrial facilities at sites that are better serviced or closer to services will support sustainable development and optimised utilisation of Material Assets (utilities). • Lands zoned for Industry/Enterprise/Employment at the locations closer to the town centres of Castleblayney and Ballybay have been deemed to appropriately located. Development at these lands will be appropriately controlled and subject to the framework of environmental protection defined in the CDP. Potential adverse environmental effects associated with commercial and industrial development at these lands can be adequately mitigated under the land use planning framework. 			



Table 6-6: Noise Alleviation

Environmental Component	SEO Code	Alternative 1: Continue to rely on Noise Alleviation objectives previously defined in the Monaghan County Development Plan 2019 - 2025.	Alternative 2: Augment Noise Alleviation objectives - improving the focus and specificity of these objectives
Population & Human Health	PHH1	+	++
	PHH2	0	0
	PHH3	0	0
Biodiversity, Flora & Fauna	B1	+	++
	B2	+	++
	B3	+	++
	B4	+	++
	B5	0	0
Landscape & Visual Amenity	L1	0	0
Cultural Heritage - Archaeology & Architectural	CH1	0	0
	CH2	0	0
Soils	S1	0	0
	S2	0	0
	S3	0	0
Land Use	LU1	0	0
Air Quality and Noise	AQN1	0	0
	AQN2	0	0
	AQN3	0	0
Water	W1	0	0



Environmental Component	SEO Code	Alternative 1: Continue to rely on Noise Alleviation objectives previously defined in the Monaghan County Development Plan 2019 - 2025.	Alternative 2: Augment Noise Alleviation objectives - improving the focus and specificity of these objectives
	W2	0	0
	W3	0	0
	W4	0	0
	W5	0	0
	W6	0	0
	Material Assets	MAI1	0
MAI2		0	0
MAI3		0	0
MAI4		0	0
MAI5		0	0
MAI6		0	0
Tourism & Recreation	TR1	+	++
Climate Change	CC1	0	0
	CC2	0	0
	CC3	0	0
	CC4	0	0
	CC5	0	0
	CC6	0	0
	CC7	0	0
	CC8	0	0



Environmental Component	SEO Code	Alternative 1: Continue to rely on Noise Alleviation objectives previously defined in the Monaghan County Development Plan 2019 - 2025.	Alternative 2: Augment Noise Alleviation objectives - improving the focus and specificity of these objectives
<p><u>Preferred Alternative</u></p> <p>Augment Noise Alleviation objectives - improving the focus and specificity of these objectives</p> <p><u>Reasons for Selecting the Preferred Alternative</u></p> <p>MCC considered the following two Reasonable Alternatives during the Plan-making process:</p> <ol style="list-style-type: none"> 1. Continue to rely on Noise Alleviation objectives previously defined in the Monaghan County Development Plan 2019 - 2025. 2. Augment Noise Alleviation objectives - improving the focus and specificity of these objectives. <p>The pre-existing CDP for the Plan Area provides for development-related noise mitigation measures that are extensive and general in nature, promoting compliance with Noise Directive 2002/49/EC and all associated Environmental Noise Regulations 2006. This level of noise protection is considered adequate.</p> <p>During this Plan-making process, MCC considered continuing to rely on these general noise related objectives/mitigation measures relevant to development planning, or alternatively, augmenting noise-related mitigation, adding a greater degree of focus and specificity - so as to better focus noise alleviation considerations during the development planning process.</p> <p>MCC decided to augment noise mitigation measures defined in the CDP. The environmental rationale for this as follows:</p> <ul style="list-style-type: none"> • The adoption and implementation of augmented, more robust and more focused noise mitigation measures has the potential to maximise beneficial environmental outcomes - on Population and Human Health (through the prevention of noise, the enhancement of the noise environment, and the protection of residential amenity and designated 'Quiet Areas'); Biodiversity (by preventing/minimising noise disturbance to species), and Tourism and Recreation (by protecting amenity value from noise impacts). <p>The following Noise related objectives were therefore included in the CDP to augment pre-existing noise related mitigation:</p> <ul style="list-style-type: none"> • NO 2: Ensure development design considers noise alleviation measures, were appropriate, to reduce noise and vibration impacts on surrounding amenities, particularly residential amenity and other noise sensitive locations (e.g., places of worship, healthcare facilities). • ATIP 14: Ensure that traffic noise levels are considered as part of new developments along major roads in accordance with best practice guidelines. • ATIP 15: Apply the provisions of the County Noise Action Plan to protect the designated 'Quiet Areas' within the Plan Area from increased exposure to noise. 			



6.7 Data Gaps relating to the Identification and Evaluation of the Reasonable Alternatives

There were no data gaps that inhibited the ability of the project team to identify and evaluate Reasonable Alternatives considered during the Draft Plan development process.



7. EVALUATION OF THE ENVIRONMENTAL EFFECTS OF PLAN IMPLEMENTATION

7.1 Introduction

An evaluation of the potential effects of the Draft Plan on the baseline environment as characterised and described in Section 4 of this report was carried out and is documented in this section of the report. This evaluation was carried out against the Strategic Environmental Objectives (SEOs) established for the aspects of the baseline environment which are likely to be significantly affected by the Draft Plan. These SEOs are documented in Section 5 of this report.

7.2 Evaluation of the Environmental Effects of Plan Implementation

A detailed evaluation of the potential effects of the Draft Plan on the baseline environment was carried out in accordance with the SEA Directive and best practice guidelines. A standardised evaluation matrix was developed to facilitate the evaluation of the Preferred Draft Plan on SEOs relevant to each Environmental Component. An explanation of the approach and methodology for this detailed evaluation and completed evaluation matrices presenting the detailed evaluation are contained in Appendix 3 of this report.

An overview of the key environmental effects the Draft Plan may have on Environmental Components is presented below:

Potential Negative Environmental Effects (in the absence of environmental mitigation)

- The Draft Plan supports the carrying out of infrastructural development (e.g., housing, social, economic, transport etc.). The construction phases of this development has the potential to result in environmental impacts, such as dust, noise, or traffic disruption, that may affect various environmental components, including population and human health, the air quality environment, the noise environment, the water environment, biodiversity or traffic and transport conditions. The operational phases of this development has the potential to result in environmental effects on various environmental components, such as population and human health, traffic and transport conditions, landscape character and visual amenity.
- Development construction activities, generally, may generate dust emissions, vibration or noise that may impact residential amenity, human health and well-being, and biodiversity.
- The Draft Plan provides a land use framework for development that has the potential to generate environmental impacts (e.g. land-take, dust, noise, light, polluting aqueous discharges) that directly or indirectly cause effects on European sites present or connected to the plan area, such as loss/reduction of habitat, habitat or species fragmentation, disturbance to key species (i.e. through human activity/movement, noise, light), reduction in species density, impact on non-designated sites or habitat that support European sites, or changes on indicators of conservation value (i.e. water quality, air quality, habitat quality).
- Development may lead loss of/damage to biodiversity in designated sites (including European Sites and other designated sites (both in Ireland and Northern Ireland)) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna.
- Development may generate an increase in the quantum of light transmitted to sensitive ecological receptors, resulting in increased vulnerability and sensitivity of light-sensitive species.



- The Draft Plan supports development construction at greenfield locations where invasive species may exist. Construction and waste management activities may increase the risk of the spread of invasive species.
- The Draft Plan provides a land use framework for renewable energy development (e.g., solar, wind etc.). Such development has the potential to generate effects on various environmental components, particularly residential amenity (e.g. due to wind farm noise), biodiversity, flora and fauna (e.g., increased risk of bird collision at wind farms) and landscape character and visual amenity,
- The Draft Plan provides a development management framework for agriculture development, including development in the pig and poultry sector. Such agriculture development has the potential to contribute to water quality pressures experienced in the County. Such development may also generate ammonia emissions to air which can be transmitted to and can have an effect on sensitive ecological receptors, including European sites, other designated sites and important habitats and species.
- The Draft Plan is supportive of the carrying out of development at sensitive locations (such as Lough Muckno and its environs) which could potentially impacts sensitive aspects of the environment, including landscape character and visual amenity, built and archaeological heritage and important habitats and species.
- Greenfield development may impact and damage unknown archaeological remains.
- Development, including town centre regeneration related development may generate negative impacts on built heritage (e.g., protected structures) and historic fabric, including historic structures present in town centres. Development supported by the Draft Plan may impacts on the setting of heritage assets and sense of place, generally.
- Development supported by the Draft Plan can have negative impacts on visually sensitive areas, such as designated landscapes. Significantly scaled residential and commercial development may also impact visual amenity in the vicinity of these developments, streetscape character and wider landscape character.
- Transport related development supported by the Draft Plan may have impacts on noise pollution, particularly towards sensitive receptors which are in close proximity.
- Inappropriate or improperly designed greenfield development may contribute to significant hydrological changes and increases in flood risk.
- Development may generate adverse impacts upon the status of water bodies, including bathing waters, arising from changes in quality, flow and/or morphology.
- Development will increase the quantum of water supply, wastewater and energy provisions and infrastructure required in the County.
- Major development in the county may generate an increase in traffic levels and effects on the traffic and transportation conditions.
- Development related excavation at greenfield and brownfield has the potential to result in the generation of substantial levels of material and waste, including potentially contaminated material) that will need to be appropriate and sustainably managed in accordance with Waste Hierarchy principles.
- Development occurring in the Plan area may affect local heritage, archaeology or visual amenity and, in turn, local tourism or recreational features and activity in the area.
- Infrastructure development may have the potential to restrict or reduce the quality of resources important for recreation and/or tourism including angling facilities, boating activities and/or associated resources.



- The promotion or development of blueways and greenways could add additional loading pressures in terms of visitor interactions at sensitive areas such as trampling, disturbance, erosion, littering etc.
- Linear transport development (including active travel development) has the potential to negatively affect biodiversity and ecological connectivity (through habitat loss/fragmentation).
- Industrial development supported by the Draft Plan may generate operational phase emissions (e.g., dust, noise, air, aqueous emissions) that may have an adverse effect on the quality of environmental media, and in turn, human health and well-being and sensitive ecological receptors.
- The Draft Plan may support development (e.g., transport projects) that could generate transboundary impacts on environmental receptors situated in Northern Ireland. Impacts on environmental components such as landscape character, water quality, residential amenity, heritage, air quality and biodiversity may be transmitted across the border.

Potential Positive Environmental Effects

- The strategic objectives, as defined, have the potential to contribute to sustainable development and proper planning in accordance with the land use planning framework and higher order planning policy and other inter-related policy, resulting in positive effects across all environmental components. The implementation of the Draft Plan strategic objectives has the potential to support balanced, integrated and socially beneficial development and environmental protection and enhancement in the Plan area.
- Managed rural development will facilitate appropriately located and scaled rural development in areas not designated as pressure areas. Well-balanced rural development has the potential to generate positive effects on a number population and human health elements e.g., rural communities, local cultural heritage, rural economic activity and growth - whilst ensuring sustainable development and an appropriate level of environmental management and protection.
- Settlement consolidation promoted by Draft Plan objectives/policies will support to compact growth, sustainable land use, sustainable transportation, and the sustainable provision and optimised utilisation of Material Assets.
- The promotion of sustainable urban development (including residential development) in accordance with compact growth principles has the potential to generate positive effects on population and human health (through the provision of much-needed housing), material assets, lands, soils and geology (through the avoidance of building on greenfield sites, promotion of compact development and prevention of sprawl) and air and climate (by promoting compact development, reducing the need to travel by private car).
- The delivery of social housing and community infrastructure – in accordance with Universal Design principles has the potential to generate positive effects on population and human health (people and communities)
- Town regeneration related development has the potential to facilitate the sustainable development of town centres in the County. The regeneration and enhancement of town centres may contribute to positive effects on communities, businesses, tourism and recreation amenities and cultural heritage.
- The promotion of sustainable land use, sustainable transportation and public may support modal shift and the use of public transportation in the County, resulting in potential positive effects on population and human health, local air quality and climate.



- The Draft Plan supports the development, expansion and management of safe active travel networks. The delivery of an expanded safe active travel network has the potential to promote the use of sustainable and active travel modes in the community, encourage modal shift, reduce traffic related risks and support the reduction of vehicle related emissions - thereby positively impacting population and human health, local air quality and the climate environment.
- The promotion of economic development will support people, business and the local economy, through the generation of business activities and employment.
- The promotion of renewable energy infrastructure in the county has the potential to generate positive effects on climate through the reduction of Energy, Residential and Industrial sector GHG emissions.
- The plan is supportive community and local area based renewable energy development, which will have a positive effect on the climate environment.
- The plan supports flood alleviation and the minimisation of flood risk in the County. This will generate positive environmental effects on water quality, hydrology and biodiversity. The delivery of flood alleviation has the potential to reduce flood risk and prevent flood events. Reducing flood risk can generate significant, positive effects for a variety of environmental receptors that could be negatively impacted by flood events; including human receptors, ecological receptors and cultural heritage assets.
- The Draft Plan supports measures promoting and enhancing circularity and resource efficiency (e.g., the utilisation of Resource and Waste Management plans during major development). These measure have the potential to positive affect material assets.
- The plan supports the development nature based solutions - in response to flood and climate related risk - which are supportive of biodiversity protection and enhancement. The promotion of NBS has the potential to create positive effects for biodiversity, flora and fauna, water quality and hydrology.
- The Draft Plan promotes collaboration with utility providers under the land use planning framework. This will support the sustainable provision of appropriately integrated material asset infrastructure (e.g., water supply, wastewater, energy etc.)
- The framework of environmental protection and enhancement related objectives and policies and defined Development Management Standards support the carrying out of considered, appropriate development sensitive to the receiving environment. Generally, this has the potential to generate positive impacts on all environmental components.



7.3 Potential Cumulative Effect of the Draft Plan in combination with other Plans and Projects

The cumulative effects of a plan are an important consideration in SEA given that a plan may envisage the occurrence of many different actions and developments taking place in parallel with each other in a particular location/geographic area over a particular time period. One benefit of SEA is being able to evaluate the in-combination environmental effects of multiple envisaged projects.

The following types of cumulative effects can occur due to the implementation of a plan:

- Intra-plan Cumulative Effects - Individual environmental effects associated with a single plan interacting and combining to create a larger environmental effect.
- Inter-plan Cumulative Effects - The environment effects of a plan and the environmental effects of another plan interacting and combining to create a larger environmental effect.

7.3.1 Intra-plan Cumulative Effects

The evaluation of Draft Plan intra-plan cumulative effects was embedded into the detailed evaluation of environmental effects presented in Appendix 3. Potential intra-plan cumulative effects are presented below:

- The objectives/policies of the Draft Plan may combine and collectively support extensive development that contributes toward GHG and other emissions to air.
- Objectives/policies of the Draft Plan will support extensive development in the County, including housing, commercial, industrial and transport development. The cumulative effect of this development may result in increased pressure of material assets (i.e. water supply, wastewater and energy infrastructure)
- The combination of development proposals supported by the Draft Plan may generate a cumulative adverse effect on various environmental components, including water quality, soils, landscape character and visual amenity, biodiversity and European and other designated sites.
- The carrying out extensive development in the County may contribute to cumulative effects on flood risk via development at greenfield sites or through the obstruction of flood paths.
- The Draft Plan provides for measures which support the delivery of development and infrastructure projects which could contribute - if incorrectly managed - to cumulative impacts through construction related environmental effects (site run-off, dust, noise pollution etc.).
- Increased access to natural amenity sites could be facilitated by the combination of tourism and recreation related objectives/policies in the Plan. Therefore, there could be cumulative effects related to this.
- The Draft Plan supports a variety of measures relating to flood resilience and alleviation projects - which could introduce catchment level cumulative impacts on water quality, flow and hydrological regime/characteristics.
- The effects of multiple Draft Plan objectives/policies have the potential to combine to robustly support a shift to sustainable and active travel modes of transport. This has the potential to generate a variety of cumulative positive environmental effects, including positive effects on local air quality, human health and climate.
- The variety of positive effects of associated with the implementation of Draft Plan objectives/policies have the potential to combine and interact and have long-term and wide encompassing positive environmental effects on a variety of environmental components, including population and human health, climate biodiversity, water quality and hydrology, traffic and transport, material assets, cultural heritage and landscape and visual amenity.



- The variety of positive climate related measures associated with the Draft Plan have the potential to combine to create a larger and very significant positive effect on climate - having regard to the share of GHG emission reductions that can be supported through the Draft Plan relative to national GHG emission reduction targets and requirements.

The potential cumulative environmental effects listed above have the potential to extend beyond the boundary of the local authority functional area.

Draft Plan objectives and policies that generate positive or negative environmental effects for one environmental component have the potential to indirectly generate positive or negative environmental effects for inter-related environmental components. For example, objectives supporting the delivery of SuDS will improve water quality, which in turn can have a positive effect on aquatic ecology. An assessment of impact inter-relationships and interactions is embedded in the evaluation of environmental effects that was carried out in this report (which is detailed in full in Appendix 3). This ensures that there was adequate coverage of all potential environmental effects associated with the implementation of the Draft Plan. A matrix showing the existence of potential inter-relationships between environmental components was developed and is presented in Table 7-2 to aid in the understanding of these relationships.



Table 7-1: Inter-relationship between Environmental Components

Inter-relationship Matrix	Population and human health	Biodiversity, flora and fauna	Water	Air Quality and Noise	Cultural heritage	Geology and Soils	Landscape and Visual Amenity	Material Assets	Tourism and Recreation	Climate
Biodiversity, flora and fauna	✓		✓	✓		✓	✓	✓	✓	✓
Water	✓	✓		✓	✓	✓	✓	✓	✓	✓
Air Quality and Noise	✓	✓	✓			✓		✓	✓	✓
Cultural heritage	✓		✓			✓	✓	✓	✓	✓
Geology and Soils	✓	✓	✓	✓	✓			✓	✓	✓
Landscape and Visual Amenity	✓	✓	✓	✓	✓	✓		✓	✓	✓
Material Assets	✓	✓	✓	✓	✓	✓	✓		✓	✓
Tourism and Recreation	✓	✓	✓	✓	✓	✓	✓	✓		
Climate	✓	✓	✓	✓	✓	✓	✓			



7.3.2 Inter-plan Cumulative Effects

Other plans and programmes that the Draft Plan has a relationship are presented and discussed in Appendix 1. It should be noted that all other plans and programmes have been or will be subject to environmental assessment, including SEA, AA and SFRA, for the purpose of preventing and mitigating potential negative environmental effects wherever necessary. Potential inter-plan cumulative effects are presented below:

- The Draft Plan supports development that may generate positive and negative cumulative environmental effects in combination with development and activities supported by other plans and programmes, including County Development Plans for neighbouring counties, the Northern Irish land use planning framework (e.g. Regional Development Strategy 2035) and other plans across all sectors of society, including renewable energy, transport and agricultural plans. The cumulative effects that may be generated by the Draft Plan in-combination with other plans and programmes is consistent with the types of effect identified in Section 7.2
- The Draft Plan provides for measures which support the delivery of development and infrastructure projects which could contribute - if incorrectly managed - to cumulative impacts through construction related environmental effects (site run-off, dust, noise pollution etc.), in combination with development and activities supported by other plans, including national plans (e.g., Eirgrid's Grid Implementation plan 2023 - 2028 for the Electricity transmission System in Ireland).
- The Draft Plan supports a variety of measures relating to flood resilience and alleviation projects - which could introduce catchment level cumulative impacts on water quality, flow and hydrological regime/characteristics, in-combination with County Development Plans for surrounding counties and higher order plans (E.g., Flood Risk Management Climate Change Sectoral Adaptation Plan).
- The effects of multiple Draft Plan objectives/policies that support a shift to sustainable and active travel modes of transport have the potential to combine with policy measures defined in other inter-related plans, including higher order plans (e.g., the National Sustainable Mobility Policy), support the utilisation of sustainable transport modes, and generate positive effects on local air quality, human health and climate.
- The variety of positive effects of associated with the implementation of Draft Plan objectives/policies have the potential to combine and interact with policy measure contained in other plans and programmes, including County Development Plans for neighbouring counties, and have long-term and wide encompassing positive environmental effects on a variety of environmental components, including population and human health, climate biodiversity, water quality and hydrology, traffic and transport, material assets, cultural heritage and landscape and visual amenity.
- The variety of positive climate related measures defined in the Draft Plan have the potential to generative a cumulative positive effect on climate – in combination with climate policy measures defined in other plans, including the Monaghan Local Authority Climate Action Plan (LACAP) and National Climate Action Plan 2024 and the Northern Ireland Energy Strategy 2050
- The variety of positive biodiversity related measures defined in the Draft Plan have the potential to generative a cumulative positive effect on biodiversity – in combination with biodiversity policy measures defined in other plans, including the Monaghan Biodiversity and Heritage Strategic Plan 2020-2025 and the 4th National Biodiversity Action Plan 2023–2030
- Draft Plan measures supporting the sustainable development of the agricultural sector may combine with policy measures defined in inter-related plans and programmes (such as Department of Agriculture's Common Agriculture Policy Strategic Plan), and generate positive effects on a range of environmental components, such as biodiversity and water quality.

The potential cumulative environmental effects listed above have the potential to extend beyond the boundary of the local authority functional area.



7.4 Potential Transboundary Environmental Effects

Transboundary Environmental Effects were a fundamental consideration during the carrying out of the environmental assessment and form an intrinsic part of the detailed environmental assessment presented in Appendix 3. In the absence of any mitigation, the identified effects, as presented in Section 7.2 and 7.3 have the potential to also impact Northern Irish receptors within the zone of influence of or connected to the local authority functional area.



8. MITIGATION MEASURES

Potential negative environmental effects that may occur as a result of the implementation of the Draft Plan (without considering any mitigation) have been identified in Section 8 of this report. The SEA Directive requires that mitigation measures prevent, reduce and as fully as possible offset any potential significant negative environmental effects due to the implementation of a plan are defined. This section of the report describes the mitigation measures to ameliorate the potential negative environmental effects that may occur as a result of the implementation of the Draft Plan.

In this case, the following forms of mitigation have been adopted to ameliorate the negative environments of the Draft Plan and maximise potential positive effects of the Draft Plan:

- Mitigation through consideration of alternatives.
- Mitigation through integration of environmental considerations into the Draft Plan.

8.1 Mitigation through consideration of alternatives

A number of alternatives were considered at an early stage in the process. The environmental effects of these alternatives were evaluated during the SEA process. The preferred Draft Plan was chosen over the other alternative options having due regard to the potential environmental effects (positive and negative) associated with alternatives considered.

8.2 Mitigation through integration of environmental considerations into the Draft Plan

The Plan development process was carried out in parallel with the SEA, AA and SFRA processes. Regular communication and interaction took place between the environmental assessment team and the plan development team. Environmental considerations that came to light during the SEA, AA and SFRA processes, including consultation processes, were regularly communicated to the plan making team during the plan development process.

A strong level of embedded environmental mitigation was found to be present in early drafts of the Plan. As necessary, additional environmental mitigation measures to ameliorate the potential negative environmental effects of implementing the Draft Plan were developed and then integrated into the Draft Plan. This process was carried out in an iterative manner to ensure optimal plan making and environmental outcomes. Environmental considerations were also integrated into the plan so as to facilitate maximising identified positive environmental effects of the Draft Plan.

Additional text clarifying environmental protection related obligations and environmental enhancement opportunities has been attached to various previously defined objectives in the Draft Plan also. This text has been shaped to ensure that environmental considerations are appropriately taken into account during Plan implementation.



Environmental mitigation measures integrated into early iterations the Draft Plan to prevent, reduce and fully offset potential significant negative environmental effects, and to maximise potential environmental benefits and co-benefits of the Draft Plan, are presented in Table 8-1.

Additional Environmental Mitigation Measures (additional objectives/policies) recommended to augment environmental protection and enhancement objectives defined in earlier iterations of the Draft Plan are presented in Table 8-2.

Additional text clarifying environmental protection related obligations and environmental enhancement opportunities has been attached to various previously defined objectives/policies in the Draft Plan is presented in Table 8-3.

All recommendations have been fully integrated into the Draft Plan.

Due to the inter-relationship between various environmental components, environmental mitigation measures defined for one component can also serve to benefit other environmental components.

Table 8-1: Embedded Environmental Mitigation

Objective/Policy Reference	Objective/Policy	Related Environmental Components
WPO 1	The protection of groundwater reserves in the Plan Area will have direct positive effects on population and human health, biodiversity, flora and fauna, water and soil. No interactions with other environmental receptors have been identified.	PHH, BFF, S, LU, W
WPO 2	To support the implementation of the relevant recommendations and measures as outlined in the relevant River Basin Management Plan, and associated Programmes of Measures, or any such plans that may supersede same during the lifetime of the plan.	BFF, L, S, LU, W
WPO 3	To contribute towards the protection of existing and potential water resources, and their use by humans and wildlife, including rivers, streams, groundwater and associated habitats and species in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC), the European Union (Water Policy) Regulations 2003 (as amended), the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009) (as amended), the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (Groundwater) Regulations, 2010 (S.I. No. 9 of 2010) (as amended) and other relevant EU Directives, including relevant transposing regulations and policy guidance and any superseding versions of same).	PHH, BFF, L, S, LU, W
WPO 6	To support the application and implementation of a catchment planning and management approach to development and conservation, including the implementation of Sustainable Drainage System techniques (SuDS) for new development.	PHH, BFF, S, LU, AQN, W, MA
WPO 8	To protect waterbodies and watercourses from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and	BFF, L, S, LU, W



Objective/Policy Reference	Objective/Policy	Related Environmental Components
	natural floodplains. This will include protection buffers in riverine and wetland areas as appropriate.	
FRMO 4	To protect rivers, streams, riparian corridors, flood plains and wetlands from inappropriate development which will contribute to increased flood risk.	PHH, BFF, L, S, LU, W, MA
SWDO 1	To promote and encourage the use of Sustainable Drainage Systems and Green-Blue Infrastructure in new developments including the public realm and retrofitted in existing developed areas, in line with National Policy Objective 57 of the National Planning Framework.	PHH, BFF, L, S, LU, W, MA, CC
AQO 1	To promote the preservation of best ambient air quality compatible with sustainable development in accordance with the EU Ambient Air, to ensure that all air emissions associated with new developments are within Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) and Environmental Quality Standards as out in the Air Quality Standards Regulations 2011 (SI No. 180 of 2011) (or any updated/superseding documents).	PHH, BFF, AQN, CC
HCLSO 1	To promote and encourage the conservation and preservation of the County's natural environment, cultural heritage and amenities in accordance with legislation, plans and policies developed to specifically address these areas and to ensure a rich cultural landscape, healthy environment and the full provision of ecosystems services in the county.	PHH, BFF, L, CH, S, LU, AQN, W, TR, CC
HCLO 2	To contribute as appropriate towards the protection of designated sites in compliance with relevant EU Directives and applicable National Legislation.	BFF, L, CH, S, LU, AQN, W, CC
HCLP 1	No projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this plan (either individually or in combination with other plans or projects).	ALL
HCLO 6	To ensure the preservation of the County's landscapes, by having regard to the character, value and sensitivity of the landscape as identified in the County Monaghan Landscape Character Assessment (2008), and any new or updated/subsequent versions, when considering planning applications.	PHH, BFF, L, CH, S, LU, AQN, W, TR, CC
HCLP 2	To protect the landscapes and natural environments of the County by ensuring that any new developments in designated sensitive rural landscapes do not detrimentally impact on the character, integrity,	PHH, BFF, L, CH, S, LU, AQN, W, TR, CC



Objective/Policy Reference	Objective/Policy	Related Environmental Components
	distinctiveness or scenic value of the area. Any development which could unduly impact upon such landscapes shall be resisted.	
HCLP 4	To resist development in or adjacent to any Natura 2000 site (SPA or SAC) where it would result in the deterioration of that habitat or any species reliant on it. The onus will be on the developer to demonstrate that any such development will not adversely impact on the qualifying interest of such sites subject to the preparation of an appropriate assessment exercise under the provisions of the EU Habitats Directive.	BFF, L, CH, S, LU, W
HCLP 7	Any plan or projects that could have a significant adverse impact (either by themselves or in combination with other plans and projects) upon the conservation objectives of any Natura 2000 site will not be permitted.	BFF, L, CH, S, LU, AQN, W, CC
SRP 1	To prohibit development that would disrupt or adversely affect a view from/along any scenic route as identified in Appendix 5 of the Monaghan County Development Plan 2025 - 2031.	PHH, BFF, L, CH, S, LU, AQN, W
GIO 4	To contribute towards the protection and enhancement of biodiversity and ecological connectivity, including woodlands, trees, hedgerows, wetlands, rivers, streams, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones in the context of Article 10 of the Habitats Directive.	BFF, L, CH, S, LU, AQN, W, CC
TWP 2	To preserve trees and/or groups of trees that have a significant amenity value, and to designate Tree Preservation Orders where appropriate.	PHH, BFF, L, CH, S, LU, AQN, W, MA, CC
ISP 1	To ensure that development proposals do not lead to the spread of invasive species and to ensure that landscaping proposals do not include invasive species.	BFF, L, CH, S, W
BHO 1	To protect and conserve all structures included in the Record of Protected Structures and to encourage the sympathetic re-use and long-term viability of such structures without detracting from their special interest and character.	PHH, L, CH, MA, TR
BHO 2	To contribute, as appropriate, towards the protection of archaeological heritage, in particular by implementing the relevant provisions of the Act 2000 (as amended).	PHH, L, CH, MA, TR
BHP 1	To contribute towards the protection of architectural heritage by requiring that proposals for works shall be carried out in accordance with best practice, the legislative provisions of the Act 2000 (as amended) in relation to architectural heritage, and the policy guidance contained in the Architectural Heritage Protection Guidelines 2011 (and any new or updated/superseding versions).	PHH, L, CH, MA, TR
ACO 3	To support and promote best practice conservation in works to structures and buildings within ACAs and to	PHH, L, CH, MA, TR



Objective/Policy Reference	Objective/Policy	Related Environmental Components
	encourage the use of tradespeople and professionals trained in the use of traditional skills, materials and building techniques.	
PMP 3	To protect the setting of archaeological sites and monuments which are listed in the Record of Monuments and Places in Appendix 4 (and any subsequent additions by the National Monuments Service) from being adversely impacted upon, co-operating with all of the recommendations of statutory bodies in the achievement of this objective.	PHH, L, CH, MA
DLP 1	To ensure that any new development will not adversely affect the site, setting or views to and from historic houses, gardens and designed landscapes.	PHH, L, CH, MA, TR
DLP 2	To require that any proposals for new development in the vicinity of historic houses or demesnes landscapes are accompanied by an evaluation of the impact of the development on the landscape, designed views and vistas to /from such a site.	PHH, BFF, L, MA, TR
TISO 1	To promote and facilitate a sustainable, efficient, and integrated transport system and ease of movement throughout County Monaghan by enhancing the existing and delivering new transport infrastructure in terms of road transport, public transport, cycling and pedestrian facilities, and by promoting more compact urban forms close to existing facilities to encourage more sustainable movement patterns and to reduce carbon emissions.	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR, CC
TO 4	To support the creation of an integrated and sustainable transport system to promote a choice of transport modes and low-carbon travel options, including public transport and transport sharing, cycling, and walking facilities, and through the provision of ancillary infrastructure that facilitates modal shift or improves user experiences.	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR, CC
TO 5	To optimise use of the County's transport infrastructure through projects, maintenance strategies and traffic management solutions to manage traffic appropriately, improve road safety, support sustainable mobility, improve climate resilience and reduce the impact of climate change on transportation in the County.	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR, CC
TO 7	To support transport options that provide for reductions in carbon emissions by facilitating the transition to lower emission fuels and energy sources, promoting public transport, walking, and cycling, and by actively seeking to reduce car use in circumstances where alternative options are available.	PHH, BFF, LU, AQN, MA, TR, CC,
TO 8	To identify and develop projects that can deliver climate resilience, subject to funding and resources.	PHH, BFF, AQN, MA, TR, CC, LU



Objective/Policy Reference	Objective/Policy	Related Environmental Components
ATP 2	To promote cycling and walking as an efficient, sustainable, healthy, recreational and viable commuting mode of transport.	PHH, AQN, CC
ATP 3	With reference to national, regional and local plans and strategies, develop over time an integrated network of high-quality Active Travel and recreational walking, wheeling and cycling routes with ancillary infrastructure that enhances and improves the user experience and comfort to create an environment where people are encouraged and supported to make a modal shift toward sustainable, low-carbon travel options for everyday journeys.	PHH, L, LU, AQN, BFF, S, W, MA, TR, CC
ATP 4	To encourage that all new developments are designed to integrate into an active travel network, linking with adjoining developments and institutions, providing cycle and pedestrian-friendly development layouts, infrastructure, and facilities. Pedestrian and cycling infrastructure shall be designed in accordance with DMURS and/or the NTA's Cycle Design Manual. The interface with the road network and connectivity to other local walking, wheeling and cycling infrastructure will be considered as part of the design, and where appropriate proposals shall be included to mitigate or improve connectivity to the network as part of the development. Such proposals may include the payment of a contribution toward the cost of any required mitigation or improvement works.	PHH, L, LU, AQN, BFF, S, W, MA, TR, CC
PTO 1	To support, where possible, an integrated public transport service linking the villages and main towns in Monaghan that will assist in promoting the sustainable development of the county and service the needs of communities and businesses.	PHH, AQN, MA, TR, CC
PTO 2	To support and co-operate, where possible, with the NTA and Cavan Monaghan Transport Co-ordination Unit to further the continued operation and expansion of the Local Link bus service and facilitate the planning, delivery, and implementation of improvements to the transport network of the County.	PHH, AQN, MA, TR, CC
PTO 3	Provide ancillary public transport infrastructure that enhances and improves user experience and comfort, thereby creating an environment where people are encouraged and supported to make a modal shift toward sustainable, low-carbon travel options for everyday journeys.	PHH, AQN, MA, TR, CC
PTO 4	Support the creation of safe and appropriately located bus stops and ancillary facilities along the road network, and make provision for the safe and effective use of those facilities by passengers and bus service operators.	PHH, BFF, S, LU, AQN, W, MA, TR, CC
PTO 5	Support the development of an integrated public transport service through the development of bus depots, bus parking or bus waiting areas in appropriate locations and where a need has been identified.	PHH, BFF, S, LU, AQN, W, MA, TR, CC



Objective/Policy Reference	Objective/Policy	Related Environmental Components
PTO 6	Provide and support the development of Park and Ride facilities that support the dispersed population of County Monaghan to access public transport services.	PHH, BFF, S, LU, AQN, W, MA, TR, CC
PTO 7	Provide Park and Share facilities that can safely and efficiently allow people to opt for low-carbon travel options.	PHH, BFF, S, LU, AQN, W, MA, TR, CC
PTO 10	Where viable, to support the delivery (or development) of the infrastructure required to support cycle sharing or rental schemes.	PHH, BFF, S, LU, AQN, W, MA, TR, CC
PTO 11	Support the development of mobility hubs that can support and integrate a range of transport modes and can connect with other complementary facilities such as bus services, Park and Ride and/or Park and Share facilities.	PHH, BFF, S, LU, AQN, W, MA, TR, CC
CAO 3	To support and assist a shift to a low carbon society and a reduction in the dependence on fossil fuels in County Monaghan by implementing measures to deliver reduced energy use, energy efficiency, compact urban forms and sustainable transport patterns.	PHH, BFF, L, S, LU, AQN, W, MA, CC
CAO 6	To support the implementation of the Monaghan County Council Climate Action Plan 2024-2029 in consultation and partnership with stakeholders including the Eastern & Midlands Climate Action Regional Office (CARO).	ALL
GIP 1	Development proposals located within or adjacent to areas of Green Infrastructure shall incorporate any important biodiversity features into the overall development in a sustainable manner.	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR, CC
BHO 5	To encourage the retention, rehabilitation and reuse of older buildings that are not Protected Structures in recognition of their contribution both individually and collectively to the unique character, heritage and identity of local areas and the county.	PHH, L, CH, MA, TR
BHP 3	Planning permission for the demolition or inappropriate alteration of any protected structure shall not be granted except in exceptional circumstances and in accordance with Section 57(10)(b) of the Act 2000 (as amended).	PHH, L, CH, MA
BHP 4	To ensure that any new development proposed to or in the vicinity of a Protected Structure will complement and be sympathetic to the structure and its setting in terms of its design, scale, height, massing and use of materials and to resist any development which is likely to impact on the building's special interest and/or any views of such buildings and their setting.	PHH, L, CH, MA
ACP 1	To resist development that would adversely affect the character and appearance of the ACA. New development or alterations to existing building(s) in an ACA shall reflect the historic architecture in terms of scale, design and materials used. Regard shall be had	PHH, L, CH, MA



Objective/Policy Reference	Objective/Policy	Related Environmental Components
	to any objectives contained in the character appraisals (where applicable).	
PMPO 1	To safeguard and enhance archaeological monuments, town defences, medieval structures, historic graveyards, industrial heritage, battlefields, national monuments, and heritage sites that offer tangible historical evidence.	PHH, CH, MA, TR
PMP 2	To protect archaeological sites and monuments which are listed in the Record of Monument and Places in Appendix 4 (and any subsequent additions by the National Monuments Service) and to require their preservation in situ (or at a minimum preservation by record) through the planning process.	PHH, L, CH, MA
NPO 1	To promote the implementation of the Noise Directive 2002/49/EC and associated Environmental Noise Regulations 2006.	PHH, BFF, AQN
BHO 4	To support and promote best practice conservation in works to Protected Structures and to encourage the use of tradespeople and professionals trained in the use of traditional skills, materials and building techniques.	PHH, L, CH, MA, TR
LP 1	To control lighting in urban and rural areas and in sensitive locations, in order to minimise impacts on residential amenity and habitats and species of importance.	PHH, BFF, CC
LP 3	To require that lighting fixtures should provide only the amount of light necessary and should be designed to avoid creating glare or emitting light above a horizontal plane. Lighting fixtures should also have minimum environmental impact and protect light sensitive species such as bats.	PHH, BFF, AQN, CC
ACO 2	To prepare character appraisals for each of the designated ACAs in the County to guide new development proposals and environmental improvements by identifying the character of each ACA and designing objectives to ensure that their distinctiveness and special interest are preserved and enhanced.	PHH, L, CH, MA, TR
EECSO 1	To afford a high level of environmental protection in County Monaghan through: <ul style="list-style-type: none"> • the provision of quality environmental services which adhere to the precautionary principle. • the adoption and application of the principles of sustainable development • the promotion of reduced energy consumption, energy efficiency and renewable energy to deliver a low carbon future for County Monaghan, and • the implementation of measures to reduce the human causes of climate change and to consider its effects when formulating development plan policies. 	PHH, BFF, L, CH, S, LU, AQN, W, MA, CC



Objective/Policy Reference	Objective/Policy	Related Environmental Components
AQO 2	To contribute towards compliance with air quality legislation, greenhouse gas emission targets, management of noise levels, and reductions in energy usage.	PHH, BFF, AQN, CC
HCLO 3	To recognise that nature conservation is not just confined to designated sites and acknowledge the need to protect non-designated habitats and landscapes, and to conserve their biological diversity and provide ecosystem services.	PHH, BFF, L, CH, S, LU, AQN, W, CC
HCLO 4	To support the implementation of any relevant recommendations contained in the National Biodiversity Action Plan 2020 - 2030, Heritage Ireland 2030, the All – Ireland Pollination Plan 2021 - 2025 and the National Peatlands Strategy and any new or updated/subsequent versions.	PHH, BFF, L, CH, S, LU, AQN, W, CC
WPO 4	To encourage the use of catchment-sensitive farming practices, in order to meet Water Framework Directive targets and comply with the relevant River Basin Management Plan.	PHH, BFF, S, W
WPO 7	To encourage collaboration with relevant stakeholders, including government departments, the Environmental Protection Agency and the Irish Farmers Association with the aim of facilitating sustainable development related to intensive farming.	PHH, BFF, S, LU, AQN, W, CC
WMO 4	To encourage best environmental practice in all agricultural, industry, business and local authority activities.	ALL
AGFO 2	To control, through the development management process and the relevant environmental legislation, effluent spreading on land in order to protect ground and surface water sources in the County. Developers are required to comply with relevant Department of Agriculture, Food and the Marine Guidelines and the Nitrates Regulations in this regard.	PHH, BFF, S, LU, W
HCLO 1	To implement in partnership with all relevant stakeholders the objectives and actions detailed within the Monaghan Biodiversity and Heritage Strategic Plan 2020 – 2025 and any new or updated/subsequent versions.	PHH, BFF, L, CH, S, LU, AQN, W, TR, CC
BHO 3	The Council aims to conserve the built fabric of the Ulster Canal, Great Northern Railway, historic mills and other industrial heritage structures throughout the county and planning permission will be required for their removal or alteration.	PHH, L, CH, MA, TR
FRMO 1	To fully implement and support, in conjunction with the Office of Public Works, the provisions of the EU Flood Risk Directive, The Flood Risk Regulations, The Planning System and Flood Risk Management - Guidelines for Planning Authorities (2009) and any updated legislation or guidelines issued during this plan period.	PHH, BFF, S, LU, W, MA



Objective/Policy Reference	Objective/Policy	Related Environmental Components
TMO 17	To work in conjunction with adjoining local authorities to extend and design new walking and cycling routes that will promote sustainable tourism development and enhance access and links to the great outdoors of Monaghan.	PHH, BFF, W
HCLO 11	To support the implementation of a the Sliabh Beagh Masterplan in conjunction with stakeholders, to improve the conservation status of habitats and species on Sliabh Beagh.	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR
PMP 1	Development adjacent to an archaeological monument or site will only be acceptable where it is sited in a manner which minimises the impact on the monument and its setting. Development which is likely to have an adverse impact upon an archaeological monument or site or its setting shall be resisted.	PHH, L, CH, LU, MA, TR
PMPO 5	To contribute, as appropriate, towards the protection of archaeological heritage, in particular by implementing the relevant provisions of the Act 2000 (as amended) and the National Monuments Act, 1930 (as amended).	PHH, CH, MA, TR
TO 1	To support the delivery of EU, national, regional and local plans, strategies and policies in relation to supporting development and transport objectives and climate actions by developing transport plans and projects, protecting identified transport projects from development that could prejudice their future delivery, and protect existing transport routes from development that could reduce their efficiency or contribution to those plans or policies.	ALL
ISO 1	To support, as appropriate, the National Parks and Wildlife Service's efforts to seek to control and manage the spread of non-native invasive species on land and water. Where the presence of non-native invasive species is identified at the site of any proposed development or where the proposed activity has an elevated risk of resulting in the presence of these species, details of how these species will be managed and controlled will be required.	BFF
TO 4	To support the creation of an integrated and sustainable transport system to promote a choice of transport modes and low-carbon travel options, including public transport and transport sharing, cycling, and walking facilities, and through the provision of ancillary infrastructure that facilitates modal shift or improves user experiences.	ALL
TO 5	To optimise use of the County's transport infrastructure through projects, maintenance strategies and traffic management solutions to manage traffic appropriately, improve road safety, support sustainable mobility, improve climate resilience and reduce the impact of climate change on transportation in the County.	ALL
TO 6	To protect, improve and invest in our national, regional, and local roads and to safeguard the strategic	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR, CC



Objective/Policy Reference	Objective/Policy	Related Environmental Components
	transport links to and from urban centres which are identified as key economic drivers in the region.	
TP 5	To develop and implement strategies and projects to optimise the operation and maintenance of the Regional and Local Road network in line with available resources and priorities, including improvement works, road resurfacing and surface maintenance, bridge replacements, upgrades and repairs, signage, road markings, footpaths, public lighting, and traffic management facilities to improve road safety and traffic management, with a focus on critical infrastructure routes, strategic routes or roads carrying higher volumes of traffic.	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR
TP 6	Subject to funding and resources, design and implement projects and traffic management solutions to manage traffic appropriately, improve road safety, support sustainable mobility, improve climate resilience and reduce the impact of climate change on transportation in the County.	ALL
NRP 1	To work in association with TII to ensure the safe and efficient operation of the national road network, and to prevent or restrict activities or development that reduces the quality, capacity or durability of the national road network, or to seek financial contribution toward the cost of mitigating the impact of that development.	PHH, LU, MA, TR
NRP 7	Access and road design details on national roads shall comply with TII design standards. Any development with the potential to impact on the carrying capacity and/or safety of any National Primary or National Secondary Road shall include proposals to avoid, remedy or mitigate the impact on the National Road Network. Such proposals may include the payment of a contribution toward the cost of any required mitigation works.	PHH, LU, MA, TR
HCLO 7	To co-operate with adjoining local authorities north and south of the Border, to ensure that the natural environment is maintained in a sustainable manner, to encourage a collaborative and consistent policy approach with adjoining areas on matters of environmental and landscape protection, and to identify threats to the integrity of such sites through a transboundary approach.	BFF, L, CH, S, LU, AQN, W, TR, CC
HCLO 8	To contribute towards the protection of County and local level landscape designations from incompatible developments.	PHH, BFF, L, CH, S, LU, W, TR
WWO 1	To support and co-operate with Uisce Éireann, as appropriate, to deliver a sustainable water supply in line with the objectives set out in the Core Strategy.	PHH, BFF, L, CH, S, AQN, W, MA, TR
WWO 2	To co-operate with Uisce Éireann in order to identify, prioritise and advance the delivery of water and waste water projects throughout the County during the Development Plan period.	PHH, BFF, L, CH, S, AQN, W, MA, TR



Objective/Policy Reference	Objective/Policy	Related Environmental Components
WWP 1	To only permit development in instances where there is sufficient capacity in the public water and wastewater infrastructure.	PHH, BFF, S, LU, AQN, W, MA, TR, CC
WMO 8	To require that treatment/management of any contaminated material shall comply as appropriate with the Waste Management Act 1996 (waste licence, waste facility permit) and under the Environmental Protection Act 1992 (Industrial Emissions licensing, in particular the First Schedule, Class 11 Waste).	PHH, BFF, CH, S, LU, AQN, W, CC
RTO 4	To support the vitality and viability of existing town and village centres and facilitate a competitive and healthy retail environment by ensuring that future growth in retail floorspace responds to the identified retail hierarchy.	PHH, MA, TR
RTO 5	To promote and encourage the enhancement of retail floorspaces and town centre functions, in order to reduce retail expenditure leakage out of the County and to sustain competitiveness of retail centres in the County.	PHH, MA, TR
TO 3	To promote sustainable land use planning to facilitate transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the greater use of public and active transport throughout the County.	ALL

Table 8-2: Additional Environmental Mitigation Measures

Objective / Policy Reference	Objective / Policy	Related Environmental Component
NO 2	Ensure development design considers noise alleviation measures, where appropriate, to reduce noise and vibration impacts on surrounding amenities, particularly residential amenity and other noise sensitive locations (e.g., places of worship, healthcare facilities).	AQN, PHH, BFF
ATIP 14	Ensure that traffic noise levels are considered as part of new developments along major roads in accordance with best practice guidelines.	AQN, PHH, BFF
ATIP 15	Apply the provisions of the County Noise Action Plan to protect the designated 'Quiet Areas' within the Plan Area from increased exposure to noise.	AQN, PHH, BFF
HCLO 17	Promote and encourage planting of native hedgerow species in new developments and as part of the Council's own landscaping works.	BFF
HCLO 16	To consult with the National Parks and Wildlife Service, where appropriate, and take account of their views and any licensing requirements, when undertaking, approving or authorising development which is likely to affect plant, animal or bird species protected by law.	BFF



Objective / Policy Reference	Objective / Policy	Related Environmental Component
CAO 15	To encourage innovation in architecture to ensure that developments deliver high-quality, climate-resilient urban design contributing to place-making and urban regeneration and enhances the Plan Area's existing character and distinctiveness.	MA
ATP13	Amenity and active travel infrastructure proposals are to be designed in consideration of the EPA Research Report, 'Connecting with Nature for Health and Wellbeing' (2020).	MA, PHH, L
PAP2/SAP 2	To conserve and enhance existing Primary and Secondary Amenity Areas and design management strategies to absorb further tourism and recreational uses without damage to their unique character.	L, PHH
CAO 14	Promote the use of construction materials that have low to zero embodied energy and CO2 emissions.	CC
HCL0 18	A Construction Environmental Management Plan shall be prepared and implemented for all development projects, where appropriate, that may give rise to significant, adverse construction related environmental effects.	ALL
ATIP 16	A Construction Traffic Management Plan shall be prepared and implemented for all development projects, where appropriate, that may give rise to significant, adverse traffic impacts during their construction phase.	MA, PHH
ATIP 17	A Mobility Management Plan shall be prepared for all major development in the county, where appropriate.	MA, PHH, CC
HCL0 15	To consult with, as appropriate, the Inland Fisheries Ireland in relation to any development that could have a potential impact on the aquatic ecosystems and associated riparian habitats.	W, BFF
WPO 9	To protect drinking water from the effects of development, in collaboration with relevant statutory authorities, including Uisce Eireann and Northern Ireland Water Ltd.	W, PHH
HCLP 10	The effects of agriculture related air pollution on habitats and species shall be considered by the Planning Authority when deciding on planning applications for significantly scaled agriculture development proposals. Where necessary, Applicants shall be asked to provide appropriate supporting air dispersion modelling and ecological assessment - completed in accordance with relevant guidelines - confirming proposals will not generate adverse effects on protected species or designated sites in Ireland or Northern Ireland.	BFF, W, S

Table 8-3: Amendments to Pre-existing Plan Objectives/Policies



Objective / Policy Reference	Objective / Policy	Amendment	Related Environmental Components
SO 7	To prepare and implement a Masterplan and Development Framework for Lough Muckno and its environs, which will act as a blueprint for its evolution and sustainable development as an exemplar recreational and amenity facility.	To prepare and implement a Masterplan and Development Framework for Lough Muckno and its environs, which will act as a blueprint for its evolution and sustainable development as an exemplar recreational and amenity facility - having due regard to constraints and sensitivities associated with the area and relevant environmental protection requirements.	ALL
HSO 3	To encourage and promote the re-use of vacant units for residential use subject to compatibility with existing and proposed surrounding uses.	To encourage and promote the re-use of vacant units for residential use subject to compatibility with existing and proposed surrounding uses - whilst also having due regard to the need to not adversely affect: surrounding residential amenity, protected bat species, European sites, and areas of biodiversity value; and the need to appropriately conserve built heritage.	BFF, PHH, CH
RTO 6	To encourage reuse of derelict sites and vacant town centre commercial premises for alternative uses and adapt a flexible approach to reoccupation, particularly where this can complement the existing service base.	To encourage reuse of derelict sites and vacant town centre commercial premises for appropriate and acceptable alternative uses, and adapt a flexible approach to reoccupation, particularly where this can complement the existing service base - whilst also having due regard to the need to not adversely affect: surrounding residential amenity, protected bat species, European sites, and areas of biodiversity value; and the need to appropriately conserve built heritage.	BFF, PHH, CH
EDP 3	Proposals for industrial and commercial development shall be designed to a high standard in accordance with the specific provisions set out in Chapter 15, Development Management Standards of the Monaghan County Development Plan 2025-2031, to provide quality environments with adequate allowance where necessary for landscaping, machinery parking and circulation, and the appropriate disposal of foul and surface water.	Proposals for industrial and commercial development shall be designed to a high standard in accordance with the specific provisions set out in Chapter 15, Development Management Standards of the Monaghan County Development Plan 2025-2031, to provide quality environments with adequate allowance where necessary for landscaping, machinery, access , parking and circulation, and the appropriate disposal of foul and surface water.	PHH, MA
AGFP 1	Agricultural developments shall be designed to a high standard in accordance with the specific provisions set out in Chapter 15, Development Management Standards of the County Development Plan 2025-2031, to provide quality environments with adequate allowance where necessary for landscaping, machinery parking and circulation and the appropriate disposal of foul and surface water.	Agricultural developments shall be designed to a high standard in accordance with the specific provisions set out in Chapter 15, Development Management Standards of the County Development Plan 2025-2031, to provide quality environments with adequate allowance where necessary for landscaping, machinery, parking, access and circulation and the appropriate disposal of foul and surface water.	PHH, MA
TMO 3	To support potential tourist and amenity attractions of scale in partnership with Fáilte Ireland and other relevant authorities.	To support potential tourist and amenity attractions of scale in partnership with Fáilte Ireland and other relevant authorities - having due regard to the existing character, sense of	ALL



Objective / Policy Reference	Objective / Policy	Amendment	Related Environmental Components
		place, distinctive features and environmental constraints and sensitivities of the Plan Area.	
CFO 15	To promote and facilitate the development of walkways, cycleways and recreational routes in appropriate locations throughout the County, in accordance with the objectives of the County Walking and Cycling Strategy 2021-2026 and any updated or subsequent strategy document.	To promote and facilitate the sustainable development of walkways, cycleways and recreational routes in appropriate locations throughout the County, in accordance with the objectives of the County Walking and Cycling Strategy 2021-2026 and any updated or subsequent strategy document - having due regard to relevant environmental considerations, including the need to protect and enhance biodiversity, prevent habitat fragmentation, and maintain and enhance ecological connectivity.	ALL
CFO 16	To promote and encourage the development of walks and cycle ways in accordance with the National Sustainable Mobility Policy (SMP), Department of Transport, 2022 and to protect established routes from development which would adversely impact upon them.	To promote and encourage the sustainable development of walks and cycle ways in accordance with the National Sustainable Mobility Policy (SMP), Department of Transport, 2022 and to protect established routes from development which would adversely impact upon them.	ALL
GIP 2	Any development which impacts on the integrity of existing Green Infrastructure shall be resisted, an exception to this may be where compensatory features can be provided.	Any development which impacts on the integrity of existing Green Infrastructure shall be resisted, an exception to this may be where compensatory features comprising native species can be provided.	BFF
TWP 1	To minimise loss of tree(s) and hedgerow associated with any development proposal and encourage the retention of existing mature trees, hedgerows and woodlands in new developments. Where removal is unavoidable consideration should be given to transplanting trees and/or providing compensatory planting on the site.	To minimise loss of tree(s) and hedgerow associated with any development proposal and encourage the retention of existing mature trees, hedgerows and woodlands in new developments. Where removal is unavoidable consideration should be given to transplanting and/or providing compensatory planting of native tree species on the site.	BFF
TO 3	To promote sustainable land use planning to facilitate transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the greater use of public and active transport throughout the County.	To promote sustainable land use planning, having due regard to existing constraints and environmental sensitivities and relevant environmental protection requirements , to facilitate transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the greater use of public and active transport throughout the County.	ALL
TP 5	To develop and implement strategies and projects to optimise the operation and maintenance of the Regional and Local Road network in line with available resources and priorities, including improvement works, road resurfacing and surface maintenance, bridge replacements, upgrades and	To develop and implement strategies and projects to optimise the operation and maintenance of the Regional and Local Road network in line with available resources and priorities, including improvement works, road resurfacing and surface maintenance, bridge replacements, upgrades and repairs, signage, road markings, footpaths, public lighting, and	ALL



Objective / Policy Reference	Objective / Policy	Amendment	Related Environmental Components
	repairs, signage, road markings, footpaths, public lighting, and traffic management facilities to improve road safety and traffic management, with a focus on critical infrastructure routes, strategic routes or roads carrying higher volumes of traffic.	traffic management facilities to improve road safety and traffic management, with a focus on critical infrastructure routes, strategic routes or roads carrying higher volumes of traffic, and in accordance with all relevant environmental protection requirements, including conservation requirements.	
LRP 1	To prioritise improvement works at locations where road safety and traffic management issues can be addressed, including specific works at junctions, at bridges, signage, road markings, footpaths, public lighting, and traffic management facilities, subject to available resources.	To prioritise improvement works at locations where road safety and traffic management issues can be addressed, including specific works at junctions, at bridges, signage, road markings, footpaths, public lighting, and traffic management facilities, subject to available resources, and in accordance with all relevant environmental protection requirements, including conservation requirements.	ALL
ATIP 3	To support the development of infrastructure for Renewable Transport Fuel	To support the development of infrastructure for Renewable Transport Fuel - having due regard for the need for interoperability, requirements of Alternative Fuel Infrastructure Regulations and all relevant health and safety considerations.	PHH, AQN, CC
WSP 1	To prepare an annual Winter Maintenance Plan to maintain a clearly defined network of priority traffic routes in a passable manner in adverse winter conditions, subject to resource availability.	To prepare an annual Winter Maintenance Plan to maintain a clearly defined network of priority traffic routes in a passable manner in adverse winter conditions, subject to resource availability. Best available methods should be adopted to ensure Winter Maintenance activities do not generate significant adverse environmental effects.	ALL
WWO 2	To co-operate with Uisce Éireann in order to identify, prioritise and advance the delivery of water and waste water projects throughout the County during the Development Plan period.	To co-operate with Uisce Éireann in order to identify, prioritise and advance the delivery of appropriately designed water and waste water projects at appropriate locations, having due regard to the existing constraints and environmental sensitivities and relevant protections , throughout the County during the Development Plan period.	ALL
REO 2	To prepare a Renewable Energy Strategy for the County over the lifetime of this plan and subject to the availability of resources.	To prepare a Renewable Energy Strategy for the County over the lifetime of this plan and subject to the availability of resources. Such a Strategy shall be shaped and informed by environmental considerations, constraints and sensitivities relevant to the Plan Area - including biodiversity, European sites, and landscape and visual amenity related designations.	ALL
WMP 1	All proposals relating to management and disposal of Construction and Demolition Waste must adhere to the	All proposals relating to management and disposal of Construction and Demolition Materials and Waste must adhere to the	MA



Objective / Policy Reference	Objective / Policy	Amendment	Related Environmental Components
	Environmental Protection Agency Best Practice Guidelines for the preparation of Resource & Waste Management Plans for Construction & Demolition Projects 2024, and any subsequent revisions.	Environmental Protection Agency Best Practice Guidelines for the preparation of Resource & Waste Management Plans for Construction & Demolition Projects 2024, and any subsequent revisions.	
SSO 12	To designate development envelopes around the towns and Tier 4 villages in order to manage development in a sustainable manner and restrict urban sprawl and the merging of distinctive areas.	To designate development envelopes around the towns and Tier 4 villages in order to manage development in a sustainable manner and restrict urban sprawl and the merging of distinctive areas - having due regard to environmental constraints and sensitivities.	ALL
URO 5	To support the preparation and implementation of Town Centre First Plans in accordance with the Town Centre First Policy.	To support the preparation and implementation of Town Centre First Plans in accordance with the Town Centre First Policy - having due regard to the protection of biodiversity and protected species, and the need to conserve/enhance built heritage (including protected structures and historic fabric) and townscape/streetscape.	BFF, CH, L
TCO 5	To ensure that sufficient parking is available for town centre uses.	To ensure that sufficient parking is available for town centre uses - having due regard to demand management strategies aimed at reducing congestion.	MA
ISO 7	To ensure that, where appropriate, adequate space is provided in all new developments for off street car parking and the provision of loading space within the curtilage of new developments.	To ensure that, where appropriate, adequate space is provided in all new developments for off street car parking and the provision of loading space within the curtilage of new developments.- having due regard to demand management strategies aimed at reducing congestion.	MA
CMO 79	To facilitate the provision of a Park and Ride facility at an appropriate location subject to planning criteria, within the lifetime of the plan.	To facilitate the provision of a Park and Ride facility at an appropriate location subject to relevant planning and environmental criteria , within the lifetime of the plan.	ALL
CMO 17	To investigate the potential to develop and expand facilities at Lisanisk Lake during the lifetime of the plan.	To investigate the potential to develop and expand facilities at Lisanisk Lake in a sensitive manner with appropriate planning and environmental considerations during the lifetime of the plan.	ALL
MTO 14	To support festivals and events and to encourage the delivery of increased bed nights in suitable locations in Monaghan Town.	To support sustainable and well-planned festivals and events and to encourage the delivery of increased bed nights in suitable locations in Monaghan Town.	ALL
CBO 10	To prepare and implement a Masterplan and Development Framework for Lough Muckno and its environs which will act as a blueprint for its evolution as an exemplar recreational and amenity facility.	To prepare and implement a Masterplan and Development Framework for Lough Muckno and its environs, which will act as a blueprint for its evolution and sustainable development as an exemplar recreational and amenity facility - having due regard to constraints and sensitivities	ALL



Objective / Policy Reference	Objective / Policy	Amendment	Related Environmental Components
		associated with the area and relevant environmental protection requirements.	

8.3 Conclusion

The reasonable alternatives evaluation presented in Section 6 has resulted in the development of a Draft Plan that achieves the best environmental outcomes in comparison to other reasonable alternatives considered.

The adoption of the environmental mitigation measures integrated into the Draft Plan will prevent, reduce and fully offset potential negative environmental effects due to the implementation of the Draft Plan.

No further mitigation measures are required for the Draft Plan.

These environmental mitigation measures will also serve to prevent, reduce and fully offset potential negative transboundary effects that may be transmitted from the County to Northern Ireland. It can be concluded that the Draft Plan will not have any likely, significant transboundary impacts.



9. POST DRAFT PLAN CONSULTATION AMENDMENTS

This document is the draft version of SEA Environmental Report which will be updated to a final version having regard to the consultation submissions made during the SEA consultation period, recommendations made in the Chief Executive's Report on consultation submissions, and the resulting amendments made to the original draft version of the Plan that will be put on display for consultation.

The Plan amendments arising from the consultation process and the post consultation Plan development process will be screened for SEA and AA and subject to full SEA and AA as necessary.

An SEA Statement will then be prepared on how the SEA process shaped the content of the final Plan.



10. MONITORING MEASURES

The SEA Directive requires that the environmental effects of the implementation of a plan are monitored in order *'to identify at an early stage unforeseen effects, and to be able to undertake appropriate remedial action.'*

A series of indicators and targets were established for identified SEOs to enable ongoing monitoring and measurement of Plan implementation performance, the environmental effects of the implementation of the Plan and the efficacy of environmental mitigation measures. Such monitoring will be carried out periodically to support Plan implementation.

SEO indicators are simple and effective quantifiable indicators used to measure the environmental effects of implementing the Plan and the progress of SEOs and related targets. SEO targets set focused, measurable aims and thresholds that the Plan can support the achievement of.

MCC are responsible for implementation of the SEA monitoring programme. The environmental effects (including positive, negative and cumulative effects) of Plan implementation will be monitored once every year over the course of the Plan's six year lifetime. This monitoring will be carried out by the Forward Planning section of MCC who will report on progress and performance to the relevant SPC annually. A monitoring report will be prepared to document monitoring outcomes. This report shall be made available for public inspection.

Where monitoring identifies that the implementation of the Plan is having a significant negative environmental effect, an in-depth review of the Plan should take place and the Plan should be updated in a manner that satisfactorily mitigates these environmental effects (i.e., through the adoption of additional environmental mitigation measures.). Similarly, where monitoring indicates that potential positive environmental effects associated with Plan implementation are not being adequately realised, the Plan should be reviewed and updated in a manner that supports the realisation of all potential positive environmental effects, having regard to the overall vision and high-level objectives of the Plan.

The SEA Monitoring Programme established for the Plan is contained in Table 10-1. This monitoring programme has been developed in accordance with EPA guidelines entitled 'Guidance on SEA Statements and Monitoring' (2020). The monitoring programme includes detail on the indicators, targets and data sources used to monitor and measure progress.

The Council is responsible for the ongoing review of indicators and targets, collating existing relevant monitored data, the preparation of monitoring evaluation report), the publication of these reports and, if necessary, the carrying out of remedial action.



Table 10-1: SEA Monitoring Programme

Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
Population and Human Health	PHH1	Avoid or minimise impacts to population and human health.	<ul style="list-style-type: none"> Number of spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan. 	<ul style="list-style-type: none"> No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan. 	<ul style="list-style-type: none"> Consultation with the Health Service Executive (HSE)/Health Atlas Ireland, the EPA and DAERA.
	PHH2	Promote economic activity and growth	<ul style="list-style-type: none"> Implementation of objectives/policies protective and supportive of economic development as defined in Chapter 4 of the CDP. Compliance of lower order plans and projects with objectives/policies protective and supportive of economic development. 	<ul style="list-style-type: none"> Full implementation of objectives/policies protective and supportive of economic development as defined in Chapter 4 of the CDP. No contravention of objectives/policies protective and supportive of economic development. 	<ul style="list-style-type: none"> Internal monitoring of CDP implementation. Internal monitoring of lower order plan and project compliance with CDP objectives/policy protective and supportive of economic development. Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process) on economic elements of the Population and Human Health environmental component.
	PHH3	Ensure supporting infrastructure and services in the area are developed in a manner commensurate with population growth.	<ul style="list-style-type: none"> Implementation of objectives/policies supportive of infrastructural development defined in Chapter 7 of the CDP. Compliance of lower order plans and projects with objectives/policies supportive of infrastructural development. 	<ul style="list-style-type: none"> Full implementation of objectives/policies supportive of infrastructural development defined in Chapter 7 of the CDP. No contravention of objectives/policies supportive of infrastructural development. 	<ul style="list-style-type: none"> Internal monitoring of CDP implementation. Internal monitoring of lower order plan and project compliance with CDP objectives/policy supportive of infrastructural development. Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process) on Material Assets (Utilities)



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
	B1	Ensure compliance with the Habitats and Birds Directives with regard to the protection of European Sites and Annexed habitats and species ⁶⁷ .	<ul style="list-style-type: none"> Conservation status of habitats and species as assessed under Article 17 of the Habitats Directive. 	<ul style="list-style-type: none"> Maintenance of favourable conservation status for all habitats and species protected under National and International legislation to be unaffected by implementation of the Plan⁶⁸ 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process) Department of Housing, Local Government and Heritage report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years). Department of Housing, Local Government and Heritage National Monitoring Report for the Birds Directive under Article 12 (every 3 years). Consultation with the NPWS and DAERA (where appropriate). Review of NPWS and DAERA publications regarding the status of designated sites.

⁶⁷ Annexed habitats and species' refer to those listed under Annex I, II & IV of the EU Habitats Directive and Annex I of the EU Birds Directive.

⁶⁸ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be:

- (a) no alternative solution available;
- (b) imperative reasons of overriding public interest for the plan to proceed; and
- (c) adequate compensatory measures in place.



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
	B2	Ensure compliance with Article 10 of the Habitats Directive with regard to the management of features of the landscape which - by virtue of their linear and continuous structure or their function act as stepping stones (designated or not) - are of major importance for wild fauna and flora and essential for the migration, dispersal and genetic exchange of wild species.	<ul style="list-style-type: none"> Percentage loss of functional connectivity without remediation resulting from development provided for by the Plan. 	<ul style="list-style-type: none"> No significant ecological networks or parts thereof which provide functional connectivity to be lost without remediation resulting from development provided for by the Plan. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process) CORINE mapping resurvey (every c. 5 years). Review of Council Ecological Network Mapping. Mapping of important habitats and species.
	B3	Avoid or minimise significant impacts on semi-natural habitats, species, environmental features, or other sustaining resources in designated national sites, non-designated locally important sites, sites proposed for designation, and Areas of Special Scientific Interest; and to comply with the Wildlife Act (as amended) with regard to listed species.	<ul style="list-style-type: none"> Number of significant impacts on semi-natural habitats, species, environmental features, or other sustaining resources in designated national sites, non-designated locally important sites, sites proposed for designation, and Areas of Special Scientific Interest resulting from development provided for by the Plan. Number of non-compliances of the Wildlife Act (as amended) with regard to listed species. 	<ul style="list-style-type: none"> Avoid significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites and Area of Special Scientific Interest resulting from development provided for by the Plan. No non-compliances of the Wildlife Act (as amended) with regard to listed species. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process) Review of NPWS and DAERA publications regarding the status of designated sites. Mapping of important habitats and species.



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
	B4	Aim for no net contribution to biodiversity losses or deterioration in response to the biodiversity emergency.	<ul style="list-style-type: none"> Compliance of development with objectives/policies providing for the protection and enhancement of Biodiversity, Flora and Fauna defined in the CDP. No. of developments consented that have significant Biodiversity protection/enhancement proposals. Improved biodiversity areas (Area - km² / length - metres). 	<ul style="list-style-type: none"> No contravention of objectives/policies providing for the protection and enhancement of Biodiversity, Flora and Fauna defined in the CDP. Consent for development proposals supported by the Plan only to be granted where development complies with objectives/policies providing for the protection and enhancement of Biodiversity, Flora and Fauna defined in the CDP. Increase number of developments consented that have significant Biodiversity protection/enhancement proposals. Increase quantum of improved biodiversity areas. 	<ul style="list-style-type: none"> Internal monitoring of compliance with CDP objectives/policy/ Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process) Internal monitoring of compliance with the County Biodiversity and Heritage Strategic Plan. Mapping of important habitats and species.



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
	B5	To sustain existing sustainable rural management practices - and the communities who support them - to ensure the continuation of long established managed landscapes and the flora and fauna that they contain.	<ul style="list-style-type: none"> Population of the county involved in land management. 	<ul style="list-style-type: none"> Sustain the population of the county involved in land management. 	<ul style="list-style-type: none"> Review of CSO figures for the county (every five years).
Landscape and Visual Amenity	L1	To minimise significant adverse visual impacts within and adjacent to the County, especially with regard to landscape and amenity designations included in Land Use Plans	<ul style="list-style-type: none"> Number of complaints received from statutory consultees regarding avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Plan 	<ul style="list-style-type: none"> No developments permitted which result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Plan. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process)
Cultural Heritage - Archaeological & Architectural	CH1	Avoid impacts upon archaeological heritage, including entries to the Record of Monuments and Places (RMP) and the Northern Ireland Sites and Monuments Record (NISMR).	<ul style="list-style-type: none"> Percentage of features contained in the RMP and NISMR (and, where relevant, the associated surrounding context) protected from adverse effects due to action and development occurring as a result of the implementation of this plan. 	<ul style="list-style-type: none"> No features contained in the RMP and NISMR (nor the associated surrounding context) should be significantly adversely affected as a result of the implementation of this plan. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process) Consultation with the National Monuments Service and DAERA's Historic Environment Division.



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
	CH2	Avoid impacts upon architectural heritage, including entries to the Record of Protected Structures (RPS) and National Inventory of Architectural Heritage (NIAH), industrial heritage, ACAs and conservation areas (Northern Ireland).	<ul style="list-style-type: none"> Percentage of features contained in the RPS, NIAH, industrial heritage, ACAs and conservation areas (Northern Ireland) (and, where relevant, the associated surrounding context) protected from adverse effects due to action and development occurring as a result of the implementation of this plan. 	<ul style="list-style-type: none"> No features contained in the RMP and NISMR (nor the associated surrounding context) should be significantly adversely affected as a result of the implementation of this plan. No features contained in the RPS, NIAH, industrial heritage, ACAs and conservation areas (Northern Ireland) (nor the associated surrounding context) should be significantly adversely affected as a result of the implementation of this plan. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process) Consultation with the National Monuments Service and DAERA's Historic Environment Division.
Soils	S1	Avoid or minimise effects on the hydrogeological and ecological function of the soil resource.	<ul style="list-style-type: none"> Soil extent and hydraulic connectivity. 	<ul style="list-style-type: none"> Minimise reductions in soil extent and hydraulic connectivity. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process)
	S2	Avoid adverse effects on the physico-chemical properties of soil.	<ul style="list-style-type: none"> Physico-chemical properties of soil. 	<ul style="list-style-type: none"> No adverse effects on physico-chemical properties of soil. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process) i.e. Ground Investigations undertaken to inform development that may impact soils.



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
	S3	Ensure appropriate management of all soil and excavation material. Promote sustainable material reuse wherever appropriate.	<ul style="list-style-type: none"> Number of developments consented that have sustainable excavation material reuse proposals. 	<ul style="list-style-type: none"> All new developments consented to have written statement for management of all soil and excavation material, where necessary. Increase number of developments consented that have sustainable excavation material reuse proposals 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process)
Land Use	LU1	Avoid or minimise effects on existing land use.	<ul style="list-style-type: none"> Number of instances of significant adverse impacts on existing land use as a result of the implementation of this plan. 	<ul style="list-style-type: none"> No instances of significant adverse impacts on existing land use as a result of the implementation of this plan. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process)
Air Quality and Noise	AQN1	Reduce travel related emissions and to encourage modal change from private car to sustainable modes of travel, including public transport, walking and cycling.	<ul style="list-style-type: none"> Number of exceedances of ambient air quality standards in the county, as monitored under the EPA's National Ambient Air Quality Monitoring Network. Improvements in air quality status in the county. % change in modal split. Length of new sustainable transport routes developed. 	<ul style="list-style-type: none"> Minimise ambient air quality standard exceedances in the county. Reduction in private car use. Extension and improvement of the sustainable transport network in the county. 	<ul style="list-style-type: none"> Consultation with the EPA. Review of EPA Air Quality Monitoring undertaken in the County. Review of EPA annual 'Air Quality in Ireland' Report. Central Statistics Office (CSO) Population data - Commuting in Ireland (every c. 5 years). Internal monitoring of length of new sustainable transport routes developed.
	AQN2	Avoid or minimise effects on local air quality.	<ul style="list-style-type: none"> Number of developments consented that result in avoidable adverse air quality impacts on sensitive receptors. Number of exceedances of ambient air quality standards in the county, as monitored under the EPA's National Ambient Air Quality Monitoring Network. 	<ul style="list-style-type: none"> No development supported by the plan should have a significant adverse air quality impact on sensitive receptors. Minimise ambient air quality standard exceedances in the county. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process) Consultation with the EPA.



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
			<ul style="list-style-type: none"> Improvements in air quality status in the county. 		<ul style="list-style-type: none"> Review of EPA Air Quality Monitoring undertaken in the County. Review of EPA annual 'Air Quality in Ireland' Report.
	AQN3	Avoid or minimise adverse noise impacts on existing or proposed sensitive receptors.	<ul style="list-style-type: none"> Number of sensitive receptors exposed to noise nuisance. 	<ul style="list-style-type: none"> No sensitive receptors exposed to nuisance noise in the county. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process) Monitoring of internal noise complaint investigations undertaken. Consultation with the EPA and DAERA (where appropriate).
Water	W1	Maintain and/or improve, the quality and status of surface water bodies.	<ul style="list-style-type: none"> Classification of Overall Status of surface water bodies as reported by the EPA Water Monitoring Programme for the Water Framework Directive (WFD). Status of bathing waters as monitored under the Bathing Water Directive. Programme for the WFD. Status of Northern Irish Waters, as reported by DAERA. 	<ul style="list-style-type: none"> Number of Pollution Incidents detected due to poor bathing water quality results. Not to cause deterioration in the status of any water or affect the ability of any water to achieve 'good status.'⁶⁹ No deterioration in the status of any bathing waters, having appropriate regard to bathing water mandatory and guidelines values defined in the Bathing Water Directive. Implementation of the objectives of the second cycle of the national River Basin Management Plan. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process) Data issued under the WFD Monitoring Programme for Ireland and Northern Ireland (multi-annual).

⁶⁹ Corresponding guidance from Northern Ireland legislation: Water Supply (Water Quality) Regulations (Northern Ireland) 2007 (as amended).



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
	W2	Maintain and/or improve, the chemical and quantitative status of groundwaters.	<ul style="list-style-type: none"> Status of groundwater bodies as reported by the EPA National Groundwater Monitoring Programme for the WFD. Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC 	<ul style="list-style-type: none"> No deterioration in the status of groundwater quality, having appropriate regard to Groundwater Quality Standards and Threshold Values defined under Directive 2006/118/EC. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process) Data issued under the WFD Monitoring Programme
	W3	Prevent impact upon the WFD status of surface waters and groundwater in line with the requirements of the WFD.	<ul style="list-style-type: none"> Number of instances of significant adverse impact on surface water or groundwater bodies resulting in a reduction in water quality or the ability of a water body to achieve 'good' water quality status. 	<ul style="list-style-type: none"> No instances of significant adverse impact on surface water or groundwater bodies resulting in a reduction in water quality or the ability of a water body to achieve 'good' water quality status. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process) Consultation with the EPA and DAERA.
	W4	Comply as appropriate with the provisions of the Planning System and Flood Risk Management: Guidelines for Planning Authorities (DEHLG and OPW, 2009) ⁷⁰	<ul style="list-style-type: none"> Number of incompatible developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk. 	<ul style="list-style-type: none"> Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk in compliance with The Planning System and Flood Risk Management Guidelines for Planning Authorities. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process)
	W5	Promote sustainable drainage practices to improve water quality and flow.	<ul style="list-style-type: none"> Number of developments consented that have sustainable drainage proposals. 	<ul style="list-style-type: none"> Increase number of developments consented that have sustainable drainage proposals. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process)

⁷⁰ Corresponding guidance from UK Department for Communities and Local Government: National Planning Policy Framework and associated planning practice guidance on Flood risk and coastal change (March 2014)



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
	W6	Prevent impact upon drinking water quality.	<ul style="list-style-type: none"> Number of non-compliances with Drinking Water Quality Standards defined in the European Union (Drinking Water) Regulations 2023. No contribution to non-compliances to The Water Supply (Water Quality) Regulations (Northern Ireland) 2017 	<ul style="list-style-type: none"> No non-compliances with Drinking Water Quality Standards defined in the European Union (Drinking Water) Regulations 2023. No contribution to non-compliances to The Water Supply (Water Quality) Regulations (Northern Ireland) 2017 	<ul style="list-style-type: none"> EPA Drinking Water Quality Reports. Review of environmental quality data detailed in the EPA Maps Application. Review of DAERA Drinking Water Quality Reports. Review of EPA Remedial Action List .
Material Assets	MAI1	Serve new development with adequate and appropriate waste water treatment.	<ul style="list-style-type: none"> Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan. 	<ul style="list-style-type: none"> All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Plan. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process)
	MAI2	Serve new development with adequate drinking water that is both wholesome and clean.	<ul style="list-style-type: none"> Number of non-compliances with Drinking Water Quality Standards defined in the European Union (Drinking Water) Regulations 2023 No contribution to non-compliances to The Water Supply (Water Quality) Regulations (Northern Ireland) 2017 	<ul style="list-style-type: none"> No non-compliances with Drinking Water Quality Standards defined in the European Union (Drinking Water) Regulations 2023. No contribution to non-compliances to The Water Supply (Water Quality) Regulations (Northern Ireland) 2017 	<ul style="list-style-type: none"> EPA Drinking Water Quality Reports. Review of environmental quality data detailed in the EPA Maps Application. Review of DAERA Drinking Water Quality Reports. Review of EPA Remedial Action List .
	MAI3	Avoid or minimise effects on built/amenity assets and infrastructure.	<ul style="list-style-type: none"> Number of incompatible developments (supported by the plan) adversely affecting built/amenity assets and infrastructure. 	<ul style="list-style-type: none"> No incompatible development (supported by the plan) adversely affecting built/amenity assets and infrastructure. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process)



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
	MAI4	Avoid or minimise effects upon existing and (where known) planned infrastructure.	<ul style="list-style-type: none"> Number of incompatible developments (supported by the plan) adversely affecting existing or planned infrastructure, including water supply, wastewater management, energy and transport infrastructure. 	<ul style="list-style-type: none"> No incompatible development (supported by the plan) adversely affecting existing or planned material assets infrastructure. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process), including monitoring of effects on other future planned or committed Material Asset infrastructure projects. Consultation with Irish Water, Gas Networks Ireland, ESB Networks and Transport Infrastructure Ireland.
	MAI5	Promote sustainable transportation and deliver enhanced traffic and transport conditions, where possible.	<ul style="list-style-type: none"> Percentage change in modal split. Kilometres of permanent segregated cycling network. Kilometres of permanent integrated cycling network. Number of Electric Vehicle charging points in the county. Total Area of road reallocated for sustainable alternatives (m²). 	<ul style="list-style-type: none"> Percentage increase in the number of public transport users in the county. Increase kilometres of permanent segregated cycling network. Increase kilometres of permanent segregated cycling network. Increase number of Electric Vehicle charging points in the county. Increase Total Area of road reallocated for sustainable alternatives. 	<ul style="list-style-type: none"> CSO Population data - Commuting in Ireland. Internal monitoring of length of new sustainable transport routes developed.



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
	MAI6	Promote sustainable waste/material management and the circular economy.	<ul style="list-style-type: none"> Number of developments consented that have sustainable material reuse proposals. 	<ul style="list-style-type: none"> All new developments consented to have written statement for management of material generated during construction, where necessary. Increase number of developments consented that have sustainable reuse proposals for material generated during construction. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process)
Tourism and Recreation	TR1	Avoid or minimise effects upon tourism and recreation amenities, and enhance tourism and recreation, where possible.	<ul style="list-style-type: none"> Visitor trips to local authority functional area 	<ul style="list-style-type: none"> Stable or increasing number of visitor trips to local authority functional area 	<ul style="list-style-type: none"> Fáilte Ireland Data on Tourism Performance
Climate Change	CC1	Support in the achievement of the 2030 target of a 51% reduction in carbon emissions.	<ul style="list-style-type: none"> Level of Greenhouse Gas (GHG) emissions in the county. 	<ul style="list-style-type: none"> Reduce GHG emissions for all sectors in the county. 	<ul style="list-style-type: none"> EPA National Emission Inventory. Baseline Emission Inventory for the county.
	CC2	Actively support the delivery of all national climate policy as appropriate to the county with the prioritisation and acceleration of evidence-based measures.	<ul style="list-style-type: none"> Level of GHG emissions in the county. 	<ul style="list-style-type: none"> Reduce GHG emissions for all sectors in the county. 	<ul style="list-style-type: none"> EPA National Emission Inventory. Baseline Emission Inventory for the county.
	CC3	Assist in the delivery of the climate neutrality objective at county level.	<ul style="list-style-type: none"> Level of GHG emissions in the county. Level of GHG emissions in the Decarbonising Zone. Net addition of tree cover added cover. 	<ul style="list-style-type: none"> Reduce GHG emission in the county to Net Zero. Reduce Decarbonising Zone GHG emissions to Net Zero. Increase level of tree in the county. 	<ul style="list-style-type: none"> EPA National Emission Inventory. Baseline Emission Inventory for the county. Baseline Emission Inventory for the Decarbonising Zone.



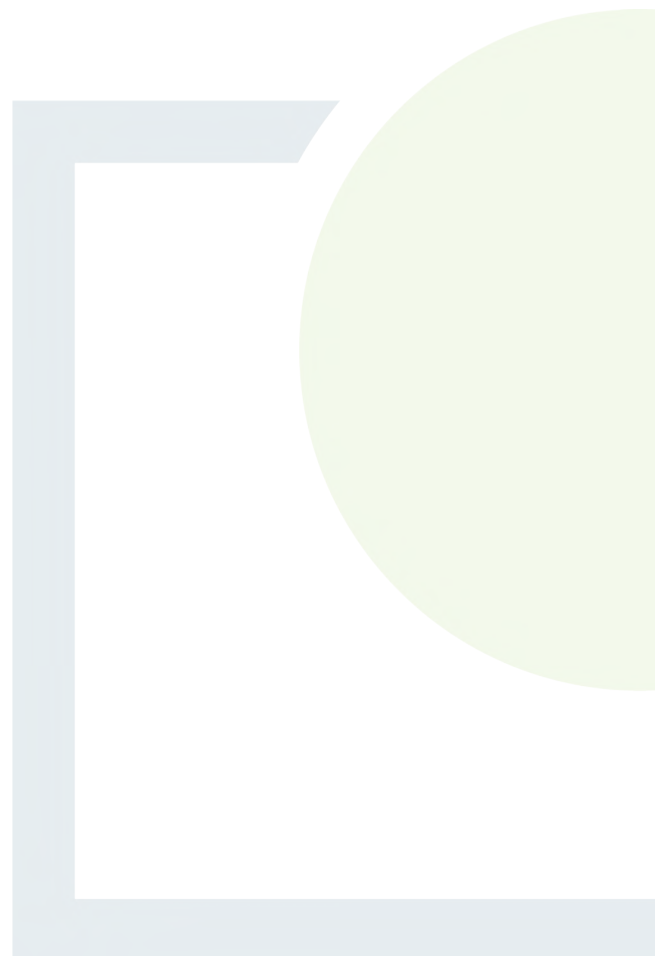
Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
	CC4	Promote the carrying out of climate resilient development.	<ul style="list-style-type: none"> Number of developments consented that are subject to unacceptable climate risks 	<ul style="list-style-type: none"> No developments consented that are subject to unacceptable climate risks 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process)
	CC5	Promote low carbon and net zero development.	<ul style="list-style-type: none"> Number of low carbon and net zero measures included as part of development projects that have been granted consent. Adherence to the Near Zero Building Standards. 	<ul style="list-style-type: none"> Increase number of low carbon and net zero measures included as part of development projects that have been granted consent. All new buildings shall be developed in accordance with the Near Zero Building Standards. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process)
	CC6	Promote the carrying out of development that incorporates nature-based solutions.	<ul style="list-style-type: none"> Number of nature-based solutions proposals included as part of development projects that have been granted consent. 	<ul style="list-style-type: none"> Increase number of nature-based solutions proposals included as part of development projects that have been granted consent. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process)
	CC7	Promote active travel and reduce reliance on the use of private vehicles for transport.	<ul style="list-style-type: none"> Percentage change in modal split. Kilometres of permanent segregated cycling network. Kilometres of permanent integrated cycling network. 	<ul style="list-style-type: none"> Percentage increase in the number of public transport users in the county. Increase kilometres of permanent segregated cycling network. Increase kilometres of permanent segregated cycling network. 	<ul style="list-style-type: none"> CSO Population data - Commuting in Ireland. Internal monitoring of likely significant environmental effects of proposed development projects (during the development planning process)
	CC8	Support the transition to zero or low carbon Electric Vehicles.	<ul style="list-style-type: none"> Number of Electric Vehicle charging points in the county. Number of Electric Vehicle owners in the county. 	<ul style="list-style-type: none"> Increase number of Electric Vehicle charging points in the county. Increase number of Electric Vehicle owners in the county. 	<ul style="list-style-type: none"> CSO Electric vehicle ownership data. Data on Electric Vehicle charging points in the County (available on Data.gov.ie).



CONSULTANTS IN ENGINEERING,
ENVIRONMENTAL SCIENCE
& PLANNING

APPENDIX 1

Relationship of the Plan with
other relevant Plans and
Programmes



This appendix is not intended to be a full and comprehensive review of inter-related Plans or Programmes, EU Directives, the transposing regulations or the regulatory framework for environmental protection and management. The information is not exhaustive and it is recommended to consult the Plan or Programme, Directive or Regulation to become familiar with the full details of each.

European Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
SEA Directive (2001/42/EC)	<ul style="list-style-type: none"> Contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development. Provide for a high level of protection of the environment by carrying out an environmental assessment of plans and programmes which are likely to have significant effects on the environment. 	<ul style="list-style-type: none"> Carry out an environmental assessment for plans or programmes referred to in Articles 2 to 4 of the Directive. Prepare an environmental report which identifies, describes and evaluates the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives that consider the objectives and the geographical scope of the plan or programme. Consult with relevant authorities, stakeholders and public allowing sufficient time to make a submission. Consult other Member States where the implementation of a plan or programme is likely to have transboundary environmental effects. Inform relevant authorities and stakeholders on the decision to implement the plan or programme. Issue a statement to include requirements detailed in Article 9 of the Directive. Monitor and mitigate significant environmental effects identified by the assessment. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

European Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
EIA Directive (2011/92/EU as amended by 2014/52/EU)	<ul style="list-style-type: none"> Requires the assessment of the environmental effects of public and private projects which are likely to have significant effects on the environment. Aims to assess and implement avoidance or mitigation measures to eliminate environmental effects, before consent is given of projects likely to have significant effects on the environment by virtue, inter alia, of their nature, size or location are made subject to a requirement for development consent and an assessment with regard to their effects. Those projects are defined in Article 4. 	<ul style="list-style-type: none"> All projects listed in Annex I are considered as having significant effects on the environment and require an EIA. For projects listed in Annex II, a "screening procedure" is required to determine the effects of projects on the basis of thresholds/criteria or a case by case examination. This should take into account Annex III. The environmental impact assessment shall identify, describe and assess in an appropriate manner, in the light of each individual case and in accordance with Articles 4 to 12, the direct and indirect effects of a project on the following factors: human beings, fauna and flora, soil, water, air, climate and the landscape, material assets and the cultural heritage, the interaction between each factor. Consult with relevant authorities, stakeholders and public allowing sufficient time to make a submission before a decision is made. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Habitats Directive (92/43/EEC)	<ul style="list-style-type: none"> Promote the preservation, protection and improvement of the quality of the environment, including the conservation of natural habitats and of wild fauna and flora. Contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora. Maintain or restore to favourable conservation status, natural habitats and species of wild fauna and flora of community interest. Promote the maintenance of biodiversity, taking account of economic, social, cultural and regional requirements. 	<ul style="list-style-type: none"> Propose and protect sites of importance to habitats, plant and animal species. Establish a network of European sites hosting the natural habitat types listed in Annex I and habitats of the species listed in Annex II, to enable the natural habitat types and the species' habitats concerned to be maintained or, where appropriate, restored at a favourable conservation status in their natural range. Carry out comprehensive assessment of habitat types and species present. Establish a system of strict protection for the animal species and plant species listed in Annex IV. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

European Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Birds Directive (79/409/EEC as amended by 2009/147/EC)	<ul style="list-style-type: none"> • Conserve all species of naturally occurring birds in the wild state including their eggs, nests and habitats. • Protect, manage and control these species and comply with regulations relating to their exploitation. • The species included in Annex I shall be the subject of special conservation measures concerning their habitat in order to ensure their survival and reproduction in their area of distribution. 	<ul style="list-style-type: none"> • Preserve, maintain or re-establish a sufficient diversity and area of habitats for all the species of birds referred to in Annex 1. • Preserve, maintain and establish biotopes and habitats to include the creation of protected areas (Special Protection Areas). • Ensure the upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones, re-establish destroyed biotopes and creation of biotopes. • Measures for regularly occurring migratory species not listed in Annex I is required as regards their breeding, moulting and wintering areas and staging posts along their migration routes. The protection of wetlands and particularly wetlands of international importance. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
EU Bathing Water Directive (revised) 2006 [2006/7/EC]	The purpose of this Directive is to preserve, protect and improve the quality of the environment and to protect human health by complementing Directive 2000/60/EC	<p>This Directive lays down provisions for:</p> <ul style="list-style-type: none"> • the monitoring and classification of bathing water quality; • the management of bathing water quality; and • the provision of information to the public on bathing water quality 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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EU Nitrates Directive (91/676/EC)	Reducing water pollution caused or induced by nitrates from agricultural sources and - preventing further such pollution.	<p>Ireland's Nitrates Action Programme is designed to prevent pollution of surface waters and ground water from agricultural sources and to protect and improve water quality. Ireland's third NAP came into operation in 2014.</p> <p>Each Member State's NAP must include:</p> <ul style="list-style-type: none"> • a limit on the amount of livestock manure applied to the land each year • set periods when land spreading is prohibited due to risk • set capacity levels for the storage of livestock manure 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Directive 2010/75/EU on Industrial Emissions	The purpose of this Directive is lay down rules to prevent or, where that is not practicable, to reduce industrial emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of environmental protection.	<p>The legislation covers industrial activities in the following sectors:</p> <ul style="list-style-type: none"> • energy; • metal production and processing; • minerals; • chemicals; • waste management; • and other sectors such as pulp and paper production, slaughterhouses and the intensive rearing of poultry and pigs. <p>All installations covered by the directive must prevent and reduce pollution by applying the best available techniques (BATs)* and address efficient energy use, waste prevention and management and measures to prevent accidents and limit their consequences.</p>	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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EU Plant Protection (products) Directive 2009/127/EC	The Directive aims at reducing the risks and impacts of pesticide use on human health and the environment by introducing different targets, tools and measures such as Integrated Pest Management (IPM) or National Action Plans (NAPs).	<ul style="list-style-type: none"> • The Framework Directive applies to pesticides which are plant protection products. • Regarding pesticide application equipment already in professional use, the Framework Directive introduces requirements for the inspection and maintenance to be carried out on such equipment. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Renewable Energy Directive (EU) 2023/2413 (recast)	This Directive sets an overall renewable energy target of at least 42.5% binding at EU level by 2030 - but aiming for 45%.	<ul style="list-style-type: none"> • Building on the 2009 and 2018 directives, the revised directive introduces stronger measures to ensure that all possibilities for the further development and uptake of renewables are fully utilised. • Strong policy framework to facilitate electrification in different sectors, with new increased sector-specific targets for renewables in heating and cooling, transport, industry, buildings and district heating/cooling, but also with a framework promoting electric vehicles and smart recharging. • Permitting procedures will also be easier and faster both for renewable energy projects (including through shorter approval periods and the creation of 'Renewables acceleration areas') and for the necessary infrastructure projects. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Council Regulation (EU) 2022/2577 (laying down a framework to accelerate the deployment of renewable energy)	This regulation introduces faster permitting processes for projects that have the highest potential for a quick roll-out of renewable energy and the least impact on the environment.	The regulation introduces urgent and targeted measures that address specific technologies and types of projects, which have the highest potential for quick deployment and the least impact on the environment.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Alternative Fuels Infrastructure Directive (2014/94/EU)	This Directive establishes a common framework of measures for the deployment of alternative fuels infrastructure in the Union in order to minimise dependence on oil and to mitigate the environmental impact of transport.	This Directive sets out minimum requirements for the building-up of alternative fuels infrastructure, including recharging points for electric vehicles and refueling points for natural gas (LNG and CNG) and hydrogen, to be implemented by means of Member States' national policy frameworks, as well as common technical specifications for such recharging and refueling points, and user information requirements.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Energy Efficiency Directive (EU) 2023/1791	The new directive introduces a series of measures to help accelerate energy efficiency, including embracing the “energy efficiency first” principle in the energy and non-energy policies.	<ul style="list-style-type: none"> • Establishing an EU legally-binding target to reduce the EU’s final energy consumption by 11.7% by 2030 (relative to the 2020 reference scenario). This includes for each Member State the requirement to set its indicative national contribution based on objective criteria reflecting national circumstances. If the national contributions do not add up to the EU target, an ambition gap mechanism is applied by the Commission. • Increasing annual energy savings from 0.8% (at present) to 1.3% (2024-2025), then 1.5% (2026-2027) and 1.9% from 2028 onwards. That’s an average of 1.49% of new annual savings for the period from 2024-2030. • Obliging Member States to prioritise vulnerable customers and social housing within the scope of their energy savings measures. • Introducing an annual energy consumption reduction target of 1.9% for the public sector as a whole. • Extending the annual 3% buildings renovation obligation to all the levels of public administration. • Introducing a different approach, based on energy consumption, for business to have an energy management system or to carry out an energy audit. • Bringing in a new obligation to monitor the energy performance of data centres, with an EU-level database collecting and publishing data. • Promoting local heating & cooling plans in larger municipalities. • Progressively increasing the efficient energy consumption in heat or cold supply, also in district heating. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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EU Seveso Directive (2012/18/EU)	This Directive lays down rules for the prevention of major accidents which involve dangerous substances, and the limitation of their consequences for human health and the environment, with a view to ensuring a high level of protection throughout the Union in a consistent and effective manner.	<ul style="list-style-type: none"> • The Seveso Directive is well integrated with other EU policies, thus avoiding double regulation or other administrative burden. This includes the following related policy areas: • Classification, labelling and packaging of chemicals; • The Union's Civil Protection Mechanism; • The Security Union Agenda including CBRN-E and Protection of critical infrastructure; • Policy on environmental liability and on the protection of the environment through criminal law; • Safety of offshore oil and gas operations. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Biodiversity Strategy for 2030 - Bringing nature back into our lives (European Commission, 2020)	The EU's biodiversity strategy for 2030 is a comprehensive, ambitious and long-term plan to protect nature and reverse the degradation of ecosystems. The strategy aims to put Europe's biodiversity on a path to recovery by 2030, and contains specific actions and commitments.	The Strategy contains specific commitments and actions to be delivered by 2030, including: <ul style="list-style-type: none"> • Establishing a larger EU-wide network of protected areas on land and at sea, building upon existing Natura 2000 areas, with strict protection for areas of very high biodiversity and climate value. • An EU Nature Restoration Plan - a series of concrete commitments and actions to restore degraded ecosystems across the EU by 2030, and manage them sustainably, addressing the key drivers of biodiversity loss. • A set of measures to enable the necessary transformative change: setting in motion a new, strengthened governance framework to ensure better implementation and track progress, improving knowledge, financing and investments and better respecting nature in public and business decision making. • Measures to tackle the global biodiversity challenge, demonstrating that the EU is ready to lead by example towards the successful adoption of an ambitious global biodiversity framework under the Convention on Biological Diversity. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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EU Green Infrastructure Strategy	Aims to create a robust enabling framework in order to promote and facilitate Green Infrastructure (GI) projects.	<ul style="list-style-type: none"> • Promoting GI in the main EU policy areas. • Supporting EU-level GI projects. • Improving access to finance for GI projects. • Improving information and promoting innovation. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
UNESCO (1972) The Convention for the Protection of the World Cultural and Natural Heritage	<ul style="list-style-type: none"> • Links concepts of nature conservation and the preservation of cultural properties; and • Recognizes the way in which people interact with nature, and the fundamental need to preserve the balance between the two. 	<ul style="list-style-type: none"> • Sets out the duties of States Parties in identifying potential sites and their role in protecting and preserving them; • Each country pledges to conserve not only the World Heritage sites situated on its territory, but also to protect its national heritage; • Encourages to integrate the protection of the cultural and natural heritage into regional planning programmes, set up staff and services at their sites, undertake scientific and technical conservation research and adopt measures which give this heritage a function in the day-to-day life of the community. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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UN (1992) The Convention on Biological Diversity	An overall objective is to develop national strategies for the conservation and sustainable use of biological diversity.	The Convention has three main goals: <ul style="list-style-type: none"> • the conservation of biological diversity (or biodiversity); • the sustainable use of its components; and • the fair and equitable sharing of benefits arising from genetic resources. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
UN (1992) Framework Convention on Climate Change	It is aimed at stabilising greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system.	The Convention acknowledges the vulnerability of all countries to the effects of climate change and calls for special efforts to ease the consequences, especially in developing countries which lack the resources to do so on their own.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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UN Kyoto Protocol (2nd Kyoto Period), the Second European Climate Change Programme (ECCP II), Paris climate conference (COP21) 2015 (Paris Agreement)	<p>The UN Kyoto Protocol set of policy measures to reduce greenhouse gas emissions.</p> <p>The Second European Climate Change Programme (ECCP II) aims to identify and develop all the necessary elements of an EU strategy to implement the Kyoto Protocol.</p> <p>At the Paris climate conference (COP21) in December 2015, 195 countries adopted the first-ever universal, legally binding global climate deal. The agreement sets out a global action plan to put the world on track to avoid dangerous climate change by limiting global warming to well below 2°C.</p>	<ul style="list-style-type: none"> • The Kyoto Protocol is implemented through the European Climate Change Programme (ECCP II). • EU member states implement measures to improve on or compliment the specified measures and policies arising from the ECCP. • Under COP21, governments agreed to come together every 5 years to set more ambitious targets as required by science; report to each other and the public on how well they are doing to implement their targets; track progress towards the long-term goal through a robust transparency and accountability system. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
EU 2020 Climate and Energy Package	<ul style="list-style-type: none"> • Binding legislation which aims to ensure the European Union meets its climate and energy targets for 2020. • Aims to achieve a 20% reduction in EU greenhouse gas emissions from 1990 levels. • Aims to raise the share of EU energy consumption produced from renewable resources to 20%. • Achieve a 20% improvement in the EU's energy efficiency. 	<p>Four pieces of complimentary legislation:</p> <ul style="list-style-type: none"> • Reform of the EU Emissions Trading System (EU ETS) to include a cap on emission allowances in addition to existing system of national caps. • Member States have agreed national targets for non-EU ETS emissions from countries outside the EU. • Meet the national renewable energy targets of 16% for Ireland by 2020. • Preparing a legal framework for technologies in carbon capture and storage. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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EU 2030 Framework for Climate and Energy	<ul style="list-style-type: none"> • A 2030 Framework for climate and energy, including EU-wide targets and policy objectives for the period between 2020 and 2030 that has been agreed by European countries. • Targets include a 40% cut in greenhouse gas emissions compared to 1990 levels, at least a 27% share of renewable energy consumption and at least 27% energy savings compared with the business-as-usual scenario. 	<ul style="list-style-type: none"> • To meet the targets, the European Commission has proposed the following policies for 2030: • A reformed EU emissions trading scheme (ETS). • New indicators for the competitiveness and security of the energy system, such as price differences with major trading partners, diversification of supply, and interconnection capacity between EU countries. • First ideas for a new governance system based on national plans for competitive, secure, and sustainable energy. These plans will follow a common EU approach. They will ensure stronger investor certainty, greater transparency, enhanced policy coherence and improved coordination across the EU. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
The Clean Air for Europe Directive (2008/50/EC) (EU Air Framework Directive) Fourth Daughter Directive (2004/107/EC)	<ul style="list-style-type: none"> • The CAFE Directive merges existing legislation into a single directive (except for the fourth daughter directive). • Sets new air quality objectives for PM2.5 (fine particles) including the limit value and exposure related objectives. • Accounts for the possibility to discount natural sources of pollution when assessing compliance against limit values. • Allows the possibility for time extensions of three years (PM10) or up to five years (NO2, benzene) for complying with limit values, based on conditions and the assessment by the European Commission. • The Fourth Daughter Directive lists pollutants, target values and monitoring requirements for the following: arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons in ambient air. 	<ul style="list-style-type: none"> • Sets objectives for ambient air quality designed to avoid, prevent or reduce harmful effects on human health and the environment as a whole. • Aims to assess the ambient air quality in Member States on the basis of common methods and criteria. • Obtains information on ambient air quality in order to help combat air pollution and nuisance and to monitor long-term trends and improvements resulting from national and community measures. • Ensures that such information on ambient air quality is made available to the public. • Aims to maintain air quality where it is good and improving it in other cases. • Aims to promote increased cooperation between the Member States in reducing air pollution. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Noise Directive (2002/49/EC)	The Noise Directive - Directive 2002/49/EC relating to the assessment and management of environmental noise - is part of an EU strategy setting out to reduce the number of people affected by noise in the longer term and to provide a framework for developing existing Community policy on noise reduction from source.	<p>The Directive requires competent authorities in Member States to:</p> <ul style="list-style-type: none"> • Draw up strategic noise maps for major roads, railways, airports and agglomerations, using harmonised noise indicators and use these maps to assess the number of people which may be impacted upon as a result of excessive noise levels; • Draw up action plans to reduce noise where necessary and maintain environmental noise quality where it is good; and • Inform and consult the public about noise exposure, its effects, and the measures considered to address noise. <p>The Directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities.</p>	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Floods Directive (2007/60/EC)	<ul style="list-style-type: none"> • Establishes a framework for the assessment and management of flood risks • Reduce adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods in the Community 	<ul style="list-style-type: none"> • Assess all water courses and coast lines at risk from flooding through Flood Risk Assessment • Prepare flood hazard maps and flood risk maps outlining the extent or potential of flooding and assets and humans at risk in these areas at River Basin District level (Article 3(2) (b)) and areas covered by Article 5(1) and Article 13(1) (b) in accordance with paragraphs 2 and 3. • Implement flood risk management plans and take adequate and coordinated measures to reduce flood risk for the areas covered by the Articles listed above. • Inform the public and allow the public to participate in planning process. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Water Framework Directive (2000/60/EC)	<ul style="list-style-type: none"> • Establish a framework for the protection of water bodies to include inland surface waters, transitional waters, coastal waters and groundwater and their dependent wildlife and habitats. • Preserve and prevent the deterioration of water status and where necessary improve and maintain “good status” of water bodies. • Promote sustainable water usage. • The Water Framework Directive repealed the following Directives: <ul style="list-style-type: none"> • The Drinking Water Abstraction Directive • Sampling Drinking Water Directive • Exchange of Information on Quality of Surface Freshwater Directive • Shellfish Directive • Freshwater Fish Directive • Groundwater Directive • Dangerous Substances Directive 	<ul style="list-style-type: none"> • Protect, enhance and restore all water bodies and meet the environmental objectives outlined in Article 4 of the Directive. • Achieve "good status" for all waters. • Manage water bodies based on identifying and establishing river basins districts. • Involve the public and streamline legislation. • Prepare and implement a River Basin Management Plan for each river basin districts identified and a Register of Protected Areas. • Establish a programme of monitoring for surface water status, groundwater status and protected areas. • Recover costs for water services. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Groundwater Directive (2006/118/EC)	<ul style="list-style-type: none"> • Protect, control and conserve groundwater. • Prevent the deterioration of the status of all bodies of groundwater. • Implements measures to prevent and control groundwater pollution, including criteria for assessing good groundwater chemical status and criteria for the identification of significant and sustained upward trends and for the definition of starting points for trend reversals. 	<ul style="list-style-type: none"> • Meet minimum groundwater standards listed in Annex 1 of Directive. • Meet threshold values adopted by national legislation for the pollutants, groups of pollutants and indicators of pollution which have been identified as contributing to the characterisation of bodies or groups of bodies of groundwater as being at risk, also taking into account Part B of Annex II. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Drinking Water Directive (2020/2184)	<ul style="list-style-type: none"> The recast Drinking Water Directive is the EU's main law on drinking water. It concerns the access to and the quality of water intended for human consumption to protect human health. The EU adopted the recast Drinking Water Directive in December 2020 and the Directive entered into force in January 2021. Member States have to transpose the Directive into national law and comply with its provisions by 12 January 2023. The recast Drinking Water Directive will further protect human health thanks to updated water quality standards, tackling pollutants of concern, such as endocrine disruptors and microplastics, and leading to even cleaner water from the tap for all. 	<p>Key features of the revised Directive are:</p> <ul style="list-style-type: none"> reinforced water quality standards, in line or, in some cases, even more stringent than the World Health Organisation (WHO) recommendations tackling emerging pollutants, such as endocrine disruptors and PFAs, as well as microplastics a preventive approach favouring actions to reduce pollution at source by introducing the risk-based approach measures to ensure better access to water, particularly for vulnerable and marginalised groups measures to promote tap water, including in public spaces and restaurants, to reduce (plastic) bottle consumption harmonisation of the quality standards for materials and products in contact with water measures to reduce water leakages and to increase transparency of the sector 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Urban Waste Water Treatment Directive (91/271/EEC)	<ul style="list-style-type: none"> This Directive concerns the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors. The objective of the Directive is to protect the environment from the adverse effects of waste water discharges. 	<ul style="list-style-type: none"> Urban waste water entering collecting systems shall before discharge, be subject to secondary treatment. Annex II requires the designation of areas sensitive to eutrophication which receive water discharges. Establishes minimum requirements for urban waste water collection and treatment systems in specified agglomerations to include special requirements for sensitive areas and certain industrial sectors. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Environmental Liability Directive (2004/35/EC) as amended by Directive 2006/21/EC, Directive 2009/31/EC, Directive 2013/30/EU and Regulation (EU) 2019/1010	Establish a framework of environmental liability based on the 'polluter-pays' principle, to prevent and remedy environmental damage.	<ul style="list-style-type: none"> • Relates to environmental damage caused by any of the occupational activities listed in Annex III, and to any imminent threat of such damage occurring by reason of any of those activities; damage to protected species and natural habitats caused by any occupational activities other than those listed in Annex III, and to any imminent threat of such damage occurring by reason of any of those activities, whenever the operator has been at fault or negligent. • Where environmental damage has not yet occurred but there is an imminent threat of such damage occurring, the operator shall, without delay, take the necessary preventive measures. • Where environmental damage has occurred the operator shall, without delay, inform the competent authority of all relevant aspects of the situation and take all practicable steps to immediately control, contain, remove or otherwise manage the relevant contaminants and/or any other damage factors in order to limit or to prevent further environmental damage and adverse effects on human health or further impairment of services and the necessary remedial measures, in accordance with Article 7. • The operator shall bear the costs for the preventive and remedial actions taken pursuant to this Directive. • The competent authority shall be entitled to initiate cost recovery proceedings against the operator. • The operator may be required to provide financial security guarantees to ensure their responsibilities under the directive are met. • The Environmental Liability Directive has been amended through a number of Directives that are not of significant relevance to the SEA for the • Guidelines. Implementation of the Environmental Liability Directive is contributed towards by a Multi-Annual Work Programme (MAWP) 'Making the Environmental Liability Directive more fit for purpose' that is updated annually to changing developments, growing knowledge and new needs. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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European Convention on the Protection of the Archaeological Heritage (Valletta 1992)	The aim of this (revised) Convention is to protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study.	The Valletta Convention makes the conservation and enhancement of the archaeological heritage one of the goals of urban and regional planning policies. The Convention sets guidelines for the funding of excavation and research work and publication of research findings. It also deals with public access, in particular to archaeological sites, and educational actions to be undertaken to develop public awareness of the value of the archaeological heritage. It also constitutes an institutional framework for pan-European co-operation on the archaeological heritage, entailing a systematic exchange of experience and experts among the various States.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Convention of the Protection of the Architectural Heritage of Europe (Granada 1995)	The main purpose of the Convention is to reinforce and promote policies for the conservation and enhancement of Europe's heritage. It also affirms the need for European solidarity with regard to heritage conservation and is designed to foster practical co-operation among the Parties. It establishes the principles of "European co-ordination of conservation policies" including consultations regarding the thrust of the policies to be implemented.	<ul style="list-style-type: none"> • The reinforcement and promotion of policies for protecting and enhancing the heritage within the territories of the parties. • The affirmation of European solidarity with regard to the protection of the heritage and the fostering of practical co-operation between states and regions. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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ICOMOS (2011) Principles for the Conservation of Industrial Heritage Sites, Structures, Areas and Landscapes ('Dublin Principles')	It is aimed to assist in the documentation, protection, conservation and appreciation of industrial heritage as part of the heritage of human societies around the World.	<ol style="list-style-type: none"> 1. Document and understand industrial heritage structures, sites, areas and landscapes and their values; 2. Ensure effective protection and conservation of the industrial heritage structures, sites, areas and landscapes; 3. Conserve and maintain the industrial heritage structures, sites, areas and landscapes; and 4. Present and communicate the heritage dimensions and values of industrial structures, sites, areas and landscapes to raise public and corporate awareness, and support training and research. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Council of Europe Framework Convention on the Value of Cultural Heritage for Society (Faro 2005)	<ul style="list-style-type: none"> • Cultural heritage is a group of resources inherited from the past which people identify, independently of ownership, as a reflection and expression of their constantly evolving values, beliefs, knowledge and traditions. It includes all aspects of the environment resulting from the interaction between people and places through time. • A heritage community consists of people who value specific aspects of cultural heritage which they wish, within the framework of public action, to sustain and transmit to future generations. 	<ul style="list-style-type: none"> • Recognise that rights relating to cultural heritage are inherent in the right to participate in cultural life, as defined in the Universal Declaration of Human Rights. • Recognise individual and collective responsibility towards cultural heritage. • Emphasise that the conservation of cultural heritage and its sustainable use have human development and quality of life as their goal. • Take the necessary steps to apply the provisions of this Convention concerning the role of cultural heritage in the construction of a peaceful and democratic society. • Greater synergy of competencies among all the public, institutional and private actors concerned. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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European Landscape Convention 2000	The developments in agriculture, forestry, industrial and mineral production techniques, together with the practices followed in town and country planning, transport, networks, tourism and recreation, and at a more general level, changes in the world economy, have in many cases accelerated the transformation of landscapes. The Convention expresses a concern to achieve sustainable development based on a balanced and harmonious relationship between social needs, economic activity and the environment. It aims to respond to the public's wish to enjoy high quality landscapes.	<ul style="list-style-type: none"> • Promote protection, management and planning of landscapes. • Organise European co-operation on landscape issues. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
The Eighth Environmental Action Programme (EAP) of the European Community	<ul style="list-style-type: none"> • Obligation for the Commission to present a monitoring framework, based on a limited number of headline indicators. • These should include, where available, systemic indicators that address interlinkages between environment-social and environmental-economic policy considerations, respectively. 	The 8th EAP aims at accelerating the green transition in a just and inclusive way, with the 2050 long-term objective of 'Living well, within planetary boundaries', already established in the 7th programme (2014-2020).	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Bern Convention (Convention on the Conservation of European Wildlife and Natural Habitats)	<p>The convention has three main aims:</p> <ul style="list-style-type: none"> • to conserve wild flora and fauna and their natural habitats • to promote cooperation between states • to give particular attention to endangered and vulnerable species including endangered and vulnerable migratory species 	<p>The Parties under the convention recognise the intrinsic value of nature, which needs to be preserved and passed to future generations, they also:</p> <ul style="list-style-type: none"> • Seek to ensure the conservation of nature in their countries, paying particular attention to planning and development policies and pollution control. • Look at implementing the Bern Convention in central Eastern Europe and the Caucasus. • Take account of the potential impact on natural heritage by other policies. • Promote education and information of the public, ensuring the need to conserve species is understood and acted upon. • Develop an extensive number of species action plans, codes of conducts, and guidelines, at their own initiative or in co-operation with other organisations. • Created the Emerald Network, an ecological network made up of Areas of Special Conservation Interest. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Bali Road Map (2007)	<p>The overall goals of the project are twofold:</p> <ul style="list-style-type: none"> • To increase national capacity to co-ordinate ministerial views, participate in the UNFCCC process, and negotiate positions within the timeframe of the Bali Action Plan; and • To assess investment and financial flows to address climate change for up to three key sectors and/or economic activities. 	<p>The Bali Action Plan is centred on four main building Blocks:</p> <ul style="list-style-type: none"> • mitigation • adaptation • technology • financing 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Cancun Agreements (2010)	<p>Set of decisions taken at the COP 16 Conference in Cancun in 2010 which addresses a series of key issues in the fight against climate change. Cancun Agreements' main objectives cover:</p> <ul style="list-style-type: none"> • Mitigation • Transparency of actions • Technology • Finance • Adaptation • Forests • Capacity building 	<p>Among the most prominent agreements is the establishment of a Green Climate Fund to transfer money from the developed to developing world to tackle the impacts of climate change.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Doha Climate Gateway (2012)	<p>Set of decisions taken at the COP 18 meeting in Doha in 2012 which pave the way for a new agreement in Paris in 2015.</p>	<ul style="list-style-type: none"> • The following actions were committed to by governments at this conference: • Set out a timetable to adopt a universal climate agreement by 2015 (to come into effect in 2020); • Complete the work under Bali Action Plan and to focus on new completing new targets; • Strengthen the aim to cut greenhouse gases and help vulnerable countries to adapt; • Amend Kyoto Protocol to include a new commitment period for cutting down the greenhouse gases emissions; and • Provide the financial and technology support and new institutions to allow clean energy investment and sustainable growth in developing countries. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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EU Common Agricultural Policy	<ul style="list-style-type: none"> To improve agricultural productivity, so that consumers have a stable supply of affordable food; and To ensure that EU farmers can make a reasonable living. 	<ul style="list-style-type: none"> ensuring viable food production that will contribute to feeding the world's population, which is expected to rise considerably in the future; Climate change and sustainable management of natural resources; Looking after the countryside across the EU and keeping the rural economy alive. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
EU REACH Regulation (EC 1907/2006)(as amended)	Aims to improve the protection of human health and the environment through the better and earlier identification of the intrinsic properties of chemical substances.	<p>The aims are achieved by applying REACH, namely:</p> <ul style="list-style-type: none"> Registration, Evaluation, Authorisation; and Restriction of chemicals. <p>REACH also aims to enhance innovation and competitiveness of the EU chemicals industry.</p>	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Stockholm Convention	The objective of the Stockholm Convention is to protect human health and the environment from persistent organic pollutants.	<ul style="list-style-type: none"> • Prohibit and/or eliminate the production and use, as well as the import and export, of the intentionally produced POPs that are listed in Annex A to the Convention • Restrict the production and use, as well as the import and export, of the intentionally produced POPs that are listed in Annex B to the Convention • Reduce or eliminate releases from unintentionally produced POPs that are listed in Annex C to the Convention • Ensure that stockpiles and wastes consisting of, containing or contaminated with POPs are managed safely and in an environmentally sound manner • To target additional POPs • Other provisions of the Convention relate to the development of implementation plans, information exchange, public information, awareness and education, research, development and monitoring, technical assistance, financial resources and mechanisms, reporting, effectiveness evaluation and non-compliance 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Ramsar Convention	The Convention's mission is "the conservation and wise use of all wetlands through local and national actions and international cooperation, as a contribution towards achieving sustainable development throughout the world".	<p>Under the "three pillars" of the Convention, the Contracting Parties commit to:</p> <ul style="list-style-type: none"> • Work towards the wise use of all their wetlands; • Designate suitable wetlands for the list of Wetlands of International Importance (the "Ramsar List") and ensure their effective management; • Cooperate internationally on transboundary wetlands, shared wetland systems and shared species. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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European 2020 Strategy for Growth	<p>Europe 2020 sets out a vision of Europe’s social market economy for the 21st century and puts forward three mutually reinforcing priorities:</p> <ul style="list-style-type: none"> • Smart growth: developing an economy based on knowledge and innovation; • Sustainable growth: promoting a more resource efficient, greener and more competitive economy; • Inclusive growth: fostering a high-employment economy delivering social and territorial cohesion. 	<p>In order to reach these priorities, the Commission proposes five quantitative targets to fulfil by 2020:</p> <ol style="list-style-type: none"> 1. 75 % of the population aged 20-64 should be employed; 2. 3% of the EU’s GDP should be invested in R&D; 3. the “20/20/20” climate/energy targets should be met (including an increase to 30% of emissions reduction if the conditions are right); 4. the share of early school leavers should be under 10% and at least 40% of the younger generation should have a tertiary degree; 5. 20 million less people should be at risk of poverty. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
The European Green Deal (EGD) 2019	<p>The deal sets out how to make Europe the first climate-neutral continent by 2050, boosting the economy, improving people’s quality of life, caring for nature and leaving no one behind.</p>	<ul style="list-style-type: none"> • It sets out a roadmap with actions to boost the efficient use of resources by moving to a clean, circular economy, restore biodiversity and cut pollution. • It outlines investments required, financing tools available and explains how to ensure a just and inclusive transition. • In order to meet the goal to become climate neutral by 2050 as part of the European Green Deal, the European Union (EU) Commission proposed on 4th March 2020 to bring about the first European Climate Law and legally bind the target of net zero greenhouse gas emissions by 2050 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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EU (2018) Clean Air Policy Package	Aims to substantially reduce air pollution across the EU.	The proposed strategy sets out objectives for reducing the health and environmental impacts of air pollution by 2030, and contains legislative proposals to implement stricter standards for emissions and air pollution.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
EU environment action programme to 2030	<p>The long-term priority objective is that, by 2050 at the latest, Europeans should live well, within planetary boundaries, in a healthy economy where nothing is wasted, growth is regenerative, climate neutrality is a reality and inequalities are significantly reduced.</p> <p>Building on the European Green Deal, the environmental action programme aims to speed up the transition to a climate-neutral, resource-efficient economy, recognising that human well-being and prosperity depend on a healthy ecosystem.</p>	<p>Six priority objectives:</p> <ul style="list-style-type: none"> • Attain the 2030 greenhouse gas emission reduction target and achieve climate neutrality by 2050. • Enhance the ability to adapt by strengthening resilience and reducing vulnerability to climate change. • Move towards a regenerative growth model, detaching economic growth from resource use and environmental degradation, while transitioning faster to a circular economy. • Aim for zero pollution of the air, water and soil and protect the health and well-being of Europeans. • Protect, preserve and restore biodiversity by improving the state of ecosystems and of the environment, as well as by combating desertification and soil degradation. • Reduce environmental and climate pressures from production and consumption, in particular energy, industrial development, buildings and infrastructure, mobility and food systems. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p>EU Action Plan: 'Towards Zero Pollution for Air, Water and Soil' 2050</p>	<p>The Action Plan sets the key 2030 targets for reducing pollution at source and outlines a number of flagship initiatives. In addition, as pollution does not stop at borders and as the EU acknowledges that it is both the victim and the source of pollution, the Action Plan foresees reinforced external action. The EU in fact is committed to leading the global fight against pollution</p>	<p>Guided by the 9 Flagship Initiatives, the key actions include:</p> <ul style="list-style-type: none"> • align the air quality standards to the latest recommendations of the World Health Organisation, • review the standards for the quality of water, including in EU rivers and seas, • reduce soil pollution and enhance restoration, • review the majority of EU waste laws to adapt them to clean and circular economy principles, • foster zero pollution from production and consumption (through the revision of the Industrial Emissions Directive, EU Ecolabel and other measures), • minimize EU external pollution footprint through export restriction of harmful products and wastes, • present a Scoreboard of EU regions' green performance to promote zero pollution across regions, • showcase zero pollution solutions for buildings, • launch Living Labs for green digital solutions and smart zero pollution, including by targeting the building and farming sectors, • consolidate the EU's Knowledge Centres for Zero Pollution and bringing stakeholders together in the Zero Pollution Stakeholder Platform. • Stronger enforcement of zero pollution together with environmental and other authorities. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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EU Climate Adaptation Strategy 2050	The Strategy sets out how the European Union can adapt to the unavoidable impacts of climate change and become climate resilient by 2050.	The Strategy has four principle objectives: to make adaptation smarter, swifter and more systemic, and to step up international action on adaptation to climate change.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Derelict Sites Act 1990 (as amended, latest Act No. 12 of 2024 and S.I. No. 242 of 2024)	The Act provides a definition of a "derelict site" and imposes a general duty upon the owner or occupier of any land to take all reasonable steps to ensure that the land does not become or continue to be "a derelict site".	The Act provides that all local authorities shall compile and maintain a register of all derelict sites within their area. Local authorities are obliged to levy and collect a charge to be known as a "derelict sites levy" from the owner of all derelict sites within their area. The Act provides that this levy, and interest on it, shall be a charge on the land to which it relates.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p>Ireland 2040 - Our Plan, the National Planning Framework, and the National Development Plan (2021 - 2030)</p>	<ul style="list-style-type: none"> The National Planning Framework is the Government's high-level strategic plan for shaping the future growth and development of to the year 2040. It is a framework to guide public and private investment, to create and promote opportunities for people, and to protect and enhance the environment - from villages to cities, and everything around and in between. The National Development Plan sets out the investment priorities that will underpin the successful implementation of the new National Planning Framework. This will guide national, regional and local planning and investment decisions in Ireland over the next two decades, to cater for an expected population increase of over 1 million people. 	<p>The National Planning Framework published alongside the National Development Plan yields ten National Strategic Outcomes as follows:</p> <ol style="list-style-type: none"> 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 and other Environmental Resources 10. Access to Quality Childcare, Education and Health Services 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>National Adaptation Framework: Planning for a Climate Resilient Ireland 2024</p>	<p>This framework specifies the national strategy for the application of adaptation measures in different sectors and by local authorities to reduce the vulnerability of Ireland to the negative effects of climate change and to avail of any positive effects that may occur. It sets out an extended suite of guiding principles that underscore the need for smarter, faster and transformative adaptation actions, which demand a pathway planning approach to account for a range of future warming and impact scenarios. It acts as a roadmap for governments, organisations, and communities to plan and implement adaptation strategies. The Framework helps coordinate efforts, allocate resources, and prioritise actions that reduce vulnerability and enhance resilience. A robust framework not only enables more effective responses to immediate climate related challenges but also fosters long-term sustainability by ensuring that adaptation measures are integrated into policymaking, infrastructure development, and local planning.</p>	<p>Key actions under the framework:</p> <ul style="list-style-type: none"> • Putting in place revised governance and reporting arrangements • Formalising the status of existing guidelines • Formalising long term operational support for key sectors • Facilitating the establishment of regional local authority climate action offices • Increasing awareness around climate adaptation and resilience • Integrating climate adaptation into key national plans and policies 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Planning, Land Use and Transport Outlook 2040 (PLUTO)</p>	<p>PLUTO's objective is to develop a transport investment framework which delivers a land transport network that meets the travel needs of the population in the coming decades and which supports the National Strategic Outcomes of Project Ireland 2040.</p>	<p>The PLUTO will take account of forecasted future economic and demographic scenarios, affordability considerations and relevant Government policies and will:</p> <ul style="list-style-type: none"> • Quantify in broad terms the appropriate scale of financial investment in land transport over the long term; • Consider how fiscal, environmental and technological developments might impact on this investment; and, • Identify strategic priorities for future investment to ensure land transport infrastructure provision facilitates the objectives of Project Ireland 2040. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Planning and Development Act 2000 (as amended)	The core principal objectives of this Act are to amend the Planning Acts of 2000 – 2022 with specific regard given to supporting economic renewal and sustainable development.	<ul style="list-style-type: none"> • Development, with certain exceptions, is subject to development control under the Planning Acts and the local authorities grant or refuse planning permission for development, including ones within protected areas. • There are, however, a range of exemptions from the planning system. Use of land for agriculture, peat extraction and afforestation, subject to certain thresholds, is generally exempt from the requirement to obtain planning permission. • Additionally, Environmental Impact Assessment (EIA) is required for a range of classes and large scale projects. • Under planning legislation, Development Plans must include mandatory objectives for the conservation of the natural heritage and for the conservation of European sites and any other sites which may be prescribed. There are also discretionary powers to set objectives for the conservation of a variety of other elements of the natural heritage. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004), as amended by S.I. 200 of 2011	The purpose of these Regulations is to transpose into Irish law Directive 2001/42/EC of 27 June 2001 (O.J. No. L 197, 21 July 2001) on the assessment of the effects of certain plans and programmes on the environment — commonly known as the Strategic Environmental Assessment (SEA) Directive.	<ul style="list-style-type: none"> • The Regulations cover plans and programmes in all of the sectors listed in article 3(2) of the Directive except land-use planning. • These Regulations also amend certain provisions of the Planning and Development Act 2000 to provide the statutory basis for the transposition of the Directive in respect of land-use planning. • Transposition in respect of the land-use planning sector is contained in the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004). 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. 477 of 2011, as amended)	These Regulations provide a new for the implementation in Ireland of Council Directive 92/43/EEC on habitats and protection of wild fauna and flora (as amended) and for the implementation of Directive 2009/147/EC of the European Parliament and of the Council on the protection of wild birds.	<ul style="list-style-type: none"> • They provide, among other things, for: the appointment and functions of authorized officers; identification, classification and other procedures relative to the designation of Community sites. • The Regulations have been prepared to address several judgments of the CJEU against Ireland, notably cases C- 418/04 and C-183/05, in respect of failure to transpose elements of the Birds Directive and the Habitats Directive into Irish law. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Waste Management Act 1996, as amended	To make provision in relation to the prevention, management and control of waste; to give effect to provisions of certain acts adopted by institutions of the European communities in respect of those matters; to amend the Environmental Protection Agency Act, 1992, and to repeal certain enactments and to provide for related matters.	The Waste Management Act contains a number of key legal obligations, including requirements for waste management planning, waste collection and movement, the authorisation of waste facilities, measures to reduce the production of waste and/or promote its recovery.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p>S.I. No. 296/2009 - European Communities Environmental Objectives (Freshwater Pearl Mussel) Regulations 2009, as amended (latest S.I 355/2018)</p>	<p>The purpose of these Regulations is to support the achievement of favourable conservation status for freshwater pearl mussels</p>	<p>Actions:</p> <ul style="list-style-type: none"> • Set environmental quality objectives for the habitats of the freshwater pearl mussel populations named in the First Schedule to these Regulations that are within the boundaries of a site notified in a candidate list of European sites, or designated as a Special Area of Conservation, under the European Communities (Natural Habitats) Regulations, 1997 (S.I. No. 94/1997). • Require the production of sub-basin management plans with programmes of measures to achieve these objectives. • Set out the duties of public authorities in respect of the sub-basin management plans and programmes of measure 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

National Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p>S.I. No. 9/2010 - European Communities Environmental Objectives (Groundwater) Regulations 2010, as amended (latest S.I. No. 287/2022)</p>	<p>These Regulations are made to give effect to the measures needed to achieve the environmental objectives established for groundwater by Article 4(1)(b) of the Water Framework Directive (Directive 2000/60/EC) and to give effect to the requirements of the Groundwater Directive (Directive 2006/118/EC) on the protection of groundwater against pollution and deterioration.</p>	<p>The Regulations establish clear environmental objectives to be achieved in groundwater bodies within specified timeframes and introduce the legal basis for a more flexible, proportionate and risk-based approach to implementing the legal obligation to prevent or limit inputs of pollutants into groundwater, which already exists under Directive 80/68/EEC. Measures include:</p> <ul style="list-style-type: none"> • measures to prevent or limit the input of pollutants into groundwater and to prevent the deterioration of the status of all bodies of groundwater • measures to protect, enhance and restore all bodies of groundwater and to ensure a balance between abstraction and recharge of groundwater, with the aim of achieving good groundwater within a particular timeframe • measures requiring the reversal of any significant and sustained upward trend in the concentration of any pollutant resulting from the impact of human activity in order to progressively reduce pollution of groundwater • measures for determining groundwater quantitative and chemical status • measures establishing procedures for the identification of significant and sustained upward trends and the definition of the starting point for trend reversal • the laying down of rules for the presentation and reporting of groundwater monitoring results, trend assessments and the classification of quantitative status and chemical status of groundwater bodies 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

National Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p>S.I. No. 113/2022 - European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022, as amended</p>	<p>The purpose of the Regulations is to provide a basic set of measures to ensure the protection of waters, including drinking water sources, against pollution caused by nitrogen and phosphorus from agricultural sources, with the primary emphasis on the management of livestock manures and other fertilisers. The set of measures also provide some basic safeguards against possible harmful impacts on water quality arising from agricultural expansion. This basic set of measures has been strengthened over the last two reviews and this new programme provides a further strengthened set of measures to help reduce nitrogen and phosphorus losses from agriculture and contribute to improvements in water quality.</p>	<p>The Regulations include measures such as:</p> <ul style="list-style-type: none"> • Periods when land application of fertilisers is prohibited • Limits on the land application of fertilisers • Storage requirements for livestock manure; and • Monitoring of the effectiveness of the measures in terms of agricultural practice and impact on water quality. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p>National legislation transposing the Industrial Emissions Directive:</p> <ul style="list-style-type: none"> • Environmental Protection Agency Act 1992, amended by the Protection of the Environment Act 2003; and • Environmental Protection Agency (Integrated Pollution Control) (Licensing) Regulations 2013. • European Union (Environmental Impact Assessment) (Environmental Protection Agency Act 1992)(Amendment) Regulations 2020 • Environmental Protection Agency (Industrial Emissions)(Licensing) (Amendment) Regulations 2020. • European Union (Industrial Emissions) Regulations 2013 • Environmental Protection Agency (Industrial Emissions)(Licensing)Regulations 2013. • Environmental Protection Agency (Licensing Fees) Regulations 2013 	<p>The purpose of this Directive is lay down rules to prevent or, where that is not practicable, to reduce industrial emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of environmental protection. This legislation transposes the provisions of the Directive.</p>	<p>The legislation covers industrial activities in the following sectors:</p> <ul style="list-style-type: none"> • energy; • metal production and processing; • minerals; • chemicals; • waste management; • and other sectors such as pulp and paper production, slaughterhouses and the intensive rearing of poultry and pigs. <p>All installations covered by the directive must prevent and reduce pollution by applying the best available techniques (BATs)* and address efficient energy use, waste prevention and management and measures to prevent accidents and limit their consequences.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>S.I. 79 of 2008 - Bathing Water Quality Regulations 2008, as amended (latest S.I. No. 163/2016)</p>	<ul style="list-style-type: none"> • These Regulations provide for transposition of the EU Bathing Water Directive 2006 (Directive 2006/7/EC of 15 February 2006) which aims: • To improve health protection for bathers • To establish a more pro-active approach to management of bathing waters, and • To promote increased public involvement and dissemination of information to the public. 	<ul style="list-style-type: none"> • The Regulations establish a new classification system for bathing water quality based on four classifications “poor”, “sufficient”, “good” and “excellent” and generally require that a classification of at least “sufficient” be achieved by 2015 for all bathing waters. • Local authorities must take appropriate measures with a view to improving waters which are classified as “poor” and increasing the number of bathing waters classified as “good” or “excellent”. • A permanent advice against bathing must be issued in a case where a bathing water is classified as “poor” for five consecutive years. • Local authorities are required annually to identify bathing waters, establish a monitoring calendar, carry out the specified monitoring, report the results to the EPA, carry out appropriate management measures where necessary and provide information to the public. • There must be public participation in the identification of waters and the general implementation of the Regulations. • The EPA is required by the Regulations to classify bathing waters, generally on the basis of the monitoring results for the four preceding bathing seasons, and to publish an annual report in relation to bathing water quality. • Monitoring by local authorities is to commence not later than 2011 with a view to ensuring that a classification is assigned to bathing waters not later than 2015. <p>Private controllers of access lands may be required to contribute towards the costs incurred by a local authority or the EPA.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Climate Action and Low Carbon Development Act 2015</p> <p>Climate Action and Low Carbon Development (Amendment) Act 2021</p>	<p>An Act to provide for the approval of plans by the Government in relation to climate change for the purpose of pursuing the transition to a low carbon, climate resilient and environmentally sustainable economy.</p>	<p>When considering a plan or framework, for approval, the Government shall endeavour to achieve the national transition objective within the period to which the objective relates and shall, in endeavouring to achieve that objective, ensure that such objective is achieved by the implementation of measures that are cost effective and shall, for that purpose, have regard to:</p> <ul style="list-style-type: none"> • The ultimate objective specified in Article 2 of the United Nations Framework Convention on Climate Change done at New York on 9 May 1992 and any mitigation commitment entered into by the European Union in response or otherwise in relation to that objective, • The policy of the Government on climate change, • Climate justice, • Any existing obligation of the State under the law of the European Union or any international agreement referred to in section 2; and • The most recent national greenhouse gas emissions inventory and projection of future greenhouse gas emissions, prepared by the Agency. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Climate Action Plan 2024</p>	<p>The Climate Action Plan 2024 (CAP24) is the third annual update to Ireland’s Climate Action Plan. The purpose of the Climate Action Plan is to lay out a roadmap of actions which will ultimately lead us to meeting our national climate objective of pursuing and achieving, by no later than the end of the year 2050, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy. It aligns with the legally binding economy-wide carbon budgets and sectoral emissions ceilings that were agreed by Government in July 2022.</p>	<p>Climate Action Plan 2024 builds upon CAP23 by refining and updating the measures and actions required to deliver the carbon budgets and sectoral emissions ceilings. The Plan provides a roadmap for taking decisive action to halve Ireland’s emissions by 2030 and reach net zero by no later than 2050, as committed to in the Climate Action and Low Carbon Development (Amendment) Act 2021.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Ireland's Second National Implementation Plan for the Sustainable Development Goals (2022 - 2024)	<ul style="list-style-type: none"> National Implementation Plan 2022 - 2024 is in direct response to the 2030 Agenda for Sustainable Development and provides a whole-of-government approach to implement the 17 Sustainable Development Goals (SDGs). The first version of the Plan (2018 – 2020) provided a 'SDG Matrix' which identifies the responsible Government Departments for each of the 169 targets. It also included a 'SDG Policy Map' indicating the relevant national policies for each of the targets. 	<p>The Plan identifies five strategic objectives to guide implementation:</p> <ul style="list-style-type: none"> To embed the SDG framework into the work of Government Departments to achieve greater Policy Coherence for Sustainable Development; To integrate the SDGs into Local Authority work to better support the localisation of the SDGs; Greater partnerships for the Goals; To further incorporate the principle of Leave No One Behind into Ireland's Agenda 2030 implementation and reporting mechanisms; and Strong reporting mechanisms 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Clean Air Strategy for Ireland (2023)	<p>The Clean Air Strategy provides the strategic policy framework necessary to identify and promote integrated measures across government policy that are required to reduce air pollution and promote cleaner air while delivering on wider national objectives.</p>	<ul style="list-style-type: none"> Through this document Ireland can develop the necessary policies and measures to comply with new and emerging EU legislation. The Strategy should also help tackle climate change. The Strategy considers a wider range of national policies that are relevant to clean air policy such as transport, energy, home heating and agriculture. In any discussion relating to clean air policy, the issue of people's health is paramount, this is a strong theme of the Strategy. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>GRID25 Implementation Programme and associated Grid Implementation Plan 2023-2028 for the Electricity Transmission System in Ireland</p>	<p>Grid25 is a high-level strategy outlining how EirGrid intends to undertake the development of the electricity transmission grid in the short-, medium- and longer-terms, to support a long-term sustainable and reliable electricity supply.</p> <p>This Grid25 Implementation Programme (IP) is a practical strategic overview of how the early stages of Grid25 are intended to be implemented. The IP identifies the best current understanding of those parts of the transmission system that are envisaged as likely to be developed over the next five years. The IP identifies the issues, objectives and associated processes that will need to be adopted when making decisions about how and where developments will occur.</p> <p>This Grid Implementation Plan 2023-2028 supersedes the Grid Implementation Plan 2017-2022. It is focused on the Transmission Development Plan (TDP) 2023-2032.</p>	<p>Grid25, EirGrid’s roadmap to upgrade the electricity transmission grid by 2025, continues to be implemented so as to increase the capacity of the grid, to satisfy future demand, and to help Ireland meet its target of 40 per cent of electricity from renewable energy by 2020.</p> <ul style="list-style-type: none"> • The EirGrid Shaping Our Electricity Future Version 1.1 (SOEF - published in June 2023) is a core context for grid development as part of this Plan. The SOEF addresses matters such as why EirGrid develops the electricity transmission network, Government policy context that underpins this, and the importance of an efficient and economical grid network. • The Transmission Development Plan (TDP) 2023 also forms a core context for this Plan. The TDP lists the committed projects and projects under development for the enhancement of the Irish transmission network over the coming ten years. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>The CAP Strategic Plan 2023 - 2027</p>	<p>Ireland's CAP Strategic Plan provides a framework for the application of the Common Agricultural Policy in Ireland. It aims to promote the agricultural sector and the provision of safe and sustainable food in the county.</p> <p>Ireland as an EU member state is responsible for the running of our own CAP Strategic Plan, in close co-operation with the European Commission, and the EU Court of Auditors as the guardian of EU finances.</p> <p>he CAP is divided into two pillars. Pillar 1 covers direct support and market supports, and rural development is in Pillar 2.</p>	<p>The Irish CAP Strategic Plan aims to:</p> <ol style="list-style-type: none"> 1. Protect farm family incomes 2. Recognise the hard work of our farm families as food producers regardless of where they are in the country 3. Play a meaningful role in supporting our climate ambitions. <p>It provides for the following:</p> <ul style="list-style-type: none"> • Pillar 1 agri-environment schemes, including direct support consisting of payments granted directly to farmers and provides baseline income support and operates as a safety net in cases of market disturbances, and market measures to manage and control the agricultural economy. • Pillar 2 direct payments supporting rural development. <p>Ireland's CAP Strategic Plan has a strong emphasis on achievement of a higher level of climate and environment ambition that will be achieved through the CAP's new green architecture.</p> <p>It contains measures that will help to achieve significant improvements in the areas of biodiversity and water quality, as well as contributing to national and EU climate and environmental targets, including through increased sequestration and carbon removal.</p> <p>There are three key areas in the new green architecture:</p> <ol style="list-style-type: none"> 1. Conditionality 2. Pillar 1 Eco-schemes 3. Pillar 2 climate and environment-related interventions 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>All Island Grid Study 2008</p>	<ul style="list-style-type: none"> • The All Island Grid Study is the first comprehensive assessment of the ability of the electrical power system and, as part of that, the transmission network (“the grid”) on the island of Ireland to absorb large amounts of electricity produced from renewable energy sources. • The objective of this five-part study is to assess the technical feasibility and the relative costs and benefits associated with various scenarios for increased shares of electricity sourced from renewable energy in the all island power system. 	<p>Key conclusions of the study:</p> <ul style="list-style-type: none"> • The presented results indicate that the differences in cost between the highest cost and the lowest cost portfolios are low (7%), given the assumptions made and costs included in the Study. • All but the high coal-based portfolio lead to significant reductions of CO2 emissions compared to portfolio 1 • All but the high coal-based portfolio lead to reductions on the dependency of the all island system on fuel and electricity imports. • The limitations of the study may overstate the technical feasibility of the portfolios analysed and could impact the costs and benefits resulting. Further work is required to understand the extent of such impact. • Timely development of the transmission networks, requiring means to address the planning challenge, is a precondition for implementation of the portfolios considered. • Market mechanisms must facilitate the installation of complementary, i.e. flexible, dispatchable plant, so as to maintain adequate levels of system security. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Strategy for the Future Development of National and Regional Greenways (2018)	<ul style="list-style-type: none"> The objective of this Strategy is to assist in the strategic development of nationally and regionally significant Greenways in appropriate locations constructed to an appropriate standard in order to deliver a quality experience for all Greenways users. It also aims to increase the number and geographical spread of Greenways of scale and quality around the country over the next 10 years with a consequent significant increase in the number of people using Greenways as a visitor experience and as a recreational amenity. 	<ul style="list-style-type: none"> A Strategic Greenway network of national and regional routes, with a number of high capacity flagship routes that can be extended and/or link with local Greenways and other cycling and walking infrastructure; Greenways of scale and appropriate standard that have significant potential to deliver an increase in activity tourism to Ireland and are regularly used by overseas visitors, domestic visitors and locals thereby contributing to a healthier society through increased physical activity; Greenways that provide a substantially segregated offroad experience linking places of interest, recreation and leisure in areas with beautiful scenery of different types with plenty to see and do; Greenways that provide opportunities for the development of local businesses and economies, and Greenways that are developed with all relevant stakeholders in line with an agreed code of practice. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this.</p> <p>The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
National Water Resources Plan (2021)	<ul style="list-style-type: none"> The NWRP is a plan on how to provide a safe, secure and reliable water supply to customers for the next 25 years, without causing adverse impact on the environment. The objective of the NWRP is to set out how we intend to maintain the supply and demand for drinking water over the short, medium and long term whilst minimising the impact on the environment. 	<p>The key objectives of the plan are to:</p> <ul style="list-style-type: none"> Identify areas where there are current and future potential water supply shortfalls, taking into account normal and extreme weather conditions Assess the current and future water demand from homes, businesses, farms, and industry Consider the impacts of climate change on Ireland's water resources Develop a drought plan advising measures to be taken before and during drought events Develop a plan detailing how we deal with the material that is produced as a result of treating drinking water Identify, develop and assess options to help meet potential shortfalls in water supplies Assess the water resources available at a national level including lakes, rivers and groundwater 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this.</p> <p>The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Construction 2020, A Strategy for a Renewed Construction Sector</p>	<ul style="list-style-type: none"> • Construction 2020 sets out a package of measures agreed by the Government and is aimed at stimulating activity in the building industry. • The Strategy aims both to increase the capacity of the sector to create and maintain jobs, and to deliver a sustainable sector, operating at an appropriate level. It seeks to learn the lessons of the past and to ensure that the right structures and mechanisms are in place so that they are not repeated. 	<p>This Strategy therefore addresses issues including:</p> <ul style="list-style-type: none"> • A strategic approach to the provision of housing, based on real and measured needs, with mechanisms in place to detect and act when things are going wrong; • Continuing improvement of the planning process, striking the right balance between current and future requirements; • The availability of financing for viable and worthwhile projects; • Access to mortgage finance on reasonable and sustainable terms; • Ensuring we have the tools we need to monitor and regulate the sector in a way that underpins public confidence and worker safety; • Ensuring a fit for purpose sector supported by a highly skilled workforce achieving high quality and standards; and • Ensuring opportunities are provided to unemployed former construction workers to contribute to the recovery of the sector. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Landscape Strategy for Ireland 2015-2025 and National Landscape Character</p>	<ul style="list-style-type: none"> • The National Landscape Strategy will be used to ensure compliance with the European Landscape Convention and to establish principles for protecting and enhancing the landscape while positively managing its change. It will provide a high level policy framework to achieve balance between the protection, management and planning of the landscape by way of supporting actions. • Landscape Strategy Vision: “Our landscape reflects and embodies our cultural values and our shared natural heritage and contributes to the well-being of our society, environment and economy. We have an obligation to ourselves and to future generations to promote its sustainable protection, management and planning.” 	<p>The objectives of the National Landscape Strategy are to:</p> <ul style="list-style-type: none"> • Implement the European Landscape Convention by integrating landscape into the approach to sustainable development; • Establish and embed a public process of gathering, sharing and interpreting scientific, technical and cultural information in order to carry out evidence-based identification and description of the character, resources and processes of the landscape; • Provide a policy framework, which will put in place measures at national, sectoral - including agriculture, tourism, energy, transport and marine - and local level, together with civil society, to protect, manage and properly plan through high quality design for the sustainable stewardship of the landscape; • Ensure that we take advantage of opportunities to implement policies relating to landscape use that are complementary and mutually reinforcing and that conflicting policy objectives are avoided in as far as possible. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>National Hazardous Waste Management Plan (EPA) 2021 - 2027</p>	<p>This Plan sets out the priorities to be pursued over the next six years and beyond to improve the management of hazardous waste, taking into account the progress made since the previous plan and the waste policy and legislative changes that have occurred since the previous plan was published.</p> <p>Section 26 of the Waste Management Act 1996, as amended, sets out the overarching objectives for the National Hazardous Waste Management Plan. In this context, the following objectives are included as priorities for the revised Plan period:</p> <ul style="list-style-type: none"> • To prevent and reduce the generation of hazardous waste by industry and society generally; • To maximise the collection of hazardous waste with a • view to reducing the environmental and health impacts of any unregulated waste; • To strive for increased self-sufficiency in the management of hazardous waste and to minimise hazardous waste export; • To minimise the environmental, health, social and economic impacts of hazardous waste generation and management. 	<p>The revised Plan makes 20 recommendations under the following topics:</p> <ul style="list-style-type: none"> • Policy and Regulation • Prevention • Collection and Treatment • Implementation 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>National Waste Management Plan for a Circular Economy 2024-2030</p>	<p>The National Waste Management Plan for a Circular Economy 2024-2030 has been published and replaces the Regional Waste Management Plans.</p> <p>The Plan sets out a framework for the prevention and management of waste in Ireland for the period 2024 to 2030.</p>	<p>The ambition of this Plan is 0% total waste growth per person over the life of the Plan with an emphasis on non-household wastes including waste from commercial activities and the construction and demolition sector. This ambition is underpinned with a comprehensive series of targets, policies, actions and a suite of key deliverables.</p> <p>The Plan is presented in 5 Volumes.</p> <ul style="list-style-type: none"> • VOLUME I Sets out the current situation including policy, the existing waste landscape and financial, human and market resources deployed. It also identifies the key waste management challenges facing the State. • VOLUME II Sets out the responses to the waste management challenges identified including the Plan ambition, targets, policies and priority actions. Targeted policies and priority actions are identified for a range of focus areas chosen to align with the challenges. • VOLUME III Sets out the delivery roadmap for the responses contained in Volume II and contains key deliverables required to enable the ambition, targets, policies, and actions identified. • VOLUME IV Provides the supporting information for the Plan in a series of technical appendices. • VOLUME V Contains the Strategic Environmental Assessment Statement and Natura Impact Statement. <p>Key challenges identified in the Plan include resources, organisational capability, policy requirements, specific material stream targets, the provision of infrastructure and waste generation.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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S.I. No. 254/2001 - Urban Waste Water Treatment Regulations, 2001, as amended (latest S.I. No. 48/2010)	These regulations concern the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors.	The objective of these regulations is to protect the environment from the adverse effects of the abovementioned waste water discharges.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Ports Policy 2013	The core objective of National Ports Policy is to facilitate a competitive and effective market for maritime transport services.	National Ports Policy introduces clear categorisation of the ports sector into Ports of National Significance (Tier 1), Ports of National Significance (Tier 2) and Ports of Regional Significance.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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National Aviation Policy 2015	<p>Specifically, the principal goals of this National Aviation Policy are:</p> <ul style="list-style-type: none"> • To enhance Ireland’s connectivity by ensuring safe, secure and competitive access responsive to the needs of business, tourism and consumers; • To foster the growth of aviation enterprise in Ireland to support job creation and position Ireland as a recognised global leader in aviation; and • To maximise the contribution of the aviation sector to • Ireland’s economic growth and development. 	<p>The National Aviation Policy commits to:</p> <ul style="list-style-type: none"> • Maintaining safety as the number one priority in Irish aviation and ensuring that safety regulation is robust, effective and efficient; • Creating conditions to encourage the development of new routes and services, particularly to new and emerging markets; • Ensuring a high level of competition among airlines operating in the Irish market; • Optimising the operation of the Irish airport network to ensure maximum connectivity to the rest of the world; • Ensuring that the regulatory framework for aviation reflects best international practice and that economic regulation facilitates continued investment in aviation infrastructure at Irish airports to support traffic growth; • Supporting the aircraft leasing and aviation finance sectors to maintain Ireland’s leading global position in these spheres; and • Maintaining a safe and innovative general aviation sector to support Ireland’s broader aviation industry 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Ministerial Guidelines such as Sustainable Rural Housing Guidelines and Flood Risk Management Guidelines	<p>The Department produces a range of guidelines designed to help planning authorities, An Bord Pleanála, developers and the general public and cover a wide range of issues amongst others, architectural heritage, childcare facilities, landscape, quarries and residential density.</p>	<p>The Minister issues statutory guidelines under Section 28 of the Act which planning authorities and An Bord Pleanála are obliged to have regard to in the performance of their planning functions.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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HSE Healthy Ireland Framework for Improved Health and Wellbeing 2013-2025	<p>The vision is: <i>“A Healthy Ireland, where everyone can enjoy physical and mental health and wellbeing to their full potential, where wellbeing is valued and supported at every level of society and is everyone’s responsibility.”</i></p>	<p>These four goals are interlinked, interdependent and mutually supportive:</p> <ul style="list-style-type: none"> • Goal 1: Increase the proportion of people who are healthy at all stages of life • Goal 2: Reduce health inequalities • Goal 3: Protect the public from threats to health and wellbeing • Goal 4: Create an environment where every individual and sector of society can play their part in achieving a healthy Ireland 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Tourism Policy Statement: People, Place and Policy – Growing Tourism to 2025	<p>The main goal of this policy statement is to have a vibrant, attractive tourism sector that makes a significant contribution to employment across the country; is economically, socially and environmentally sustainable; helps promote a positive image of Ireland overseas, and is a sector in which people want to work.</p>	<p>The Tourism Policy Statement sets three headline targets to be achieved by 2025:</p> <ul style="list-style-type: none"> • Overseas tourism revenue of €5 billion per year net of inflation excluding carrier receipts; • 250,000 people employed in tourism; and • 10 million overseas visitors to Ireland per year. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Our Sustainable Future: A framework for Sustainable Development for Ireland 2012</p>	<p>A medium to long term framework for advancing sustainable development and the green economy in Ireland. It identifies spatial planning as a key challenge for sustainable development and sets a series of measures to address these challenges.</p>	<p>Sets out the challenges facing us and how we might address them in making sure that quality of life and general wellbeing can be improved and sustained in the decades to come.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Investment Framework for Transport in Ireland (NIFTI) 2021</p>	<ul style="list-style-type: none"> • NIFTI is the Department of Transport’s framework for prioritising future investment in the land transport network to support the delivery of the National Strategic Outcomes. • The NIFTI will guide transport investment in the years ahead to enable the National Planning Framework, support the Climate Action Plan, and promote social, environmental and economic outcomes throughout Ireland. 	<p>The four investment priorities stated in NIFTI are:</p> <ul style="list-style-type: none"> • Mobility of people and goods in urban areas. • Protection and renewal. • Enhanced regional and rural connectivity. • Decarbonisation. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>National Adaptation Framework (NAF) 2018 and associated regional, local and sectoral adaptation plans (including transport)</p>	<p>NAF specifies the national strategy for the application of adaptation measures in different sectors and by local authorities in their administrative areas in order to reduce the vulnerability of the State to the negative effects of climate change and to avail of any positive effects that may occur</p>	<ul style="list-style-type: none"> • Adaptation under this Framework should seek to minimise costs and maximise the opportunities arising from climate change. • Adaptation actions range from building adaptive capacity (e.g. increasing awareness, sharing information and targeted training) through to policy and finance based actions. • Adaptation actions must be risk based, informed by existing vulnerabilities of our society and systems and an understanding of projected climate change. • Adaptation actions taken to increase climate resilience must also consider impacts on other sectors and levels of governance 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Governments White Paper 'Ireland's Transition to a Low Carbon Energy Future' (2015 – 2030)</p>	<p>The White Paper sets out a vision and a framework to guide Irish energy policy between now and 2030. A complete energy policy update informed by the vision to transform Ireland into a low carbon society and economy by 2050.</p>	<p>2030 will represent a significant milestone, meaning:</p> <ul style="list-style-type: none"> • Reduced GHG emissions from the energy sector by between 80% and 95% • Ensuring that secure supplies of competitive and affordable energy remain available to citizens and businesses. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Wildlife Act of 1976</p> <p>Wildlife (Amendment) Act, 2000</p> <p>Wildlife (Amendment) Act, 2023</p>	<p>The act provides protection and conservation of wild flora and fauna.</p>	<ul style="list-style-type: none"> • Provides protection for certain species, their habitats and important ecosystems • Give statutory protection to NHAs • Enhances wildlife species and their habitats • Includes more species for protection 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Broadband Plan (2019)</p>	<p>The National Broadband Plan (NBP) is the government's initiative to deliver high speed broadband services to all premises in Ireland. This will be delivered through investment by commercial enterprises coupled with intervention by the State in those parts of the country where private companies have no plans to invest.</p>	<p>The Plan sets out:</p> <ul style="list-style-type: none"> • A clear statement of Government policy on the delivery of High Speed Broadband. • Specific targets for the delivery and rollout of high speed broadband and the speeds to be delivered. • The strategy and interventions that will underpin the successful implementation of these targets. • A series of specific complementary measures to promote implementation of Government policy in this area. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)</p>	<ul style="list-style-type: none"> • Sets out comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. • Ensures flood risk is a key consideration in preparing land use plans and in the assessment of planning applications. • Implementation of the Guidelines is through actions at national, regional, local authority and site-specific levels. • Planning authorities and An Bord Pleanála are required to have regard to the Guidelines in carrying out their functions under the Planning Acts. 	<ul style="list-style-type: none"> • Avoid inappropriate development in areas at risk of flooding. • Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off. • Ensure effective management of residual risks for development permitted in floodplains. • Avoid unnecessary restriction of national, regional or local economic and social growth. • Improve the understanding of flood risk among relevant stakeholders. • Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management. <p>The 2009 Flood Risk Management Guidelines were amended by Circular PL 2/2014 (Department of the Environment, Community and Local Government) that provides advice on the use of OPW flood mapping in assessing planning applications and clarifies some advice from the 2009 Guidelines.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>European Communities (Water Policy) Regulations of 2003 (SI 722 of 2003)</p> <p>European Communities (Water Policy) Regulations of 2003 (SI 350 of 2014)</p> <p>European Communities Environmental Objectives (Surface waters) Regulations of 2009 (SI 272 of 2009) (as amended)</p>	<ul style="list-style-type: none"> • Transpose the Water Framework Directive into legislation. • Outlines the general duty of public authorities in relation to water. • Identifies the competent authorities in charge of water policy (amended to Irish Water in 2013) and gives EPA and the CER the authority to regulate and supervise their actions. 	<ul style="list-style-type: none"> • Implements River basin districts and characterisation of RBDs and River Basin Management Plans. • Requires the public to be informed and consulted on the Plan and for progress reports to be published on RBDs. • Implements a Register of protected areas, Classification systems and Monitoring programmes for water bodies. • Allows the competent authority to recover the cost of damage/destruction of status of water body. • Outlines environmental objectives and programme of measures and environmental quality standards for priority substances. • Outlines criteria for assessment of groundwater. • Outlines environmental objectives to be achieved for surface water bodies. • Outlines surface water quality standards. • Establishes threshold values for the classification and protection of surface waters against pollution and deterioration in quality. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Water Pollution Acts 1977 to 1990</p>	<p>The Water Pollution Acts allow Local Authorities the authority regulate and supervise actions relating to water in their division.</p>	<p>The Water Pollution Acts enable local authorities to:</p> <ul style="list-style-type: none"> • Prosecute for water pollution offences. • Attach appropriate pollution control conditions in the licensing of effluent discharges from industry, etc., made to waters. • Issue notices ("section 12 notices") to farmers, etc., specifying measures to be taken within a prescribed period to prevent water pollution. • Issue notices requiring a person to cease the pollution of waters and requiring the mitigation or remedying of any effects of the pollution in the manner and within the period specified in such notices; • Seek court orders, including High Court injunctions, to prevent, terminate, mitigate or remedy pollution/its effects. • Prepare water quality management plans for any waters in or adjoining their functional areas. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Water Services Act 2007, and amendments in 2012, 2013, 2014, 2015, 2016, 2017 and 2022</p>	<ul style="list-style-type: none"> • Provides the water services infrastructure. • Outlines the responsibilities involved in delivering and managing water services. • Identifies the authority in charge of provision of water and wastewater supply. • Irish Water was given the responsibility of the provision of water and wastewater services in the amendment act during 2013, therefore these services are no longer the responsibility of the 34 Local Authorities in Ireland. 	<p>Key strategic objectives include:</p> <ul style="list-style-type: none"> • Ensuring Irish Water delivers infrastructural projects that meet key public health, environmental and economic objectives in the water services sector. • Ensuring the provision of adequate water and sewerage services. • Ensuring good quality drinking water is available to all consumers of public and group water supplies, in compliance with national and EU drinking water standards • Ensuring the provision of the remaining infrastructure needed to provide secondary wastewater treatment, for compliance with the requirements of the EU Urban Wastewater Treatment Directive. • Promoting water conservation through Irish Water’s Capital Investment Plan, the Rural Water Programme and other measures. • Monitoring the on-going implementation of septic tanks inspection regime and the National Inspection Plan for Domestic Waste Water Treatment Systems. • Ensuring a fair funding model to deliver water services. • Overseeing the establishment of an economic regulation function under the CER. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Uisce Éireann Water Services Strategic Plan 2015, Water Services Strategic Plan 2050, and associated Proposed Capital Investment Plan (2020 - 2024)</p>	<p>The Water Services Strategic Plan (WSSP) presents Uisce Éireann’s objectives for the next 25 years and the means by which we will achieve them. It aligns to requirements set out in the Water Services (No. 2) Act 2013. The first Water Services Strategic Plan was published in 2015 and are the draft Water Services Strategic Plan 2050 (WSSP 2050) is in the process of consultation which will replace the current plan.</p>	<ul style="list-style-type: none"> • The new Water Services Strategic Plan 2050 will be an important strategic document that will focus on the provision of safe drinking water and ensure that the environment is protected from the impacts of wastewater discharges. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Raised Bog SAC Management Plan and Review of Raised Bog Natural Heritage Areas 2017 - 2022	Aims to meet nature conservation obligations while having regard to national and local economic, social and cultural needs	<ul style="list-style-type: none"> • Ensure that the implications of management choices for water levels, quantity and quality are fully explored, understood and factored into policy making and land use planning. • Review the current raised bog NHA network in terms of its contribution to the national conservation objective for raised bog habitats and determine the most suitable sites to replace the losses of active raised bog habitat and high bog areas within the SAC network and to enhance the national network of NHAs. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Food Harvest 2020	Food Harvest 2020 is a roadmap for the Irish food industry, as it seeks to innovate and expand in response to increased global demand for quality foods. It sets out a vision for the potential growth in agricultural output after the removal of milk quotas.	Seeks for the improvement of all agricultural sectors at all levels in terms of sustainability, environmental consideration and marketing development.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Food Vision 2030	The Food Vision 2030 Strategy is a new ten year Strategy for the Irish agri-food sector (taken to include primary agriculture, food and drink processing and manufacturing, fisheries, aquaculture and fish processing, forestry and forestry processing and the equine sector).	The Strategy consists of 22 Goals, grouped into four high-level Missions for the sector to work toward: <ol style="list-style-type: none"> 1. A Climate Smart, Environmentally Sustainable Agri-Food Sector 2. Viable and Resilient Primary Producers with Enhanced Well-Being 3. Food Which is Safe, Nutritious And Appealing, Trusted And Valued at Home and Abroad 4. An Innovative, Competitive and Resilient Agri-Food Sector, Driven by Technology And Talent 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Food Wise 2025 (DAFM)	Food Wise 2025 sets out a ten year plan for the agri-food sector. It underlines the sector's unique and special position within the Irish economy, and it illustrates the potential which exists for this sector to grow even further.	Food Wise 2025 identifies ambitious and challenging growth projections for the industry over the next ten years including: <ul style="list-style-type: none"> • 85% increase in exports to €19 billion. • 70% increase in value added to €13 billion. • 60% increase in primary production to €10 billion. • The creation of 23,000 additional jobs all along the supply chain from producer level to high end value added product development. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Agrivision 2015 Action Plan	Outlines the vision for agricultural industry to improve competitiveness and response to market demand while respecting and enhancing the environment	Not applicable.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Rural Environmental Protection Scheme (REPS) Agri-Environmental Options Scheme (AEOS) Green, Low-Carbon, Agri-environment Scheme (GLAS)	<ul style="list-style-type: none"> • Agri-environmental funding schemes aimed at rural development for the environmental enhancement and protection. • GLAS is the new replacement for REPS and AEOS which are both expiring. 	<ul style="list-style-type: none"> • Establish best practice farming methods and production methods in order to protect landscapes and maximise conservation. • Protect biodiversity, endangered species of flora and fauna and wildlife habitats. • Ensure food is produced with the highest regard to the environment. • Implement nutrient management plans and grassland management plans. • Protect and maintain water bodies, wetlands and cultural heritage. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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National Rural Development Programme	The National Rural Development Programme, prepared by the Department of Agriculture, Fisheries and Food, sets out a national programme based on the EU framework for rural development and prioritises improving the competitiveness of agriculture, improving the environment and improving the quality of life in rural areas	At a more detailed level, the programme also: <ul style="list-style-type: none"> • Supports structural change at farm level including training young farmers and encouraging early retirement, support for restructuring, development and innovation; • Aims to improve the environment, biodiversity and the amenity value of the countryside by support for land management through funds such as Natura 2000 payments etc.; and • Aims to improve quality of life in rural areas and encouraging diversification of economic activity through the implementation of local development strategies such as non-agricultural activities 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Forestry Programme 2023 – 2027	The national Forestry Programme 2023-2027 came into force in 2023, as soon as State Aid approval by the European Commission has been received. The new Programme sets out increased support for a number of schemes.	The Forestry Programme 2023-2027 contains a series of eight different interventions: <ul style="list-style-type: none"> • Forest creation; • Agroforestry; • Infrastructure and technology investments; • Sustainable forest management; • Developing skills and empowering the forest sector for sustainable forest management; • Open forests - social, cultural and heritage forests; • Climate resilient reforestation; • Reconstruction. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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River Basin Management Plan Draft Third Cycle Draft River Basin Management Plan 2022-2027	<p>River Basin Management Plans set out the measures planned to maintain and improve the status of waters.</p> <p>The aim of the River Basin Management Plan is to ensure that our natural waters are sustainably managed, that freshwater resources are protected so that there is no further deterioration; and where required, Ireland's rivers, lakes and coastal water bodies are restored to good ecological status.</p>	<ul style="list-style-type: none"> • Aim to protect and enhance all water bodies in the RBD and meet the environmental objectives outlined in Article 4 of the Water Framework Directive. • Identify and manages water bodies in the RBD. • Establish a programme of measures for monitoring and improving water quality in the RBD. <p>Involve the public through consultations.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
National Peatlands Strategy (2015-2025)	<p>This Strategy aims to provide a long-term framework within which all of the peatlands within the State can be managed responsibly in order to optimise their social, environmental and economic contribution to the well-being of this and future generations.</p>	<p>Objectives of the Strategy:</p> <ul style="list-style-type: none"> • To give direction to Ireland's approach to peatland management. • To apply to all peatlands, including peat soils. • To ensure that the relevant State authorities and state owned companies that influence such decisions contribute to meeting cross-cutting objectives and obligations in their policies and actions. • To ensure that Ireland's peatlands are sustainably managed so that their benefits can be enjoyed responsibly. • To inform appropriate regulatory systems to facilitate good decision making in support of responsible use. • To inform the provision of appropriate incentives, financial supports and disincentives where required. • To provide a framework for determining and ensuring the most appropriate future use of cutover and cutaway bogs. <p>To ensure that specific actions necessary for the achievement of its objectives are clearly identified and delivered by those involved in or responsible for peatlands management or for decisions affecting their management.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Flood Risk Management Plans arising from National Catchment Flood Risk Assessment and Management Programme	<p>The national Catchment Flood Risk Assessment and Management (CFRAM) programme commenced in Ireland in 2011 and is being overseen by the Office of Public Works. The CFRAM Programme is intended to deliver on core components of the National Flood Policy, adopted in 2004, and on the requirements of the EU Floods Directive.</p>	<p>CFRAM Studies have been undertaken for all River Basin Districts. The studies are focusing on areas known to have experienced flooding in the past and areas that may be subject to flooding in the future either due to development pressures or climate change. Flood Risk and Hazard mapping, including Flood Extent Mapping, was finalised in 2017. The final outputs from the studies are the CFRAM Plans, finalised in 2018. The Plans define the current and future flood risk in the River Basin Districts and set out how this risk can be managed.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Draft National Bioenergy Plan 2014 - 2020	<p>The Draft Bioenergy Plan sets out a vision as follows:</p> <ul style="list-style-type: none"> • Bioenergy resources contributing to economic development and sustainable growth, generating jobs for citizens, supported by coherent policy, planning and regulation, and managed in an integrated manner. 	<p>Three high level goals of equal importance, based on the concept of sustainable development are identified:</p> <ul style="list-style-type: none"> • To harness the market opportunities presented by bioenergy in order to achieve economic development, growth and jobs. • To increase awareness of the value, opportunities and societal benefits of developing bioenergy. • To ensure that bioenergy developments do not adversely impact the environment and its living and non-living resources. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Draft Renewable Electricity Policy and Development Framework (DCCAE) 2016	<p>Goal: To optimise the opportunities in Ireland for renewable electricity development on land at significant scale, to serve both the All Island Single Electricity Market and any future regional market within the European Union, in accordance with European and Irish law, including Directive 2018/2001: On the promotion of the use of energy from renewable resources.</p>	<p>Objective: To develop a Policy and Development Framework for renewable electricity generation on land to serve both the All Island Single Electricity Market and any future regional market within the European Union, with particular focus on large scale projects for indigenous renewable electricity generation. This will, inter alia, provide guidance for planning authorities and An Bord Pleanála.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
National Policy Framework on Alternative Fuels Infrastructure for Transport in Ireland 2017 to 2030	<ul style="list-style-type: none"> • This National Policy Framework on Alternative Fuels Infrastructure for Transport represents the first step in communicating our longer term national vision for decarbonising transport by 2050, the cornerstone of which is our ambition that by 2030 all new cars and vans sold in Ireland will be zero-emissions capable. • By 2030 it is envisaged that the movement in Ireland to electrically-fuelled cars and commuter rail will be well underway, with natural gas and biofuels developing as major alternatives in the freight and bus sectors. • This Framework sets targets to achieve an appropriate level of alternative fuels infrastructure for transport, which is relative to national policy and Irish market needs. Non- infrastructure-based incentives to support the use of the infrastructure and the uptake of alternative fuels are also included within the scope of the Framework. 	<p>This policy set out to achieve five key goals in transport:</p> <ul style="list-style-type: none"> • Reduce overall travel demand • Maximise the efficiency of the transport network • Reduce reliance on fossil fuels • Reduce transport emissions • Improve accessibility to transport <p>These goals remain the cornerstone of transport policy and are fully aligned to the objectives of this National Policy Framework.</p> <p>Targets for alternative fuel infrastructure include the following:</p> <ul style="list-style-type: none"> • AFV forecasts • Electricity targets • Natural gas (CNG, LNG) targets • Hydrogen targets • Biofuels targets • LPG targets • Synthetic and paraffinic fuels targets 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>National Transport Authority's Integrated Implementation Plan 2019-2024</p>	<p>Section 13(1) of the Dublin Transport Authority Act 2008 (the DTA Act) requires the NTA to prepare an integrated implementation plan covering a six year period.</p>	<p>In accordance with the DTA Act, the Plan comprises the following:</p> <ul style="list-style-type: none"> • An infrastructure investment programme, identifying the key objectives and outputs to be pursued by the Authority over the period of the Plan; • The actions to be taken by the Authority to ensure the effective integration of public transport infrastructure over the period of the Plan; • An integrated service plan, identifying the key objectives and outputs to be pursued by the Authority in relation to the procurement of public passenger transport services over the period of the Plan; • The actions to be taken by the Authority in relation to small public service vehicles; • The actions to be taken by the Authority to ensure the effective integration of public passenger transport services over the period of the Plan; and • Such other matters as the Authority considers appropriate or as may be prescribed by the Minister for Transport, Tourism and Sport. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Sustainable Mobility Policy and the Sustainable Mobility Policy Action Plan 2022 - 2025</p>	<p>The National Sustainable Mobility Policy sets out a strategic framework to 2030 for active travel (walking and cycling) and public transport journeys to help Ireland meet its climate obligations. It is accompanied by an action plan to 2025 which contains actions to improve and expand sustainable mobility options across the country by providing safe, green, accessible and efficient alternatives to car journeys. It also includes demand management and behavioural change measures to manage daily travel demand more efficiently and to reduce the journeys taken by private car.</p>	<p>The policy aims to deliver at least 500,000 additional daily active travel and public transport journeys by 2030 and a 10% reduction in the number of kilometres driven by fossil fuelled cars. It will make it easier for people to choose walking, cycling and use public transport daily instead of having to use a petrol or diesel car.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Connecting Ireland Rural Mobility Plan (2022-2025)</p>	<p>The Connecting Ireland Rural Mobility Plan is a major public transport initiative developed by the National Transport Authority (NTA) with the aim of increasing connectivity, particularly for people living outside our major towns and cities. The plan aims to improve mobility in rural areas by providing frequent and affordable transport services that offer freedom to travel and sustainable transport connections.</p>	<p>The Plan focuses on:</p> <ul style="list-style-type: none"> • Adding new high-frequency services; • Enhancing existing services; and • Providing improved connectivity to the wider transport network 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage (2019)</p>	<ul style="list-style-type: none"> • Heritage in Ireland ranges from private homes, commercial and public buildings, national monuments, underwater and buried archaeology and the physical and cultural settings of all of these. • This plan considers not only those structures and sites that have been statutorily listed, but all man-made assets that have historical, aesthetic and cultural value, but does not consider natural heritage. <p>Aims to:</p> <ul style="list-style-type: none"> • Build adaptive capacity within the sector • Reduce the vulnerability of built and archaeological heritage to climate change • Identify and capitalise on the various potential opportunities for the sector. 	<p>The five adaptation goals for built and archaeological heritage in Ireland are:</p> <ol style="list-style-type: none"> 1. To improve understanding of each heritage resource and its vulnerability to climate change 2. To develop and mainstream sustainable policies and plans for climate-change adaptation of built and archaeological heritage 3. To conserve Ireland’s heritage for future generations 4. To communicate and transfer knowledge 5. To exploit the opportunities for built and archaeological heritage to demonstrate value and secure resources 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Heritage related legislation and guidelines:</p> <ul style="list-style-type: none"> • National Monuments Act 1930 as amended; • Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999; and • The Heritage Act 2018. • Architectural Heritage Protection Guidelines for Planning Authorities 	<p>Irish Heritage regulations that are relevant to the CDP. Broadly, this legislation is designed to conserve and enhance heritage.</p>	<p>Irish Heritage regulations that are relevant to the CDP. Broadly, this legislation is designed to conserve and enhance heritage.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>All-Island Strategic Rail Review</p>	<p>The Review aims to inform policy and future strategy for the railways in both jurisdictions on the island of Ireland.</p>	<p>The Review sets out six high-level goals which aim to use rail as effectively as possible to:</p> <ul style="list-style-type: none"> • contribute to decarbonisation; • improve All Island connectivity between major cities; • enhance regional accessibility; • stimulate economic activity; • encourage sustainable mobility; and achieve economic and financial feasibility. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Ireland's 4th National Biodiversity Action Plan 2023 - 2030	Ireland's 4th National Biodiversity Action Plan (NBAP) sets the national biodiversity agenda for the period 2023-2030 and aims to deliver the transformative changes required to the ways in which we value and protect nature.	It will continue to implement actions within the framework of five strategic objectives, while addressing new and emerging issues: <ul style="list-style-type: none"> • Objective 1 - Adopt a Whole of Government, Whole of Society Approach to Biodiversity. • Objective 2 - Meet Urgent Conservation and Restoration Needs. • Objective 3 - Secure Nature's Contribution to People. • Objective 4 - Enhance the Evidence Base for Action on Biodiversity. • Objective 5 - Strengthen Ireland's Contribution to International Biodiversity Initiatives. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Roads 2040	NR2040 sets out TII's long-term strategy for the maintenance, development, and management of Ireland's National Roads network. NR2040 is fully aligned with NIFTI and Project Ireland 2040 and focuses on strategic issues for National Roads identified by TII.	The following objectives have been defined. <ul style="list-style-type: none"> • Safe and efficient transport network for people and goods • Environmentally, socially, and economically sustainable • Tailored for different customers in different places • Managed and improved as a key public asset 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p>National Demand Management Strategy - Moving Together: A Strategic Approach to Improving the Efficiency of Ireland's Transport System</p>	<p>The Strategy encourages an urban first approach to rolling out measures, where other travel options exist, and aims to improve journey times for car drivers, public transport users, business and freight, leading to improvements in local air quality and reduced stress with associated health benefits for drivers and non-drivers alike.</p>	<p>The Strategy does not contain a prescriptive series of actions. Instead, it provides a firm policy direction and suite of options - such as road space reallocation, progressive taxation, freight efficiency, or behavioural incentives - that can be taken at national, regional and local levels to bring about the systems changes needed.</p> <p>It is also intended that the Strategy will provide guidance needed for local authorities and local council representatives to develop plans for their own areas that suit their own communities' needs best.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Energy Security Framework</p>	<p>The Framework outlines the structures which are in place within Government to monitor and manage our energy supplies. It sets out the plans which are in place to deal with energy security emergencies should they arise, and outlines out how these plans will be tested in light of the war in Ukraine.</p> <p>The Framework also sets out how Government can support households and businesses, with a particular focus on protecting those most at risk of fuel poverty, how it is already ensuring Ireland's energy security, how it will speed up the country's shift to increased energy efficiency and indigenous renewable energy systems. It also sets out how consumers and businesses can be supported to save energy and save money.</p>	<p>The Framework sets out the government's action in response to these issues across three key themes:</p> <ul style="list-style-type: none"> • managing the impact on consumers and businesses, with a specific focus on financially vulnerable residential consumers in the short-term • ensuring security of energy supply in the near term, with a focus on the period up to and including winter 2022/23 • reducing our dependency on imported fossil fuels, in the context of the phasing out of Russian energy imports across the EU 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Energy Security in Ireland to 2030	Energy Security in Ireland to 2030 outlines a new strategy to ensure energy security in Ireland for this decade, while ensuring a sustainable transition to a carbon neutral energy system by 2050. This report is being published as part of an Energy Security Package, containing a range of supplementary analyses, consultations, and reviews, which have informed the recommendations and actions related to energy security.	<p>The Energy Security Package states that we must ensure energy security is prioritised, monitored, and reviewed regularly, and includes a range of measures to implement this approach in the short and medium term by prioritising:</p> <ul style="list-style-type: none"> • Reduced and Responsive Demand • A Renewables-Led System • More Resilient Systems • Robust Risk Governance <p>Under each of these four areas of actions, the report sets out a range of mitigation measures, including the need for additional capacity of indigenous renewable energy, but also energy imports, energy storage, fuel diversification, demand side response, and renewable gases. The governance structures supporting the energy system, including oversight and accountability reforms, were also examined.</p>	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Energy and Climate Plan 2021-2030	The NECP outlines Ireland's energy and climate policies in detail for the period from 2021 to 2030 and looks onwards to 2050. The NECP is a consolidated plan which brings together energy and climate planning into a single process for the first time.	The NECP facilitates the ongoing analysis at EU level. It will be revised to bring it in line with the 7% trajectory and to include policies and measures currently being developed to achieve the 7% trajectory.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Draft Revised Wind Energy Development Guidelines 2019	These Guidelines offer advice to planning authorities on planning for wind energy through the development plan process and in determining applications for planning permission.	The guidelines are intended to ensure a consistency of approach throughout the country in the identification of suitable locations for wind energy development and the treatment of planning applications for wind energy developments.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Mitigation Plan 2017	The National Mitigation Plan represents an initial step in transitioning Ireland to a low carbon, climate resilient and environmentally sustainable economy by 2050. This whole-of-government Plan draws on the perspectives and responsibilities of a range of government departments, and reflects the central roles of key ministers responsible for electricity generation, the built environment, transport and agriculture.	The Plan includes over 100 individual actions for ministers and public bodies to implement and began the process of developing medium to long term mitigation choices for the next and future decades. The Plan is structured across several key themes: <ul style="list-style-type: none"> • Climate Action Policy Framework • Decarbonising Electricity Generation • Decarbonising the Built Environment • Decarbonising Transport • An Approach to Carbon Neutrality for Agriculture, Forest and Land Use Sectors 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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All-Ireland Pollinator Plans: All-Ireland Pollinator Plan 2021-2025 (latest)	<p>The All-Ireland Pollinator Plan is a framework bringing together different sectors across the island of Ireland to create a landscape where pollinators can survive and thrive. Implementation is coordinated by the National Biodiversity Data Centre.</p>	<p>The All-Ireland Pollinator Plan for 2021-2025 is a five-year road map that aims to help bees, other pollinating insects and our wider biodiversity. The AIPP 2021-2025 has 186 actions spread across six objectives.</p> <p>Objective 1: Making farmland pollinator friendly Objective 2: Making public land pollinator friendly Objective 3: Making private land pollinator friendly Objective 4: All-Ireland Honeybee Strategy Objective 5: Conserving rare pollinators Objective 6: Strategic coordination of the Plan</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Our Rural Future: Rural Development Policy 2021- 2025	<p>The policy provides a framework for the development of rural Ireland over the next five years.</p>	<p>The policy focuses on the following thematic objectives:</p> <ul style="list-style-type: none"> • Optimising the opportunities for rural communities from high speed broadband. • Supporting improved quality employment and career opportunities in rural areas. • Assisting the regeneration, repopulation and development of rural towns and villages. • Enhancing the participation, leadership and resilience of rural communities. • Enhancing public services in rural areas • Supporting a Just Transition to a climate neutral economy. • Supporting the sustainability of Agriculture, the Marine and Forestry. • Supporting the sustainability of our island and coastal communities. • Nurturing our culture and heritage 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Housing for All (2021)	Housing for All (2021) is the Government's housing plan to 2030. The overall aim of the housing plan for Ireland is that everyone in the State should have access to a home to purchase or rent at an affordable price, built to a high standard and in the right place, offering a high quality of life. The plan's vision is to have a steady supply of housing in the correct locations with economic, social, and environmental sustainability built into the system.	Housing for All provides four pathways to achieving its overarching objectives: <ul style="list-style-type: none"> • Supporting Homeownership and Increasing Affordability. • Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion. • Increasing New Housing Supply. • Addressing Vacancy and Efficient Use of Existing Stock. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Strategic Plan for Sustainable Aquaculture Development 2030	Article 34 of Regulation (EU) No 1380/2013 of the European Parliament and of the Council on the Common Fisheries Policy ('the CFP'), on the promotion of sustainable aquaculture, calls for the establishment of multiannual national strategic aquaculture plans. The NSPSA 2030 is the second such plan under the current CFP.	This Plan proposes 58 actions to be implemented over the period up to 2030. The purpose is as follows: <ul style="list-style-type: none"> • To align and mainstream the recently updated but non-binding guidance for the sustainable development of EU aquaculture (2021 – 2030) with national aquaculture sector planning. • To help inform the investment priorities for aquaculture in Ireland's new Seafood Development Programme 2021-2027 (EMFAF). • To provide a framework so that strategic planning for the aquaculture sector in Ireland responds to the latest thinking in terms of the strengths, weaknesses, opportunities and threats for Irish aquaculture in order to promote the development of a sustainable and forward-looking sector. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Renewable Electricity Spatial Policy Framework (RESPF)	<p>Under Action EL/23/2 of CAP23, the Renewable Electricity Spatial Policy Framework (RESPF) is currently being prepared. In effect, this will be the national policy for onshore renewable electricity and will inform and reshape the development and distribution of onshore renewables in order to enable the delivery of Ireland’s renewable electricity targets, as set out in CAP23.</p> <p>The RESPF will promote a plan-led and evidence-based approach to the allocation of renewable electricity spatial and generation targets across the three Regional Assemblies, to facilitate the achievement of the national target of 80% RES-E by 2030.</p>	<p>The objective of this spatial policy framework is to effectively translate renewable electricity objectives, as those outlined in Climate Action Plan 2023, to the regional level and allocate regional spatial and renewable generation capacity targets.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Ag Climatise - A Roadmap towards Climate Neutrality	<p>This roadmap has been developed by the Department of Agriculture, Food and the Marine (DAFM) on foot of extensive engagement with industry, research, policy, farmer and environmental stakeholders. It is a roadmap designed to help all stakeholders to work together to tackle climate change and air pollution</p>	<p>The roadmap proposes 29 actions across two strands of activity:</p> <ul style="list-style-type: none"> • Actions that can be implemented now: to ensure farmers act immediately on the changes necessary to address climate change. This is made up of three parts, the mitigation measures in the next section, the removals from the landscape measures, and the sustainable energy measures that follow. • The development of cross cutting enabling actions into the future: This will focus on a number of actions, including further research and innovation. Where appropriate, it will require the establishment of consultative groups to assist with the development and delivery of the actions 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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National Air Pollution Control Programme (NAPCP)	<p>The National Air Pollution Control Programme (NAPCP) is a technical document which outlines the pathway Ireland will follow to achieve compliance with its commitments under the National Emission Ceilings Directive (NEC Directive).</p> <p>The National Emissions Ceilings Directive (NEC Directive) establishes emission ceilings for 2020 and 2030 for five specified pollutants: nitrogen oxides (NOx), non-methane volatile organic compounds (NMVOCs), sulphur dioxide (SO2), ammonia (NH3) and fine particulate matter (PM2.5).</p> <p>It also mandates the development of a National Air Pollution Control Programme (NAPCP) for each Member State.</p>	<p>The programme includes:</p> <ul style="list-style-type: none"> • An overview of sectors and national policy frameworks in Ireland that impact on emissions of the five NEC pollutants • An overview of the current outlook for compliance with NEC targets for each pollutant • Projections of relevant pollutant emissions to 2030 • Policy options, measures and actions across sectors but in particular in the residential, transport agricultural and energy sectors aimed at reducing emissions of the five specified air pollutants 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Northwest and Neagh Bann CFRAMS Flood Risk Management Plans	<p>These Flood Risk Management Plans are the statutory output of the North Western Neagh Bann (NWNB) CFRAM Study.</p>	<p>The North Western Flood Risk Management Plan and the Neagh Bann Flood Risk Management Plan sets out the strategies, including a set of proposed measures, for the cost-effective and sustainable, long-term management of flood risk in the River Basins, including the areas where the flood risk has been determined as being potentially significant.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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National Retrofit Plan	<p>The National Retrofit Plan sets out how the Government will deliver on the Climate Action Plan targets of retrofitting the equivalent of 500,000 homes to a BER of B2/cost-optimal and installing 400,000 heat pumps in existing homes to replace older, less efficient heating systems by the end of 2030.</p>	<p>The Plan is designed to address barriers to retrofit across four key pillars: driving demand and activity; financing and funding; supply chain, skills and standards; and governance. For each pillar, barriers were identified and time-bound policies, measures and actions were put in place to address them. The initiatives in the Plan were guided by a number of key principles.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
National Inspection Plan - Domestic Waste Water Treatment Systems 2022 - 2026	<p>The Water Services Act 2007 (as amended) requires the Environmental Protection Agency (EPA) to produce a national inspection plan for domestic waste water treatment systems (DWWTSs).</p> <p>The purpose of the plan is to protect human health and water quality from the risks posed by DWWTSs.</p> <p>This document is the fourth plan and covers the period 2022 to 2026.</p>	<p>The plan sets out the background, minimum inspection numbers, riskbased allocation of inspections, requirements for enforcement of advisory notices and for engagement to promote broader compliance.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>The Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) as transposed into Irish legislation by the Air Quality Standards Regulations 2011 (S.I. No. 180 of 2011 as amended)</p>	<p>The Directive sets air quality standards for European Union member states.</p>	<p>Limit values for air quality parameters are set in this Directive.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Building Regulations</p>	<p>The aim of the building regulations is to provide for the safety and welfare of people in and about buildings.</p>	<p>The building regulations apply to the design and construction of a new building (including a dwelling) or an extension to an existing building.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Strategic Planning Policy Statement (SPPS) NI	<p>The SPPS consolidates some twenty separate policy publications into one document and sets out strategic subject planning policy for a wide range of planning matters. It also provides the core planning principles to underpin delivery of the two-tier planning system with the aim of furthering sustainable development.</p>	<p>The overall objective of the planning system is to further sustainable development and improve well-being for the people of the North.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Regional Development Strategy 2035 (Northern Ireland)	<ul style="list-style-type: none"> • Spatial strategy for the future development of Northern Ireland. <p>Strategic planning framework to facilitate and guide public and private sectors.</p>	<p>Aims to provide long-term policy direction with a strategic spatial perspective.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Tourism Strategy for Northern Ireland: 10 Year Plan	<ul style="list-style-type: none"> • This Strategy will be published in 2024. • The plan sets out a 10-year plan for the growth of the tourism sector in Northern Ireland., with an aim to increase the value of tourism to the economy by 50-75% compared to 2019. • Vision is to “Establish Northern Ireland as a year-round world class destination which is renowned for its authentic experiences, landscape, heritage and culture and which benefits communities, the economy and the environment, with sustainability at its core.” 	<p>The strategic goals and core themes of the Strategy are:</p> <ul style="list-style-type: none"> • Innovative • Inclusive • Sustainable • Attractive • Collaborative <p>The document identifies the key challenges and drivers for growth.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
The Wildlife (Northern Ireland) Order 1985 (as amended)	<p>Prohibits the intentional killing, taking or injuring of certain wild birds and wild animals or the intentional destruction, uprooting or picking of certain wild plants.</p>	<ul style="list-style-type: none"> • Protection of wild birds, their nests and eggs, the prohibition of certain methods of killing or taking wild birds and the sale of live or dead wild birds or eggs. • Protection of captive birds. • Prohibition of certain methods of killing or taking wild animals, the use of spring traps, and the sale of live or dead wild animals as well as providing protection for wild plants and prohibiting the sale of invasive, non-native species. • Also covers: the protection of deer, the sales and purchases of venison and the prevention of poaching; the possession of pesticides harmful to wildlife; wildlife refuges; and the possession of articles for purposes of committing certain offences. <p>With regard to enforcement, it includes details regarding the power of wildlife inspector to enter premises and to examine specimens and take samples, false statements made for obtaining registration or licence and penalties and forfeitures.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>The Wildlife and Natural Environment Act (Northern Ireland) 2011</p>	<p>This Act requires every public body to promote the conservation of biodiversity and defines functions of public bodies in Northern Ireland with respect to the conservation of biodiversity. It also contains provisions for the conservation of wild fauna and flora and habitats. The Act amends the Wildlife (Northern Ireland) Order 1985 and the Environment (Northern Ireland) Order 2002.</p>	<ul style="list-style-type: none"> • To make provision about biodiversity. • To amend the wildlife (Northern Ireland) order 1985 and part 4 of the environment (Northern Ireland) order 2002. • To abolish game licences and game dealers' licences. • To prohibit hare coursing events. <p>To amend the game preservation act (Northern Ireland) 1928; and for connected purposes.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended)</p>	<p>These regulations transpose the requirements of the EC 'Habitats' Directive and aspects of the 'Wild Birds' Directive in relation to Northern Ireland.</p> <p>Provide for the protection of sites in the UK that support habitats and species in need of conservation across Europe and full protection of species of European importance whether occurring within designated sites or not.</p>	<p>Protects certain birds, plants, animals, marine life and their habitats, including Natura 2000 sites, through creating criminal offences and changing planning requirements.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>The Environment (Northern Ireland) Order 2002</p>	<p>The Environment (Northern Ireland) Order 2002 is the primary piece of environmental legislation in Northern Ireland. The order sets out a range of requirements for the protection and management of the environment, including the prevention and control of pollution, the conservation of natural habitats and biodiversity, and the regulation of waste management.</p> <p>The order applies to a wide range of activities, including industrial and commercial activities, waste management, agriculture, and construction. It also establishes the Northern Ireland Environment Agency (NIEA), which is responsible for enforcing the order and regulating activities that may have an impact on the environment. The NIEA has the power to investigate environmental incidents, issue enforcement notices, and prosecute individuals and organisations that breach environmental regulations.</p>	<p>The Environment (Northern Ireland) Order 2002 places a range of obligations on individuals and organisations to protect and manage the environment. These obligations include reporting environmental incidents, obtaining permits, and complying with environmental standards. Evidence requirements under the order may include:</p> <ol style="list-style-type: none"> 1. Reporting requirements 2. Permit requirements 3. Compliance monitoring 4. Enforcement action 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017</p>	<p>The purpose of these regulations is to promote sustainable development by considering and mitigating the potential environmental effects of projects before they are approved. The regulations require a systematic and transparent assessment process, enabling decision-makers to make informed choices based on the environmental implications of proposed developments.</p>	<p>The regulations apply to a wide range of projects, including infrastructure developments, industrial facilities, energy projects, and certain agricultural and waste management activities.</p> <p>The regulations mandate that developers or project proponents carry out an Environmental Impact Assessment (EIA) as part of the planning process. The EIA involves the identification, prediction, and evaluation of potential environmental effects, such as impacts on air, water, biodiversity, human health, and cultural heritage. The assessment also considers alternative options and potential mitigation measures.</p> <p>Additionally, the regulations emphasize public participation, ensuring that affected individuals and organizations have the opportunity to provide input and express their concerns during the assessment process.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>The Climate (Northern Ireland) Act 2022</p>	<p>The Climate Change Act (Northern Ireland) 2022 (Act) sets a target of an at least 100% reduction in net zero greenhouse gas (GHG) emissions by 2050.</p> <p>The Act also sets other sectoral targets including 2030 targets at least 80% of electricity consumption from renewable sources (DfE) and 70% of waste is recycled (DAERA) as well as a target for a minimum spend of 10% of overall transport budgets on active travel (DfI).</p>	<p>Section 23 of the Act requires DAERA to make regulations that set carbon budgets.</p> <p>Sections 13-22 place requirements on Northern Ireland departments to produce and publish various sectoral plans setting out how specific sectors will contribute to meeting the 2030, 2040 and 2050 emissions reduction targets.</p> <p>DAERA is required to produce 5-year climate action plans (CAP) to set out the policies and proposals that Northern Ireland departments will implement to meet the corresponding carbon budget as well as set out how the emissions reduction targets will be achieved.</p> <p>The Act places a duty on DAERA to prepare and publish a series of interim and final reports setting out what progress has been made in implementing the proposals and policies set out in the CAPs and the progress made in achieving carbon budgets and emissions reduction targets. There are also reporting requirements placed on the UK Climate Change Committee (CCC).</p> <p>Section 37 of the Act places a duty on DAERA to establish a Just Transition Commission for Northern Ireland.</p> <p>Section 31 places a requirement on DAERA to establish a Just Transition Fund for Agriculture in order to provide advice and financial assistance to the agricultural sector to help deliver its contribution under policies and proposals within CAPs.</p> <p>Section 42 of the Act requires regulations to be made in regard to climate change reporting by public bodies.</p> <p>Section 50 of the Act requires The Executive Office (TEO) to establish an independent office to be known as the “Northern Ireland Climate Commissioner”.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>The Regional Development Strategy 2035</p>	<p>The strategy aims to take account of the economic ambitions and needs of the Northern Ireland Region, and put in place spatial planning, transport and housing priorities that will support and enable the aspirations of the Region to be met.</p>	<p>The Strategy sets out a spatial framework and guidance specific to each NI area.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>The Strategic Planning Policy Statement (SPPS) for Northern Ireland</p>	<p>The SPPS is a statement, consolidating some twenty separate policy publications into one document of the Department’s policy on important planning matters that should be addressed across Northern Ireland. It also provides the core planning principles to underpin delivery of the two-tier planning system with the aim of furthering sustainable development. It sets the strategic direction for councils to bring forward detailed operational policies within their new Local Development Plans.</p>	<p>The provisions of the SPPS must be taken into account in the preparation of Local Development Plans, and are also material to all decisions on individual planning applications and appeals.</p> <p>The SPPS has a policy objective to “seek to further the conservation, enhancement and restoration of the abundance, quality, diversity and distinctiveness of the region’s natural heritage”.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Planning Policy Statement (PPS) 2: Natural Heritage (2013)	Planning Policy Statement (PPS) 2 sets out the Department of the Environment’s planning policies for the conservation, protection and enhancement of Northern Ireland’s natural heritage. PPS 2 replaces ‘Planning and Nature Conservation (1997)’ and supersedes Policies SP16 and DES4 in ‘A Planning Strategy for Rural Northern Ireland (1993).	Objectives of PPS2 include: <ul style="list-style-type: none"> • to seek to further the conservation, enhancement and restoration of the abundance, quality, diversity and distinctiveness of the region’s natural heritage; and • to contribute to rural renewal and urban regeneration by ensuring developments take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Planning Policy Statement (PPS) 18: Renewable Energy	Planning Policy Statement (PPS) 18 sets out the Department’s planning policy for development that generates energy from renewable resources and that requires the submission of a planning application. In addition, the PPS encourages the integration of renewable energy technology and greater application of the principles of Passive Solar Design in the design, siting and layout of new development.	The aim of this Statement is to facilitate the siting of renewable energy generating facilities in appropriate locations within the built and natural environment in order to achieve Northern Ireland’s renewable energy targets and to realise the benefits of renewable energy. The objectives of the Statement are: <ul style="list-style-type: none"> • to ensure that the environmental, landscape, visual and amenity impacts associated with or arising from renewable energy development are adequately addressed; • to ensure adequate protection of the Region’s built and natural, and cultural heritage features; and • to facilitate the integration of renewable energy technology into the design, siting and layout of new development and promote greater application of the principles of Passive Solar Design. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Biodiversity Strategy for NI to 2020	A strategy for Northern Ireland to meet its international obligations and local targets to protect biodiversity and ensure that the environment can continue to support our people and economy.	The objectives of the Biodiversity Strategy are to: i) maintain healthy ecosystems, ii) address adverse pressure, iii) increase prosperity and well-being, and iv) engage society in biodiversity conservation and develop partnerships.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Draft Environment Strategy	The Environment Strategy is intended to be an overarching document setting out Northern Ireland's environmental priorities for the coming decades and will form part of the Green Growth agenda.	This Strategy focuses on several Strategic Context/Drivers: i) Sustainability ii) Global Climate & Biodiversity Action iii) Green Growth Strategy iv) Environmental Governance & Co-operation v) Agriculture & Environment vi) Marine Environment v) Built & Historic Environment	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Northern Ireland Peatland Strategy 2021-2040	The strategy identifies the ecosystem services provided by healthy peatlands, including climate regulation and adaptation, specialised biodiversity, good water quality, flood alleviation and a historical archive. The strategy also highlights the role peatlands play as a unique landscape for recreation and education.	The document outlines six strategic objectives: i) Conserve peatlands & prevent degradation ii) Restoration of degraded areas to functioning peatland ecosystems (designated & non-designated sites) iii) Supporting Sustainable Peatland Management iv) Knowledge Sharing & Research v) Communication, Education & Access vi) Governance, Implementation & Funding	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
The Green Growth Strategy	The Strategy establishes Northern Ireland's Green Growth vision and principles and sets out commitments to tackling the climate crisis.	One of the key commitments of the Green Growth Strategy is to develop Northern Ireland's first Climate Action Plan. 10 Executive Commitments have been set out in the Strategy. Green Growth considers climate targets but also the wider environment and green jobs.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Circular Economy Strategy	The draft strategy sets out NI's vision to create an innovative, inclusive and competitive economy, with responsible production and consumption at its core.	The strategy outlines twelve proposals for change which will create more sustainable production and consumption patterns in Northern Ireland. The proposals have been framed around the five universal Circular Economy policy goals developed by the Ellen MacArthur Foundation (EMF) which provide a blueprint to align ambition and create a common direction of travel.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Northern Ireland Energy Strategy 2050 (Northern Ireland Energy Strategy 'Path to Net Zero Energy')	The Strategy sets a long-term vision of net zero carbon and affordable energy for Northern Ireland. It is also about growing the economy and supporting the 10X Economic Vision.	The energy strategy sets a target of 70% of local electricity supplies coming from renewable sources by 2030 and includes a plan to fully decarbonise by 2050. The Energy Strategy is centred around delivering on five key principles: <ul style="list-style-type: none"> • Placing you at the heart of our energy future • Grow the green economy • Do more with less • Replace fossil fuels with renewable energy • Create a flexible, resilient and integrated energy system 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p>The Marine Plan for Northern Ireland 2018</p>	<p>The Plan informs and guides the regulation, management, use and protection of Northern Ireland's marine area. It is a single document made up of two plans, one for the inshore region and one for the offshore region.</p>	<p>Marine Plan Objectives</p> <ul style="list-style-type: none"> • To promote the sustainable development of productive activities, which support employment at all skill levels while fully considering the requirements of other marine interests. • To help realise the potential of energy resources and energy storage within the marine area, while fully considering the requirements of other marine interests. • To promote the development of vibrant, accessible and sustainable coastal communities. • To promote the marine resource, its recreational value and its wider economic, environmental and social benefits to all. • To promote the preservation and enjoyment of marine related heritage assets. • To promote a healthy, resilient and adaptable marine ecosystem and an ecologically coherent network of Marine Protected Areas. • To contribute towards climate change mitigation and adaptation measures. • To continue to develop a sound marine evidence base in a co-ordinated manner, to increase understanding and to support the development, monitoring and review of marine plans. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Towards an Integrated Coastal Zone Management Strategy for Northern Ireland 2006 - 2026</p>	<p>Integrated Coastal Zone Management (ICZM) aims to establish sustainable levels of economic and social activity in our coastal areas while protecting the coastal environment.</p> <p>ICZM seeks to reconcile the different policies that have an effect on the coast and to establish a framework that facilitates the integration of the interests and responsibilities of those involved in the development, management and use of the coast.</p>	<p>The Strategy is based on the several key principles:</p> <ul style="list-style-type: none"> • Sustainable development • Precautionary principle • Ecosystem approach 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Northern Ireland River Basin Management Plans (RBMPs)	<ul style="list-style-type: none"> The NI River Basin Management Plans take an integrated approach to the protection, improvement and sustainable use of the water environment. They apply to groundwater and to all surface water bodies, including rivers, lakes, transitional (estuarine) and coastal waters out to one nautical mile. <p>River Basin Management Plans (RBMP) as required by the regulations were published in 2009 and 2015 for each River Basin District within Northern Ireland.</p>	<p>The Plans identified where Northern Ireland’s water environment is in good or excellent condition and set out objectives for improvement or prevention of deterioration.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
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Regional Economic and Spatial Strategies	<p>The Regional Spatial and Economic Strategies provide a long-term regional level strategic planning and economic framework in support of the implementation of the National Planning Framework.</p>	<p>The Eastern and Midland Regional Economic and Spatial Strategy includes provisions for its 12 constituent local authorities: Fingal County Council; Dublin City Council; South Dublin County Council; Dún Laoghaire-Rathdown County Council; Louth County Council; Kildare County Council; Meath County Council; Wicklow County Council; Longford County Council; Laois County Council; Offaly County Council; and Westmeath County Council.</p> <p>The Southern Regional Economic and Spatial Strategy includes provisions for its nine constituent local authorities: Waterford City and County Council, Cork City Council, Cork County Council, Tipperary County Council, Wexford County Council, Kerry County Council, Clare County Council, Limerick City and County Council, Kilkenny County Council and Carlow County Council.</p> <p>The Northern and Western Regional Spatial and Economic Strategy includes provisions for its eight constituent local authorities: Donegal County Council, Leitrim County Council, Sligo County Council, Cavan County Council, Monaghan County Council, Mayo County Council, Roscommon County Council, and Galway County Council.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Greater Dublin Area (GDA) Transport Strategy (2022-2042)</p>	<ul style="list-style-type: none"> It sets out how transport will be developed across the region, covering Dublin, Meath, Wicklow and Kildare, over the period of the strategy and has been approved by the Minister for Transport, Tourism and Sport in accordance with the relevant legislation. 	<p>They set out a number of core principles deriving from the strategic vision, which are:</p> <ul style="list-style-type: none"> Dublin as the capital city of Ireland and a major European centre shall grow and progress, competing with other cities in the EU, and serving a wide range of international, national, regional and local needs. The Dublin and Mid-East Regions will be attractive, vibrant locations for industry, commerce, recreation and tourism and will be a major focus for economic growth within the Country. The GDA, through its ports and airport connections will continue to be the most important entry/exit point for the country as a whole, and as a Gateway between the European Union and the rest of the World. Access to and through the GDA will continue to be a matter of national importance. Development in the GDA shall be directly related to investment in integrated high quality public transport services and focused on compact urban form. Development within the existing urban footprint of the Metropolitan Area will be consolidated to achieve a more compact urban form Development in the Hinterland Area will be focused on the high quality integrated growth and consolidation of development in key identified towns, separated from each other by extensive areas of strategic green belt land devoted to agriculture and similar uses. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Greater Dublin Area Cycle Network Plan	<ul style="list-style-type: none"> • Sets out a ten year cycling strategy for Counties Dublin, Kildare, Meath and Wicklow • Plan to increase regions cycle network dramatically • The Plan refers to the EuroVelo International Cycle Route Network of the European Cyclists Federation is a network of 15 long distance cycle routes connecting and uniting the whole European continent. Two of these routes are in Ireland including EV2 from Galway through Dublin to London, Berlin, Warsaw and Moscow. 	<p>Aims to identify and determine:</p> <ul style="list-style-type: none"> • The Urban Cycle Network at the Primary, Secondary and Feeder level • The Inter-Urban Cycle Network linking the relevant sections of the Urban Network including the elements of the National Cycle Network within the Greater Dublin Area including linkages to key transport locations outside of urban areas such as airports and ports <p>The Green Route Network being cycle routes for development of tourist, recreational and leisure purposes.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Dublin to Galway Greenway Plan	<ul style="list-style-type: none"> • Develop a segregated cycling and walking trail to international standards, extending from Dublin City to Galway which is of a scale that will allow Ireland to harness the potential of an identified growing tourism market for cycling. • This route forms part of an interconnected National Cycle Network of high quality, traffic free, inter urban routes, which will establish Ireland as a quality international tourism destination for a broad range of associated recreational activities and pursuits. 	<p>To provide a segregated, substantially off road cycle route from Dublin City to Clifden via Galway City, maximising the use of – where feasible – existing and approved routes and disused railway line corridors and to also use existing plans and/or permitted projects where these have been subject to a consent process that has previously included the carrying out or screening for SEA, EIA and AA.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Local Transport Plans and Strategies	Local Transport Plans and Strategies relevant to a particular local authority functional area provide a more granular framework for the delivery of sustainable transport systems in accordance with higher-level plans.	<ul style="list-style-type: none"> • To promote sustainable transport. • To promote integrated and proper transport planning. • To promote safe travel. • To promote active travel infrastructural development. • To encourage modal shift. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Water Quality Management Plans	<ul style="list-style-type: none"> • Ensure that the quality of waters covered by the plan is maintained. • Maintain and improve the quantity and quality of water included in the Plan scope. 	<ul style="list-style-type: none"> • Monitoring of water bodies against quality standards. • Outlines management programmes for water catchments. • Purpose is to maintain and improve the quantity and quality of groundwater. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p>NPWS Conservation Plans and/or Conservation Objectives for SACs and SPAs</p>	<p>Management planning for nature conservation sites has a number of aims. These include:</p> <ul style="list-style-type: none"> • To identify and evaluate the features of interest for a site • To set clear objectives for the conservation of the features of interest • To describe the site and its management • To identify issues (both positive and negative) that might influence the site • To set out appropriate strategies/management actions to achieve the objectives 	<ul style="list-style-type: none"> • Conservation objectives for SACs and SPAs (i.e. sites within the Natura 2000 network) have to be set for the habitats and species for which the sites are selected. • These objectives are used when carrying out appropriate assessments for plans and projects that might impact on these sites. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Groundwater Protection Schemes</p>	<p>A Groundwater Protection Scheme provides guidelines for the planning and licensing authorities in carrying out their functions, and a framework to assist in decision-making on the location, nature and control of developments and activities in order to protect groundwater.</p>	<p>A Groundwater Protection Scheme aims to maintain the quantity and quality of groundwater, and in some cases improve it, by applying a risk assessment-based approach to groundwater protection and sustainable development.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Local Economic and Community Plan (LECP) for County Monaghan 2023-2029	<p>The overarching vision for the LECP is: to improve the quality of life and wellbeing across the County.</p>	<p>The purpose of the LECP, as provided for in the Local Government Reform Act 2014, is to set out, for a six-year period, the objectives and actions needed to promote and support the economic development and the local and community development of the relevant local authority area, both by itself directly and in partnership with other economic and community development stakeholders.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Development Plans, Local Area Plans and other land use plans in adjacent counties in Ireland - Louth, Meath and Cavan.	<ul style="list-style-type: none"> • Outline planning objectives for land use development (including transport objectives). • Strategic frameworks for planning and sustainable development including those set out in National Planning Framework and Regional Economic and Spatial Strategies. • Sets out the policies and proposals to guide development in the bordering and connected Local Authority areas. 	<ul style="list-style-type: none"> • Identify future infrastructure, development and zoning required. • Protect and enhance amenities and environment. • Guides neighbouring planning authority in assessing proposals. • Aim to guide development in neighbouring areas • Aim to promote sustainable development in neighbouring and connected areas. • Provide for economic development and protect natural environmental, heritage. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p>Monaghan Biodiversity and Heritage Strategic Plan 2020-2025</p>	<p>The mission or purpose of the strategic plan is to protect, conserve and advocate for our biodiversity, tangible and intangible heritage, contributing to sustainable development and climate change mitigation and adaptation.</p>	<p>The plan contains thirteen strategic themes with action plans that will guide the work of the Monaghan County Council Heritage Office, and the County Monaghan Heritage Forum for the next five years.</p> <ul style="list-style-type: none"> • Climate change mitigation and adaptation through heritage and biodiversity • Monaghan’s Wonderful Wetlands. • Hedgerows and Native woodland. • High Nature Value Farmland. • The Worm Ditch / The Black Pig’s Dyke. • Pre-historic archaeology / Passage graves and cairns. • Protected Structures. • Vernacular and traditional buildings. • Demesnes and estates. • Historic Graveyards, holy wells and church ruins. • Indigenous knowledge and traditions. • Cross-border heritage. • Irish and the vernacular English. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>County Monaghan Walking & Cycling Strategy 2021-2026</p>	<p>This document is a high-level, strategic look at how Monaghan County Council proposes to:</p> <ul style="list-style-type: none"> • develop walking and cycling infrastructure, and • promote walking and cycling as activities which support the economic, cultural and social wellbeing of the people of Co Monaghan. <p>It takes into account Monaghan County Council's role as an important agent of change in driving a number of key national programmes</p>	<p>The purpose of this Strategy is to provide the framework into which all present and future projects may be slotted, showing how they connect to a coherent network, and contribute to the overall vision. In this way, the Council will be sure that it is getting the best from its resources at all times, putting the right infrastructure in the right place and contributing to an overall framework, which is all working towards a common aim, i.e. the development of Co. Monaghan as a better place to live, work and visit.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Monaghan Retail Strategy 2016	The overriding aim of the strategy is to create the appropriate conditions necessary to foster a healthy and vibrant retailing environment in County Monaghan over the period of the strategy. It does so through policy recommendations which are framed in the context of national and regional plans, strategies and guidelines. The strategy provides important information on the quantum, scale and types of retail development required over the period to 2022.	The key requirements of this retail strategy are to: <ul style="list-style-type: none"> • Confirm the retail hierarchy. • Undertake health check appraisals of the main retail centres of the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay, to inform the need for interventions. • Identify the broad requirement for additional retail floorspace over the plan period. • Identify policies to support the continued development of the retail sector. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Monaghan Land Use & Transportation Study 2017	This study is a short to medium term plan that sets out a transport and land use strategy for Monaghan town.	Not applicable.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
County Landscape Character Assessments	Characterises the geographical dimension of the landscape.	<ul style="list-style-type: none"> Identifies the quality, value, sensitivity and capacity of the landscape area. Guides strategies and guidelines for the future development of the landscape. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Freshwater Pearl Mussel Sub-Basin Management Plans	<ul style="list-style-type: none"> Identifies the current status of the species and the reason for loss or decline. Identifies measure required to improve or restore current status. 	<ul style="list-style-type: none"> Identifies pressures on Freshwater Pearl Mussels for each of the designated populations in Ireland. Outlines restoration measures required to ensure favourable conservation status. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Local Catchment Flood Risk Management Plans	<ul style="list-style-type: none"> Produced by Local Authorities. Outlines areas local flood risk. Sets out measures to manage and prevent flood risk at a local level. 	Not applicable.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Shellfish Pollution Reduction Programmes	Aims to improve water quality and ensure the protection or improvement of designated shellfish waters in order to support shellfish life and growth and contribute to the high quality of shellfish products directly edible by man.	<ul style="list-style-type: none"> Identifies key and secondary pressures on water quality in designated shellfish areas. Outlines specific measures to address identified key and secondary pressures on water quality. Addresses the specific pressures acting on water quality in each area. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p>Monaghan Noise Action Plan 2024-2028</p>	<p>The Draft Noise Action Plan has been informed by and is based on the Strategic Noise Maps which were prepared for Monaghan County Council and which covers road transport noise from major roads with traffic volumes of more than 3 million vehicles per year.</p>	<p>The main purpose of the Noise Action Plan is to:</p> <ul style="list-style-type: none"> • Inform and consult the public about noise exposure, its effects and the measures which may be considered to address noise problems • Address strategic noise issues by requiring competent authorities to draw up action plans to manage noise issues and their effects • Reduce noise, where possible, and maintain the environmental acoustic quality where it is good. <p>The Draft Noise Action Plan relates to Noise from major roads with traffic volumes of more than 3 million vehicles per year within the county and includes the national road; N2 and parts of the non-national road network, namely the R937 (Dublin Road, Monaghan Town), R162 (Glen Road, Monaghan Town), R181 (Main Street, Castleblayney), R183 (Monaghan Road, Castleblayney), R938 (York Street, Castleblayney) & R927 (Main Street, Carrickmacross).</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Monaghan County Council Local Authority Climate Action Plan 2024-2029</p>	<p>Ireland's Climate Action and Low Carbon Development (Amendment) Act (2021) required each local authority to prepare a Local Authority Climate Action Plan to meet national climate targets and develop resilience to the impacts of climate change. The plans are consistent with the most recently approved National Climate Action Plan and National Adaptation Framework.</p> <p>Monaghan County Council has prepared their Climate Action Plan for the period 2024 to 2029 to create a low carbon and climate resilient county, by delivering and promoting best practice in climate action in Co. Monaghan.</p>	<p>The plan demonstrates the ambition, focus and commitment of each local authority to reduce carbon emissions and improve the quality of life for people living, working and studying in each county.</p> <p>The plan is built on a strong evidence base. To help inform the plans, Monaghan County Council developed a Climate Change Risk Assessment which sets out the likely risks in terms of climate change, such as increased rainfall or flooding. They also did a Baseline Emissions Inventory which calculates the emissions within the local authority area and sets out emission by sector such as transport, the built environment and agriculture.</p> <p>As part of its local authority climate action plan, Monaghan County Council is responsible for establishing a decarbonising zone within their local authority area. Decarbonising zones (DZs) are intended to be the focus for a range of climate mitigation, adaptation and biodiversity measures and will help local authorities to identify projects which will contribute to the delivery of the national climate objective. Monaghan Town has been designated as the decarbonizing zone.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

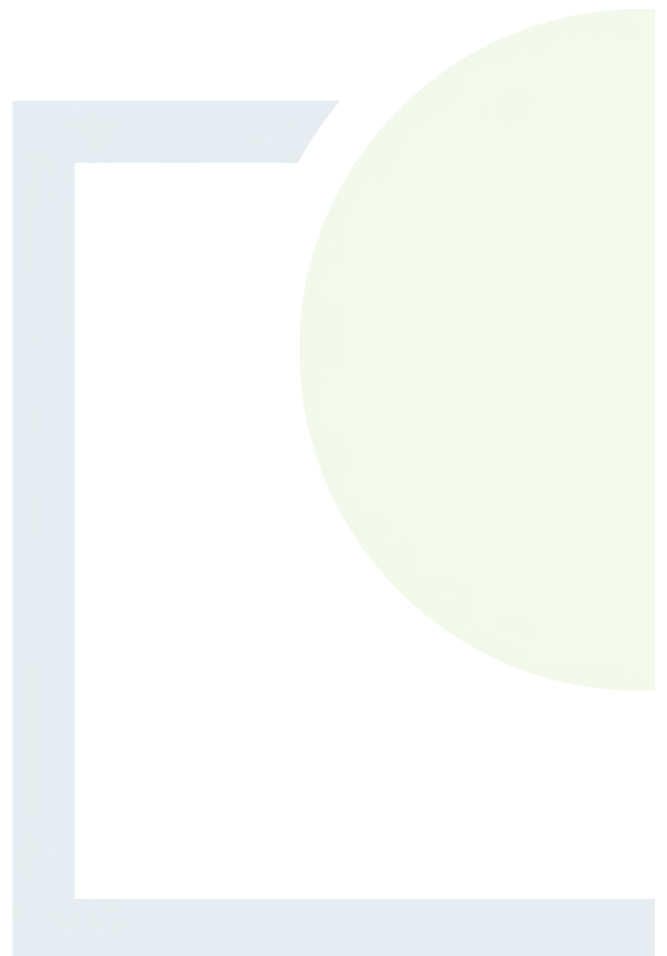
Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p>Monaghan County Council Corporate Plan 2020-2024</p>	<p>The Monaghan County Council Corporate Plan 2020-2024 is the Council's strategic framework for the term of the Council elected in May 2019. This plan has been prepared in accordance with the provisions of the Local Government Act 2001 as amended by the Local Government Reform Act 2014.</p> <p>The Corporate Plan is a central component of the local authority business model, including the main goals and objectives for each of the Council's principal activities while preserving flexibility in order to meet the demands of an ever changing environment.</p>	<p>The core values of the Council are:</p> <ul style="list-style-type: none"> • To provide strong governance, be open to scrutiny and transparent in our dealings with stakeholders. • To provide a public service that has a strong customer and citizen focus. • To be professional, competent and progressive in the design and delivery of our services. • To provide clear direction in economic, social and community development. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Northern Irish Local Development Plans for Northern Irish local authorities bordering Ireland</p>	<p>These Northern Ireland plans make sure there is enough land available for each area's housing, employment and community facilities, while protecting important landscape and environmental features.</p>	<p>Northern Irish Local Development Plans for Northern Irish local authorities bordering Ireland include:</p> <ul style="list-style-type: none"> • Armagh City, Banbridge and Craigavon Borough Council's Local Development Plan 2030 • Mid Ulster District Council's Local Development Plan 2030 • Derry City and Strabane District Council's Local Development Plan 2032 • Fermanagh and Omagh District Council's Local Development Plan 2030 • Newry, Mourne and Down District Council's Local Development Plan 2030 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>



CONSULTANTS IN ENGINEERING,
ENVIRONMENTAL SCIENCE
& PLANNING

APPENDIX 2

Scoping Consultation
Feedback



The table below shows a list of all Scoping Responses received from the statutory environmental authorities as part of the statutory Scoping consultation process for the Monaghan CDP 2025-2031.

Ref.	Environmental Authority	Date Received
1	Environmental Protection Agency (EPA)	21 May 2024
2	Northern Ireland Environmental Agency (NIEA) – Historic Environment Division (HED)	24 May 2024
3	Northern Ireland Environmental Agency (NIEA) – Department of Agriculture, Environment and Rural Affairs (DAERA)	24 May 2024
4	Louth County Council	28 May 2024
5	Meath County Council	28 May 2024
6	Department of the Environment, Climate and Communications (DECC)	28 May 2024

7 Documents in total were received. These are presented below - in the order they were received.



Regional Inspectorate,
Inniscarra,
County Cork, Ireland
Cigireacht Réigiúnach, Inis Cara
Chontae Chorcaí, Éire
T: +353 21 487 5540
F: +353 21 487 5545
E: info@epa.ie
W: www.epa.ie
LoCall: 1890 33 55 99

By email to: devplan@monaghancoco.ie

Forward Planning Team
Monaghan County Council
Planning Offices
1 Dublin Street
Monaghan
H18 X982

21st May 2024

Our Ref: SCP240501.1

Re. SEA Scoping for the Draft Monaghan County Development Plan 2025-2031

Dear Mr Gourley,

We acknowledge your notice, dated 30th April 2024, in relation to the SEA Scoping for the Draft Monaghan County Development Plan 2025-2031 (the 'Plan').

The EPA is one of the statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the Plan. Our functions as an SEA environmental authority do not include approving or enforcing SEAs or plans.

As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via the attached guidance document '[SEA of Local Authority Land Use Plans – EPA Recommendations and Resources](#)'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use Plans. We recommend that you take this guidance document into account in preparing the Plan and SEA.

In preparing the Plan, Monaghan County Council should also ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Northern and Western Regional Spatial and Economic Strategy.



Specific comments to consider in preparing the Plan and SEA

In the border region (County Cavan and County Monaghan) there are over 168 EPA licenced installations and an additional 6 new applications on hand in the pig and poultry sector. The cumulative impacts of ammonia from these and other installations/operations on nearby Natura 2000 sites needs to be better understood and considered, in preparing SEA, AA and the Strategy. This is particularly important in the context of ensuring environmental sustainability and in implementing the Strategy.

Ammonia has especially detrimental effects on species and habitats that are sensitive to elevated levels of nitrogen input. The concentration of intensive agriculture sites together with other farming activities (e.g. dairy and beef) have the potential to impact on the critical level and critical loads for sensitive species at Natura sites in the border region in particular.

The EPA may provide additional comments upon receipt of the SEA Environmental Report and Draft Plan at the next stage of the SEA process.

Available Guidance & Resources

Our website contains various SEA resources and guidance, including:

- SEA process guidance and checklists
- Inventory of spatial datasets relevant to SEA
- topic specific SEA guidance (including *Good practice note on Cumulative Effects Assessment* (EPA, 2020), *Guidance on SEA Statements and Monitoring* (EPA, 2023), *Integrating climatic factors into SEA* (EPA, 2019), *Developing and Assessing Alternatives in SEA* (EPA, 2015), and *Integrated Biodiversity Impact Assessment* (EPA, 2012))

You can access these guidance notes and other resources at: <https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance/>

EPA SEA GIS Search and Reporting Webtool

Our SEA GIS Search and Reporting Webtool is publicly available through EPA Maps at <https://gis.epa.ie/EPAMaps/SEA>. It allows public authorities to produce an indicative report on key aspects of the environment in a specific geographic area. It is intended to assist public authorities in SEA screening and scoping exercises.

Catchments.ie

Our <https://www.catchments.ie/maps/> website provides a single point of access to water quality and catchment data from the National WFD monitoring programme.

EPA AA GeoTool

Our AA GeoTool application has been developed in partnership with the NPWS. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is also available through EPA <https://gis.epa.ie/EPAMaps/AAGeoTool>.

State of the Environment Report – Ireland’s Environment 2020

In preparing the Plan and SEA, the recommendations, key issues and challenges described within our State of the Environment Report [Ireland’s Environment – An Assessment 2020](#) (EPA, 2020) should be considered, as relevant and appropriate to the Plan. This should also be taken into account, in preparing the Plan and SEA.

Transition to a low carbon climate resilient economy and society

You should ensure that the Plan aligns with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.

Environmental Authorities

Under the SEA Regulations, you should consult with:

- Environmental Protection Agency;
- Minister for Housing, Local Government and Heritage;
- Minister for Environment, Climate and Communications; and
- Minister for Agriculture, Food and the Marine.
- any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.

Yours Sincerely,



Cian O'Mahony
SEA Section
Office of Radiation Protection and Environmental Monitoring
Environmental Protection Agency



SEA of Local Authority Land-Use Plans - EPA Recommendations and Resources

2024 (Version 1.21)

ENVIRONMENTAL PROTECTION AGENCY
An Ghníomhaireacht um Chaomhnú Comhshaoil

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Tracking of Updates for 2024

Version No.	Date	Updates since previous version
Version 1.21	04/01/2024	Added link to SEA and Landscape guidance (EPA, 2023) Added link to Guide for inclusive community engagement in local planning and decision making(DRCD, 2023) in appendix 1a
Version 1.3	21/05/2024	Added link to bathing water quality report (EPA 2024) Added link to final GHG emissions for Ireland 1990-2022 (EPA, 2024)

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1. Introduction

This document provides key EPA recommendations for Local Authorities to consider when carrying out Strategic Environmental Assessment (SEA) of land-use plans at county and local level. It also includes information on recently published EPA reports and links to other relevant resources.

EPA is one of the statutory Environmental Authorities under the SEA regulations. Our role in SEA focuses on promoting full integration of the findings of the Environmental Assessment into the Plan. It is not the function of the EPA to either approve or enforce Plans or SEAs.

We focus our efforts and resources on reviewing and commenting on key national and regional plans within the planning hierarchy. For Local Authority land use plans at county and local level, we advocate a 'self-service approach' through use of this guidance document. This document is updated regularly.

State of the Environment Report – Ireland's Environment 2020

In preparing the *plan/programme/modification* and associated SEA, the recommendations, key issues and challenges described within our State of the Environment Report [Ireland's Environment – An Integrated Assessment 2020](#) (EPA, 2020) should be considered. The next iteration of this will be published in 2024 and once published should be taken into account, as appropriate.

2. Key Environmental Recommendations to Consider

Drinking Water

In considering additional zoning/development and growth of settlements within the Plan area, it is critical that development be closely linked to the ability to provide a safe and secure supply of drinking water and related critical service infrastructure.

We have produced a series of drinking water quality reports, including the [Drinking Water Report for Public Water Supplies – 2022](#) (EPA, 2023), that should be consulted to ensure the relevant recommendations are implemented to improve drinking water quality. Key issues identified with particular supplies, including significant issues identified through (Irish Water) Drinking Water Safety Plans, should be highlighted for individual plans. We recommend including a commitment to collaborate with Irish Water and other relevant stakeholders in the Plan, to provide an adequate and appropriate drinking water supply.

A 'Remedial Action List' (RAL) of problematic drinking water supplies is released by the EPA on a quarterly basis. It is a dynamic list which records identified and reported issues. Once appropriate mitigation measures are established and implemented, supplies are removed from the RAL. You should consider including a commitment in the Plan to support Irish Water, in addressing issues where water supplies servicing the Plan area included on the RAL. Further information can be found at: <https://www.epa.ie/publications/compliance--enforcement/drinking-water/>.

Conservation of Water Resources

The Plan should include an Objective/Policy promoting the need for the conservation of water resources and also the need for detection/mitigation of infrastructural leakages. It may also be useful to consider developing a Water Conservation Strategy, in association with Irish Water and adjoining local authorities, where appropriate.

Waste Water

Our [Water Quality in Ireland 2016-2021](#) (EPA, 2022) highlights that one of the key causes of water pollution is from point sources including discharges from waste water treatment plants. The need to provide and maintain adequate and appropriate wastewater treatment infrastructure to service zoned lands and proposed developments is critical.

Uisce Éireann maintain “wastewater treatment capacity registers” on their website. These give an indication of whether there's enough wastewater treatment capacity in an area to cater for a proposed development with or without capital upgrades to infrastructure – see [Wastewater treatment capacity register | Connections | Uisce Éireann \(formally Irish Water\)](#)

In addition to the capacity register check, it is recommended that, when considering applications for planning permission, local authorities should perform additional checks on the capacity of wastewater infrastructure to cater for the additional loads that will be generated by the development under consideration.

In the determination of a planning application, a Local authority should always make sure that there is, or will be, sufficient sewage treatment facilities in place and that any connection to a treatment plant will not cause or contribute to non-compliance with existing legislative requirements.

A Local authority should always check the designation of the receiving water and its status on the EPA WFD Application, establish the assimilative capacity of the receiving water, establish whether an additional effluent load from a proposed development can be catered for without deteriorating the Water Framework Directive status of the river and prevent it meeting its environmental objectives and ensure compliance with the obligations as set out in S.I. No. 272/2009 - European Communities Environmental Objectives (Surface Waters) Regulations 2009 (as amended).

In this regard, key enforcement information is available on the EPA website – see [LEAP Online | Environmental Protection Agency \(epa.ie\)](#). Particular regard should be had to the Annual Environmental Report (AER) which provides an overview of compliance with EPA licence requirements. The “Operational Performance Summary” section in the AER contains information on the peak hydraulic capacity of the plant and the most recent hydraulic capacity of the plant. Any non-compliances recorded in the AERs should be factored into the decision making process as should the hydraulic capacity of the plant.

Agglomerations with no treatment or poorly performing (or at capacity) treatment plants are highlighted in the [Urban Waste Water Treatment in 2022](#) (EPA, 2023). A commitment to support the provision of appropriate measures to address these issues as a priority, in collaboration with Irish Water should be considered where relevant. Measures to ensure that combined storm water overflows, sewers and trade effluent in the area covered by the Plan is also managed properly should also be included as appropriate.

You should also consult the [2021 Code of Practice for Domestic Waste Water Treatment Systems](#), (EPA, 2021) and the [National Inspection Plan for Domestic Wastewater Treatment Systems 2022-2026](#) (EPA, 2021), as appropriate.

Water Framework Directive

Protection of Surface and Ground Water Resources

Protecting our valuable surface and ground water resources is of vital importance to protect both human health and provide for a healthy environment. In this context, you should provide clear commitments in the Plan to protect surface water, groundwater and coastal/estuarine resources and their associated habitats and species, including fisheries within and adjacent to the Plan area. Where specific recommendations/concerns for water bodies within the Plan area are identified in EPA water quality reports, including the [Water Quality Monitoring Report on Nitrogen and Phosphorus Concentrations in Irish Waters – 2022](#) (EPA, 2023), [Water Quality in 2022-An Indicators Report](#) (EPA, 2023) and [Water Quality in Ireland 2016-2021](#) (EPA, 2022), these should also be addressed/considered at an appropriate level in the Plan.

The Plan should also ensure that any specific relevant objectives and measures for individual water bodies, within the Plan area as set out in the existing relevant Water Framework Directive River Basin Management Plan, are provided for in order to ensure water quality is protected/improved/maintained. The Plan should also consider that subsequent water management plans (including catchment management plans) may arise out of current review of the second cycle of WFD River Basin Management Planning should be integrated as appropriate upon their adoption. The 'integrated catchment management' approach for protecting and managing water resources, should also be supported in the Plan. The EPA's www.catchments.ie website provides useful resources such as GIS mapping and related information that should be useful in preparing the Plan.

The [European Union \(Water Policy\) Regulations 2014](#) (S.I. No. 350 of 2014) sets out the roles and responsibilities of the various stakeholders and the associated requirements in relation to river basin management planning and should be integrated as appropriate. These responsibilities should be reflected in the Plan and the associated environmental monitoring.

Protection of Groundwater Resources

Groundwater aquifers form important sources of drinking water both locally and regionally. Much of the summer seasonal flow in many rivers is also derived from groundwater sources. To maintain high quality water resources within the Plan area, it is important that development is controlled and managed appropriately, in particular in areas of high groundwater vulnerability to avoid transmission of pollutants into important aquifers.

The Plan should include a clear Policy / Objective for the protection of groundwater resources and associated habitats and species. The Plan should also include a commitment to integrate any existing Groundwater Protection Schemes and Groundwater Source Protection Zones, as relevant and appropriate within the Plan area. The Plan should also include a commitment to comply with the [European Communities Environmental Objectives \(Groundwater\) Regulations 2010](#) (S.I. No. 9 of 2010).

Issues to consider relating to protection of groundwater include; enforcement of planning conditions related to installation, operation and maintenance of on-site wastewater treatment / septic tank systems, connection of all remaining houses within settlement boundaries to wastewater treatment plant, the development of a wastewater leak detection programme and the implementation and enforcement of the [European Communities \(Good Agricultural Practice for Protection of Waters\) Regulations 2009](#) and associated [European Union \(Good Agricultural Practice For Protection Of Waters\) Regulations 2017](#) (S.I. No 605 of 2017) and [European Union \(Good Agricultural Practice For Protection Of Waters\)\(Amendment\) Regulations 2018](#) (S.I. No 65 of 2018).

Protection and Management of Bathing Waters

The obligation to protect bathing waters within (and adjacent to) the Plan area should also be reflected in the Plan. Bathing Waters are afforded protection under Directive 2006/7/EC, known as the 'Directive on bathing water', which is transposed into National legislation by the [Bathing Water](#)

[Quality Regulations 2008](#) (S.I. No. 79) of 2008. In addition, under the Water Framework Directive, recreational waters/bathing water areas are included on the Register of Protected Areas. The Plan should provide for the protection of any waters which are used for bathing within or adjacent to the Plan area.

The EPA's most recent report on bathing water quality [Bathing Water Quality in Ireland – A Report for the Year 2023](#), (EPA, 2024) sets out the status of Irish Seawater and Freshwater Bathing areas and should be integrated as appropriate. The EPA's available bathing water advice/guidance includes an online GIS resource [beaches.ie](#), which should be considered.

Water Framework Directive & Biodiversity

Any sites of significant biodiversity value within or adjacent to the Plan area listed on the Water Framework Directive Register of Protected Areas, (such as Fresh Water Pearl Mussel Catchments, designated Salmonid waters, fisheries / shellfisheries), should be protected in preparing the Plan.

Marine Waters

Where the Plan might have an impact on the marine environment, the Plan should consider the requirements of the Marine Strategy Framework Directive and the environmental commitments set out in Ireland's National Marine Planning Framework, as appropriate and where relevant.

Flooding

The Plan should fully comply with [The Planning System and Flood Risk Management – Guidelines for Planning Authorities](#) (OPW/DHLGH, 2009). These Guidelines place requirements on planning authorities to carry out strategic flood risk assessments and also to ensure that development/zoning of vulnerable land uses, in areas at significant risk of flooding (flood zones A and B) is avoided. In effect, only flood/water compatible uses should be built in flood plains. Where this is not possible, any proposal for development/zoning is required to include a 'Justification Test' in accordance with the Guidelines. Examples of vulnerable land uses include hospitals, residential developments and essential infrastructure such as transport and utilities (electricity generating power stations, water and sewage treatment) and potential significant sources of pollution (SEVESO sites, IPC sites).

The OPW website to access flood risk management plans, flood maps and information on flood risk management in Ireland can be consulted at: www.floodinfo.ie.

The Plan should include a commitment to carry out strategic flood risk assessments, in line with the Flood Risk Management Guidelines, to inform the development and implementation of the County Development Plan and lower level local area plans respectively.

A specific Policy should be included to provide for/promote appropriate flood risk assessments to be undertaken, where development / zoning is being proposed in the Plan area where there is significant risk of flooding, in accordance with the Guidelines referred to above.

The Plan should also promote the development, where appropriate, of adaptation measures to account for the likely increased risk of flooding due to climate change within the Plan area, including implementation of adequate and appropriate Sustainable Urban Drainage Systems. Additionally, the Plan should provide for protection, management, and as appropriate, enhancement of existing wetland habitats where flood protection/management measures are necessary.

Integrated Coastal Zone Management should also be considered as relevant and appropriate, to inform the preparation of coastal plans and programmes.

Climate Change / Climatic Factors

Urgent action is needed to address climate change and to move Ireland towards a low carbon, climate resilient economy and society. Climate change adaptation and mitigation measures should be included in the Plan as appropriate and the Plan should be consistent with the *National Policy Position on Climate Action and Low Carbon Development*¹, the *National Climate Action Plan* and the *National Adaptation Framework*, as well as relevant sectoral, regional and local adaptation plans.

The Agency in 2023 published [Ireland's Greenhouse Gas Emissions Projections for 2022-2040](#) (EPA, 2023) and [Ireland's Final Greenhouse Gas Emissions 1990-2022](#) (EPA, 2024) which should be taken into account in preparing the Plan, as appropriate and relevant.

The EPA has published an update of its existing good practice guidance note on how to incorporate climatic factors into plans and programmes falling under the remit of the SEA Directive – [Integrating Climatic Factors into the Strategic Environmental Assessment Process in Ireland](#) (EPA, 2019²). This guidance dovetails with the updated [Development Plans - Guidelines for Planning Authorities](#) (DHLGH, 2022). The update and reviews of both these previous guidance documents enhance linkages and create synergies between the plan-making and SEA processes. Key aspects to be considered in the Plan and SEA, where relevant, include:

- Direct and indirect impacts of the Plan on greenhouse gas emissions and removals (Mitigation)
- Direct and indirect impacts of climate change on the implementation of the Plan, e.g. the resilience of critical water service infrastructure to flooding and drought (Adaptation)
- The linkages between mitigation and adaptation (inter-relationships)

Mitigation

To fulfil national commitments on greenhouse gas emissions reduction, Ireland must effectively switch away from fossil fuel sources of energy by 2050. The Plan should reflect the need to reduce greenhouse gas emissions and to protect, maintain and enhance carbon stocks. The inclusion of specific policies/objectives which promote the integration of climate change mitigation measures at a regional and local level in land use planning within the Plan area should also be considered. In developing and implementing mitigation-related measures, opportunities should be sought to maximise the potential co-benefits of for the wider the environment and society, such as improvements in air quality, water quality, biodiversity, public amenity, renewable energy, tourism etc.

Adaptation

Climate change is already discernible in Ireland, especially within the temperature record, and projected climate change impacts include higher intensity rainfall events, more intense storms and storm surge, sea level rise, warmer temperatures and longer periods of low rainfall.

Under the National Adaptation Framework (DCCAE, 2018) a number of Government Departments are required to prepare sectoral adaptation plans in relation to the priority sectors they are responsible for. Local Authorities are also required to prepare local adaptation strategies. These plans and strategies will be reviewed at least once every five years in line with reviews of the Framework.

¹ <http://www.dccae.gov.ie/en-ie/climate-action/publications/Pages/National-Policy-Position.aspx>

² <http://www.epa.ie/pubs/advice/ea/EPA%20SEA-Climatic-Factors-Guidance-Note.pdf>

These sectoral adaptation plans and local authority strategies can be found at <https://www.climateireland.ie/#!/tools/adaptationStrategyExplorer>

These were prepared in line with DECC Guidelines to assist local authorities prepare adaptation strategies (DECC, 2018³) and the relevant sectors prepare sectoral adaptation plans. (DECC, 2018⁴). The local Guidelines were prepared building on earlier guidelines published by the EPA to support local authorities in developing local climate adaptation strategies (EPA, 2016).

In keeping with the approach of the National Adaptation Framework, the local Guidelines say that the local adaptation strategy should be used to mainstream adaptation over time into the plans and policies of the local authority (i.e. during the review of local authority development plan or other plans and policies).

Policy developments such as the Climate Action and Low Carbon Development (Amendment) Bill 2020, Climate Action Plans and Local Authority Climate Action Charter (DECC, 2019) place additional obligations on local authorities.

The degree to which climate change impacts, individually and in combination, are likely to influence its implementation and operation and coherence with any relevant sectoral adaptation plans should be considered. Aspects to be considered include the resilience of existing and proposed infrastructure and systems to climate variability. This analysis may include an assessment of responses to recent extreme weather events and the adequacy of existing systems and procedures. Other climate change impacts to be considered include changes in native species and habitats and the spread of invasive species, pests and pathogens. To minimise any adverse impacts identified in the SEA, the Plan should include appropriate climate change adaptation measures that can be implemented either directly or through relevant land use plans and/or specific plans e.g. Flood Risk Management Plans, Integrated Coastal Zone Management Plans etc.

The 'Climate Ireland' platform provides information, support and advice to help local authorities, sectors and government departments to adapt to climate change and includes a Local Authority Adaptation Support Wizard. It can be consulted at <http://www.climateireland.ie/>

Monitoring

The Plan and SEA should consider monitoring for both climate mitigation and climate adaptation monitoring aspects, where relevant and appropriate.

Role of the Office of the Planning Regulator (OPR) with respect to climate change

One of the statutory functions of the OPR is to evaluate and assess local authority development plans. Whilst neither an environmental authority under the SEA Regulations nor a decision-making authority, the OPR has an important role in ensuring that plans meet their legislative and policy requirements, which includes the requirement to undertake SEA.

As part of the plan evaluation role, the OPR reviews plans to ensure consistency with relevant national and regional policies; including the National Planning Framework and the Regional Spatial and Economic Strategies. The OPR also has a particular focus on climate change aspects of development plans.

The OPR has published a Case Study Paper entitled '*Climate Action and the Local Authority Development Plan*'. The paper is available from the OPR website using the following link:

³<https://www.dccae.gov.ie/en-ie/climate-action/publications/Pages/Local-Authority-Adaptation-Strategy-Development-Guidelines.aspx>

⁴<https://dccae.gov.ie/en-ie/climate-action/publications/Pages/Sectoral-Planning-Guidelines-for-Climate-Change-Adaptation.aspx>

<https://publications.opr.ie/view-file/89>. The paper demonstrates how local authority development plans have the potential to play a significant role, at local level, in supporting wider efforts to ensure that Ireland meets its ambitious climate mitigation targets.

Air

Air quality legislation in Ireland highlights the need “to avoid, prevent or reduce harmful effects on human health and the environment as a whole”. In addition, it requires that Local Authorities where appropriate “shall promote the preservation of best ambient air quality compatible with sustainable development.”. These requirements should be incorporated by means of a specific plan objective / policy.

It is also worth noting that the [National Clean Air Strategy](#) (DECC) is currently being prepared, with the intention of developing the necessary policies and measures to comply with new and emerging EU legislation, in addition to supporting climate change mitigation.

Recent [EPA reports on air quality](#) include [Ireland’s Air Pollutant Emissions 2022](#) (EPA, 2024) [Air Quality in Ireland 2022 Report](#) (EPA, 2023) which sets out the most recent status in each of the four air quality zones in Ireland. Where relevant, the EPA have also published [Urban Environmental Indicators for Nitrogen Dioxide levels in Dublin](#) (EPA, 2019) to also take into account.

The EPA manages the national ambient air quality monitoring network and measures the levels of a number of atmospheric pollutants. The EPA’s www.airquality.ie website provides information on various substances monitored. More information on this is available at: <https://airquality.ie/information/what-we-monitor>. The pollutants of most concern are those whose main source is traffic such as Particulate Matter and Nitrogen Dioxide should to be taken into account. Information in relation to these aspects is available at: <https://www.epa.ie/publications/monitoring--assessment/air/ambient-air-monitoring/>

Noise

In Ireland, the Environmental Noise Directive (END) is implemented through S.I. No. 549 of the Environmental Noise Regulations 2018, as amended in 2021^[1]. The END requires Member States to prepare and publish, every 5 years, strategic noise maps and noise management action plans for transport noise sources (roads, rail and airports) and industry. The aim of the END is to provide a common framework to avoid, prevent or reduce the harmful effects of exposure to environmental noise. In this context, as appropriate, the Plan should promote the implementation of the Environmental Noise Directive and associated national regulations.

<http://www.irishstatutebook.ie/eli/2018/si/549/made/en/print> & [S.I. No. 663/2021 - European Communities \(Environmental Noise\) \(Amendment\) Regulations 2021 \(irishstatutebook.ie\)](#)

The National Planning Framework <https://npf.ie/> recognises the significance of environmental noise and includes National Policy Objective 65 to ‘Promote the pro-active management of noise where it is likely to have significant adverse impacts on health and quality of life and support the aims of the Environmental Noise Regulations through national planning guidance and Noise Action Plans.’ As part of the LA Performance framework (REMCI) reporting priorities, there are two new targets for noise

^[1] The Environmental Noise Regulations 2018 both revise and revoke the Environmental Noise Regulation 2006 and transpose the common noise assessment methods (CNOSSOS) Directive 2015/996.

in 2021 (i) NAPs Reporting Deadline, and (ii) Strategic Noise mapping data collection phase. A local authority working group are currently developing a 'Noise in Transportation - Planning Advice Note'⁵.

The noise action plans (NAPs) involve the identification of measures needed for the prevention and reduction of environmental noise. The LAs are now required to report progress (each year) on the implementation of their NAPs. The Noise Action Plans should be considered and reviewed by Local Authorities as required, to reflect the Plan period and associated development proposals. Consideration should be given to any relevant noise maps, and action plans. Strategic noise maps are designed to assess population noise exposure resulting from major roads, railways and airports. Noise action plans are designed to act as a means of managing environmental noise through land use planning, traffic management and control of noise sources. The fourth round of noise mapping is currently underway in Ireland. <http://noise.eionet.europa.eu/help.html>.

For larger urban areas, the extra value placed on Quiet areas will be a key priority as part of noise action planning going forward. One of the key messages in the SOER 2020 Noise chapter is that '*Local Authorities should promote the value of designating quiet areas in cities for health and wellbeing*'. <https://www.epa.ie/publications/monitoring--assessment/assessment/state-of-the-environment/irelands-environment-2020---chapter-4---environmental-noise.php/>. Separately, the SOER 2020 noise chapter also has three key messages around noise that could be relevant.

While there have been some positive developments around the designation of quiet areas, it's an area that could be promoted further. There might be opportunities to link to initiatives and research around green and blue spaces for health and wellbeing. Dublin City Council has designated eight Quiet Areas (QAs) while South Dublin County Council, Limerick City and County Council as well as Kilkenny County Council are all doing some good work on the identification of quiet areas in their cities. Consideration should also be given to protect designated quiet areas in open country or along the coasts.

Waste Management

The Plan should promote the integration of land use zoning and development to existing and planned availability of waste management infrastructure and capacity. This includes the redevelopment of brownfield sites and management of contaminated soil. The Plan should also refer to and incorporate the relevant aspects of the [Waste Action Plan for a Circular Economy](#) (DECC, 2020) and the relevant Regional Waste Management Plan, along with recognition and provision for the beneficial management of materials that are prevented from becoming waste, or those waste materials that have achieved end-of-waste status.

In addition, the Plan should promote and incorporate the relevant recommendations in the following series of EPA reports including:

- [Circular economy and waste statistics highlights report 2021](#) (EPA, 2023)
- [National Hazardous Waste Management Plan 2021-2027](#) (EPA, 2021)
- EPA [National Waste Statistics](#)
- [National Waste Statistics Summary Report for 2020](#) (EPA, 2022)

These, and other resources are available at: <https://www.epa.ie/our-services/monitoring--assessment/assessment/irelands-environment/waste/>

⁵ The LA group is being led by Kildare Co Council (John O'Neill) and Limerick City & Co Council (Simon Jennings).

Radon

Where significant concentrations of radon occur within the Plan area, these should be taken into account in the Plan or associated development control measures, as appropriate. Radon Maps are available at <https://www.epa.ie/environment-and-you/radon/radon-map/> which should be useful in identifying potential for significant radon accumulations within the Plan area. Reports on radioactivity monitoring of the Irish environment are also available at <https://www.epa.ie/environment-and-you/radon/>.

3. Wider Environmental Recommendations to Consider

Biodiversity

Biodiversity within the Plan area may include designated and undesignated sites, habitats, species and networks of importance at an international, national, regional or local level. The protection of ecological resources is a key consideration which needs to be addressed. In this regard, the Plan should include clear Policies/Objectives to conserve and protect all designated sites within, and in the vicinity of the Plan area (including the habitats and/or species for which they have been selected, or which they support), and should also promote the protection of undesignated sites and local biodiversity features.

The Plan should also promote the need to protect and where possible improve wider aspects of biodiversity including ecological corridors / linkages / green infrastructure, areas of important local biodiversity, the provision of buffer zones between developments and areas of significant biodiversity and ensuring appropriate control and management measures for invasive species.

Plans should be supported / informed by available habitat mapping (including wetland mapping) and other ecological surveys as relevant. The Plan should refer to and reflect the relevant commitments in Ireland's *National Biodiversity Action Plan 2017-21* (DHLGH, 2017). The NPWS are currently progressing preparation of the *National Biodiversity Action Plan 2023-2027*. Additionally, the NPWS have published the [Article 17 Report on the Status of EU Protected Habitats and Species in Ireland](#) (NPWS, 2019). Local Heritage/Biodiversity plans should be highlighted and should promote the implementation of key actions set out in these plans. Where not established, commitments should be included to prepare these plans.

Appropriate Assessment

The Plan should make reference to the DECLG Publication '[Appropriate Assessment of Plans and Projects in Ireland- Guidance for Planning Authorities](#)' (2009; revision 2010), in relation to the requirements of Article 6 of the Habitats Directive.

The Plan should refer to the need to comply with the requirements of Article 6 of the Habitats Directive. The Plan should, where relevant, be subject to the requirements of the Habitats Directive. It should include a clear policy/objective that sets out a requirement for AA Screening for new, reviewed or amended Plans and proposed projects, in relation to potential effects on European sites in view of their conservation objectives. Any potential for cumulative/in-combination effects associated with other relevant Plans/Programmes/Projects should be considered.

You should consult with the National Parks and Wildlife Service (NPWS) regarding screening of the *Plan* for Appropriate Assessment. Where Appropriate Assessment is required, any findings or recommendations should be incorporated into the SEA and the *Plan*, as appropriate.

Our AA GeoTool application has been developed in partnership with the NPWS. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is available at: <https://gis.epa.ie/EPAMaps/AAGeoTool>

Green & Blue Infrastructure

Where the development of new greenways and blueways is considered, these should look to support rather than replace existing green infrastructure. The EPA report '[Our Environment, Our Health, Our Wellbeing: Access to Blue/Green Spaces in Ireland](#)' and associated toolkit (EPA, 2021) explores the key forces and patterns at work in relation to access to blue/green spaces in Ireland and possible impacts in national, regional and local contexts through data analytics, visualisation and mapping.

Integrated Biodiversity Impact Assessment

In 2012, we published guidance on [Integrated Biodiversity Impact Assessment – Streamlining AA, SEA and EIA Processes. Best Practice Guidance](#). This guidance aims to inform practitioners, plan/project proponents and consent authorities on integrating SEA, EIA and AA processes and requirements in order to streamline biodiversity considerations.

Energy Conservation & Renewable Energy

When considering energy conservation / renewable energy aspects of the *Plan*, where relevant, the [Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change](#) (DHLGH, 2017) should be taken into account. The Government White Paper – *Ireland's Transition to a Low Carbon Energy Future 2015-2030* (DECC) should also be considered.

The relevant renewable energy / energy conservation actions in the National Climate Action Plan should be integrated. Additionally, the *Plan* should, where relevant, include a commitment to prepare and implement an 'Energy Conservation Strategy' and associated awareness campaign within the lifetime of the *Plan* where feasible.

The *Plan* should also support and promote the need for energy conservation measures to be incorporated into buildings. Relevant guidance in this regard, can be found on the website of the Sustainable Energy Authority of Ireland: www.seai.ie.

There is merit in including a commitment where relevant and appropriate, to use energy derived from renewable energy systems (e.g. solar, wind, bioenergy, geothermal etc.) and energy storage networks and systems within the *Plan* area.

Landscape

The *Plan* should provide for the protection of designated scenic landscapes, scenic views, scenic routes and landscape features of national, regional, county and local value. The *Plan* should also take into account the landscape character adjoining the *Plan* area. Visual linkages between established landmarks and landscape features and views should be taken into account when land is being zoned and when individual development proposals are being assessed / considered. The *National Landscape Strategy* (DHLGH, 2015) should be taken into account and integrated as appropriate into the *Plan*.

The EPA has recently published [Good practice guidance on Strategic Environmental Assessment \(SEA\) and landscape](#) (EPA, 2023) on how to consider landscape aspects in SEA. The aim is to help ensure that landscape management, conservation and the outcomes of development are properly assessed as part of the SEA of plans, policies and programmes in Ireland. Additionally, the EPA funded REFRAME project is finalising a landscape character assessment toolkit to help practitioners undertake assessments of the landscape in a consistent manner.

Geology / Geomorphology

The Plan should protect any designated Geological and Geomorphological NHAs/pNHAs, which may be present/designated within or adjacent to the Plan area in consultation with the Geological Survey of Ireland.

Human Health / Quality of Life

In addressing human health and quality of life, the Plan should consider the socioeconomic status of the population within the plan area and in particular should consider any socioeconomic inequalities. This is important to ensure that the Plan does not exacerbate any existing inequalities and ideally promotes and supports the balancing of existing socioeconomic inequalities.

The Plan should ensure provision of adequate and appropriate infrastructure and to serve both the existing community and likely future predicted increases in population within the Plan area. In preparing the Plan, there is merit in exploring current practice and opportunities with respect to promote the protection and, as appropriate, improvement of “Quality of Life”. Where relevant, the application of existing “Quality of Life Indices” would be considered in consultation with relevant statutory and non-statutory bodies/organisations. We also refer you to the relevant aspects already referred to above under water, biodiversity, air, energy as the links between a high-quality environment and improved health and wellbeing are well established.

The EEA have published a report on the environment and health, that may be useful to consider. This report also highlights the importance of access to good quality green and blue space. It can be consulted at: <https://www.eea.europa.eu/publications/healthy-environment-healthy-lives>.

Transportation

The Plan should promote and as appropriate, provide for the provision of sustainable modes of transport. The National Investment Framework for Transport in Ireland (DTTAS) and the Draft National Cycle Network Plan (Transport Infrastructure Ireland) should be referred to, in the context of possible initiatives which could be included as objectives within the Plan. The Plan should include and provide support for appropriate access to public transport, dedicated cycleways and pedestrian pathways, access to rapid charging infrastructure etc.

The transport-related actions in the Climate Action Plan and the National Planning Framework, should also be considered and integrated, as appropriate in the Plan. In seeking to support achieving a low carbon economy, it is important to consider and manage transport related emissions within the Plan area. In this regard the Plan should promote, and as appropriate provide for sustainable modes of transport.

Promoting the development of traffic management measures to reduce the potential for traffic congestion and associated vehicular emissions should be considered. In particular, it would be useful

to prepare (and review existing) Integrated Traffic Management Plans, where relevant and appropriate, for the existing urban areas and proposed new urban developments to consider and address the short, medium and long-term traffic management requirements within the Plan area.

Infrastructure Planning

Where zoning/rezoning of lands and the introduction of new development is being proposed within the Plan area, the Plan should promote the need for an integrated planning approach to service any development proposed and authorised during the lifetime of the Plan in collaboration with key stakeholders.

The Plan should, (when considering additional development proposals), support and promote the provision of adequate and appropriate critical service infrastructure, surface and storm water drainage, public transport, waste management, community services and amenities etc. on a planned and phased basis. This is in the context of taking into account and addressing existing infrastructural inadequacies to meet the expected needs of predicted increases in population associated with the Plan implementation.

The potential impact on human health, habitats and species of ecological importance, flood risk and water quality should be taken into account in considering proposed additional infrastructure or in proposed upgrading of existing infrastructure.

Environmental Impact Assessment (EIA)

The Plan should highlight that, under EIA and Planning & Development legislation, certain projects arising during the implementation of the Plan may require an EIA. It should be noted that projects may also need to take into account the requirements of the Habitats Directive and associated regulations. It should be noted that the EPA's role in relation to carrying out EIA relates only to activities which are licensable by the EPA, namely Industrial Emissions (IE), Integrated Pollution Control (IPC), and Waste Management Act activities and licensing of wastewater discharges.

Guidelines on information to be contained in Environmental Impact Statements and Advice Notes on Current Practice in preparation of EIS are available at the following link:

<https://www.epa.ie/publications/monitoring--assessment/assessment/guidelines-on-information-to-be-contained-in-environmental-impact-statements-ei.php>

The EPA has also published [*Guidelines on information to be contained in Environmental Impact Assessment Reports*](#) (EPA, 2022) These Guidelines are primarily intended to be an authoritative reference to those preparing Environmental Impact Assessment Reports (EIARs) for projects covered by the EIA Directive. The Guidelines are a statutory document that should be regarded by those preparing EIARs and the decision makers considering the EIARs as part of the EIA process

Appendix 1a: Links to environmental guidance/reports

Air	https://www.epa.ie/publications/monitoring--assessment/air/
Bathing Water	https://www.epa.ie/publications/monitoring--assessment/freshwater--marine/
Biodiversity	http://www.npws.ie/guidance-appropriate-assessment-planning-authorities http://www.npws.ie/publications
Climate Action	https://www.dccae.gov.ie/en-ie/climate-action/Pages/default.aspx https://www.epa.ie/publications/monitoring--assessment/climate-change/ https://www.climateireland.ie/
Community Engagement	https://www.cwi.ie/wp-content/uploads/2023/04/guide-for-inclusive-community-engagement.pdf
Cumulative Effects Assessment	https://www.epa.ie/publications/monitoring--assessment/assessment/good-practice-guidance-on-cumulative-effects-assessment-in-sea.php
DHPLG Guidelines / Legislation	https://www.housing.gov.ie/planning/planning
Drinking Water	https://www.epa.ie/publications/monitoring--assessment/drinking-water/
EIA	https://www.housing.gov.ie/planning/planning
Energy Conservation	www.seai.ie
Flood Risk	https://www.flooding.ie/Planning/
Geology / Geomorphology	www.gsi.ie
Ground Water	https://www.epa.ie/our-services/monitoring--assessment/freshwater--marine/groundwater/
Landscape Character Assessment	http://www.heritagecouncil.ie/
Marine	https://www.marine.ie/Home/home
Noise	https://www.epa.ie/our-services/monitoring--assessment/noise/noise-mapping-and-action-plans/#d.en.86024
Radon	https://www.epa.ie/our-services/monitoring--assessment/radiation/
SEA EPA resources	https://www.epa.ie/publications/monitoring--assessment/assessment/Updated Draft SEA Guidelines (DHLGH, 2021)
State of Environment	https://www.epa.ie/our-services/monitoring--assessment/assessment/irelands-environment/state-of-environment-report/
Surface Water	https://www.epa.ie/our-services/monitoring--assessment/freshwater--marine/#
Transportation	https://www.nationaltransport.ie/planning-policy/ https://www.tii.ie/technical-services/environment/
Waste Management	https://www.epa.ie/our-services/monitoring--assessment/waste/national-waste-statistics/ https://www.epa.ie/our-services/monitoring--assessment/waste/
Waste Water	https://www.epa.ie/environment-and-you/waste-water/

Note: The above list is indicative only; all of the above may not be relevant to a particular plan

Appendix 1b: Links to spatial environmental resources

Air	https://www.epa.ie/our-services/monitoring--assessment/air/# https://airquality.ie/
Bathing Water	http://www.beaches.ie
Biodiversity	https://maps.biodiversityireland.ie/ https://www.birdwatchireland.ie/OurWork/PolicyAdvocacy/BirdSensitivityMapping/tabid/1312/Default.aspx https://www.npws.ie/research-projects/ecosystems-services-mapping-and-assessment http://www.wetlandsurveysireland.com/wetlands/map-of-irish-wetlands--/map-of-irish-wetlands---map/
Drinking Water	https://www.epa.ie/our-services/monitoring--assessment/drinking-water/
EIA	https://www.housing.gov.ie/planning/environmental-assessment/environmental-impact-assessment-eia/eia-portal
Flood Risk	www.floodinfo.ie
Geology / Geomorphology	http://www.gsi.ie/Mapping.htm
Ground Water	https://www.gsi.ie/en-ie/data-and-maps/Pages/Groundwater.aspx https://www.epa.ie/our-services/monitoring--assessment/freshwater--marine/groundwater/ https://epawebapp.epa.ie/hydronet/#Water%20Levels
Noise	https://gis.epa.ie/EPAMaps/ (Under Environment & Wellbeing)
Radon	https://www.epa.ie/environment-and-you/radon/radon-map/
SEA EPA resources	www.enviromap.ie https://gis.epa.ie/EPAMaps/SEA (SEAGIS Search and Reporting Tool) http://www.epa.ie/pubs/advice/ea/seaspatialinformationsourcesinventory.html
Spatial Planning GIS	www.myplan.ie https://www.epa.ie/our-services/monitoring--assessment/assessment/mapping/ http://gis.epa.ie/SeeMaps https://gis.epa.ie/EPAMaps/SEA https://www.opr.ie/resources/ https://www.opr.ie/library/
Surface Water	http://www.catchments.ie https://gis.epa.ie/EPAMaps/Water
Green Procurement	https://www.epa.ie/publications/circular-economy/resources/green-public-procurement-guidance.php

EPA SEAGIS Search and Reporting Tool

Our SEA WebGIS Tool has is publicly available at <https://gis.epa.ie/EPAMaps/SEA>. It allows users to produce an indicative report on key aspects of the environment in a specific geographic area. It is intended to assist public authorities in SEA screening and scoping exercises.

The Office of the Planning Regulator (OPR)

One of the statutory functions of the OPR is to evaluate and assess local authority development plans. A further statutory role of the OPR relates to research, training and

public awareness. The relationship between SEA and plan-making is an area identified for further research and training, by both the EPA and OPR. The OPR works closely with the EPA and other agencies in driving innovation and learning in order to achieve shared objectives.

To that end, the OPR has developed a number of resources on their website including an online planning library, webinars and research papers. <https://www.opr.ie/research-and-training/>

Appendix II: Key national & regional plans and programmes⁶

National	
<i>Planning</i>	<ul style="list-style-type: none"> - National Planning Framework (DHLGH) - Rural Development Programme (DAFM) - Urban Development & Building Heights Guidelines for Planning Authorities (DHLGH)
<i>Agriculture</i>	<ul style="list-style-type: none"> - CAP Strategic Plan 2023-2027 / FoodVision 2030 / Agri Food Strategy 2030 (DAFM)
<i>Biodiversity</i>	<ul style="list-style-type: none"> - National Biodiversity Plan (DHLGH) – 4th in preparation - National Peatland Strategy, SAC Raised Bog Management Plan (DHLGH)
<i>Climate</i>	<ul style="list-style-type: none"> - Climate Action Plan 2024 (DECC, in preparation) - Sectoral Climate Change Adaptation Strategies and Low Carbon Roadmaps - National Adaptation Framework (DECC) - National Policy Position on Climate Action and Low Carbon Development (DECC) - EU Climate Adaptation Strategy 2021
<i>Communications</i>	<ul style="list-style-type: none"> - National Broadband Plan (DECC)
<i>Energy</i>	<ul style="list-style-type: none"> - National Renewable Electricity Policy Framework (in preparation DECC) - Grid 25 Implementation Strategy (Eirgrid) - Framework for Alternative Fuel Infrastructure in Transport (DoT) - Offshore Renewable Energy Development Plan (DECC) - National Bioenergy Plan (DECC)
<i>Forestry</i>	<ul style="list-style-type: none"> - National Forestry Programme 2023-2027 / Forestry Policy Review (DAFM)
<i>Landscape</i>	<ul style="list-style-type: none"> - National Landscape Strategy (DHLGH)
<i>Tourism</i>	<ul style="list-style-type: none"> - 10 Year Tourism Strategy (Fáilte Ireland)
<i>Transport</i>	<ul style="list-style-type: none"> - All Island Strategic Rail Review (in preparation) - Strategic Framework for Integrated Land Transport (DoT) - National Greenway Strategy (DoT)
<i>National Overview</i>	<ul style="list-style-type: none"> - State of the Environment (SOE) Report 2020 (EPA), 2024 SOE in preparation
<i>Waste</i>	<ul style="list-style-type: none"> - Waste Action Plan for a Circular Economy (DECC, 2020) - National Hazardous Waste Management Plan (EPA, in preparation)
<i>Water</i>	<ul style="list-style-type: none"> - National River Basin Management Plan for Ireland (DHLGH) - National Marine Planning Framework (DHLGH) - Seafood Operation Programme / Strategic Aquaculture Programme (DAFM) - Harnessing Our Ocean Wealth (DAFM) - Water Services Strategic Plan (Irish Water) - Capital Investment Programme (Irish Water) - Water Resources Management Plan (Irish Water) - National CFRAMS Programme (OPW)
Regional	
<i>Planning</i>	<ul style="list-style-type: none"> - Regional Spatial and Economic Strategies
<i>Climate</i>	<ul style="list-style-type: none"> - Local Authority Climate Action Plans
<i>Energy</i>	<ul style="list-style-type: none"> - County Renewable Energy / Wind Energy Strategies - Designated Maritime Area Plans (in preparation)
<i>Forestry</i>	<ul style="list-style-type: none"> - Forestry and Freshwater Pearl Mussel Plan (DAFM, in preparation)
<i>Tourism</i>	<ul style="list-style-type: none"> - Regional Tourism Strategies (Failte Ireland) - County Tourism Strategies / Visitor Experience Development Plans
<i>Transport</i>	<ul style="list-style-type: none"> - Transport Strategy for Greater Dublin Area - National Investment Framework for Transport Investment - Metropolitan Area Transport Strategies
<i>Water</i>	<ul style="list-style-type: none"> - Relevant CFRAMS Flood Risk Management Plans - Pollution Reduction Programmes for Shellfish Waters - Regional Water Resource Management Plans (Uisce Eireann)

⁶ Plan-makers should identify key relevant plans/programmes/strategies in the SEA. The above list is indicative only; all of the above may not be relevant to a particular plan.

Appendix III – List of EPA SEA Guidance Notes

Year	Title
2023	Good practice guidance on SEA and landscape
2023	Good practice guidance on SEA for the Tourism Sector
2023	Guidance on SEA Statements and Monitoring
2022	Good practice guidance note on SEA in the Water Sector
2021	Good practice guidance on SEA Screening
2021	Good practice guidance note on SEA for the Energy Sector
2021	SEA Process Flow
2021	Good practice guidance on cumulative effects assessment in SEA
2019	Integrating Climatic Factors into SEA in Ireland – A guidance note
2019	Good practice guidance note on SEA for the Waste Sector
2019	Good practice guidance note on SEA for the Forestry Sector
2015	Developing and Assessing Alternatives in SEA



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Historic Environment Division

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Date: 13/05/2024

**HISTORIC ENVIRONMENT DIVISION COMMENTS RE: SEA SCOPING REPORT FOR
MONAGHAN COUNTY DEVELOPMENT PLAN 2025-2031**

DfC Historic Environment Division (HED) operate via a Service Level Agreement with colleagues in DAERA in relation to SEA, whereby we provide authoritative comment and advice in relation to matters of Cultural Heritage including archaeological and architectural heritage. We make the following comments in respect of the documentation received by our office on 01/05/2024.

HED have reviewed the scoping report and advise that the potential for transboundary effects with regard to cultural heritage merits consideration in the assessment. Several heritage assets traverse the border, including earthworks, railways and canals, while others either side of the border area have interweaving views and shared landscape settings. HED highlight our [Historic Environment Digital Datasets | Department for Communities \(communities-ni.gov.uk\)](#) which will help in characterisation of the cultural heritage resource and understanding the potential for transboundary effects. We also attach a link to our historic environment map viewer [Historic Environment Map Viewer | Department for Communities \(communities-ni.gov.uk\)](#).

HED would normally expect to see indicators, objectives and targets at scoping stage, and suggest an objective around the protection, conservation and enhancement of archaeological and architectural heritage would be appropriate. We would also have expected to see greater analysis of the inter-relationship of the historic environment across other themes. We highlight the inter-relationship of the historic environment topic with landscape and biodiversity, alongside several of the other topic areas.

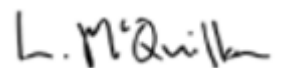
We advise that the list of plans and programmes Table 4.1, could be expanded to include the European Conventions on protection of both Architectural Heritage (Granada) and Archaeological Heritage (Valletta), and attach a link to our own guidance in relation to SEA with regard to the historic environment, which contains therein some guidance with regard to relevant plans and programmes pertaining to cultural heritage. [guidance-on-sustainability-appraisal-and-strategic-environmental-assessment-for-the-historic-environment](#)

We also highlight that local authorities in Northern Ireland are in the process of taking forward their Local Development Plans and may as part of this process, hold further evidence on the historic environment that could be relevant to the assessment of potential effects of the plan in the environmental report.

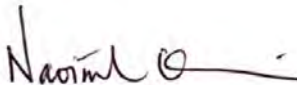
In relation to Table 4.2, HED advise that impacts on the setting of heritage assets and sense of place ought to be considered as potential effects of the plan.

If there are any queries about the content of this response we can be contacted via the address above.

Yours sincerely,



Liam McQuillan MCIfA
Senior Archaeologist



Naoimh Quinn RIBA
Senior Architect

HERITAGE RECORDS AND DESIGNATIONS BRANCH

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24/05/2024

Re: SEA Scoping of the Monaghan County Development Plan 2025-2031

The SEA Team within The Department of Agriculture, Environment and Rural Affairs Northern Ireland (DAERA) and (supported with a service level agreement) DfC Historic Environment Division (HED), has considered the consultation and associated documents and our opinions are set out below.

General SEA Comments

DAERA would like the SEA Environmental Report to contain a clear statement indicating the opinion (and the reasons for it), about whether or not the implementation of the Plan, in combination with any identified measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment, is likely to have a significant effect on Northern Ireland.

Where there is the potential for transboundary impacts on Northern Ireland, we would suggest that adequate mitigation and monitoring measures are highlighted in the Environmental Report.

Natural Environment Division (NED) Comments

NIEA Natural Environment Division works to ensure that Northern Ireland's natural environment, including its flora and fauna and landscapes, is conserved, enhanced and managed for the benefit of this and future generations, thereby contributing to sustainable development.

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NED are generally content with the overall approach and scope of the SEA and the issues that will be addressed. We would have expected to see more detail on the SEA objectives, targets and indicators in the draft Scoping Report. Potential for transboundary impacts on Northern Ireland should be considered in the SEA, in particular on designated sites within close proximity to the NI/ROI border.

3.2 Biodiversity, Flora and Fauna, we welcome the information to be considered under this topic in the SEA. This information should also include relevant baseline data and designated site information for Northern Ireland, see below for relevant data sources.

We welcome that an Appropriate Assessment will be carried out and inform the SEA/Draft Plan and that designated sites beyond the County Monaghan border will be considered in the assessment. This should include transboundary sites within Northern Ireland.

Appropriate Assessments should refer to the status of habitats and species in the relevant reports available on the JNCC website as follows: UK Article 17 report for the Habitats Directive <https://jncc.gov.uk/our-work/article-17-habitats-directive-report-2019/> and the UK Article 12 report for the Birds Directive <https://jncc.gov.uk/our-work/european-reporting/#birds-directive-reporting>

Please note following the decision of the United Kingdom to leave the European Union, the collective term of “Natura 2000” sites the network of European protected sites are now known as “National Site Network” sites within the United Kingdom, and is including Northern Ireland.

Plans and programmes in Northern Ireland that may be worth including in your considerations are:

- The Wildlife (NI) Order 1985 (as amended)
- Wildlife and Natural Environment Act (NI) 2011
- The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended)
- The Environment (NI) Order 2002
- The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017
- The Climate (NI) Act 2022
- The RDS [Regional Development Strategy 2035 \(infrastructure-ni.gov.uk\)](https://www.infrastructure-ni.gov.uk/)
- The Strategic Planning Policy Statement (SPPS) for Northern Ireland
- Planning Policy Statements (PPS – in particular PPS2 and PPS18). It should be noted that the PPS’s will be superseded by Local Development Plans when they are adopted.
- Northern Ireland Councils Local Development Plans
- Biodiversity Strategy for NI to 2020 <https://www.daera-ni.gov.uk/publications/biodiversity-strategy-northern-ireland-2020-0>

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- Draft Environment Strategy <https://www.daera-ni.gov.uk/consultations/esni-public-discussion-document>
- The Draft NI peatland policy: <https://www.daera-ni.gov.uk/consultations/ni-peatland-strategy-consultation>.
- The Draft Green Growth Strategy [Consultation on the draft Green Growth Strategy for Northern Ireland | Department of Agriculture, Environment and Rural Affairs \(daera-ni.gov.uk\)](#)
- Draft Circular Economy Strategy [Circular Economy Strategy for Northern Ireland | Department for the Economy \(economy-ni.gov.uk\)](#)
- Northern Ireland Energy Strategy 2050 [Northern Ireland Energy Strategy 2050 | Department for the Economy \(economy-ni.gov.uk\)](#)

A number of useful information sources that highlight the current state of the environment in Northern Ireland at a regional level and which could be referenced include:

Northern Ireland State of the Environment Reports: <https://www.daera-ni.gov.uk/publications/state-environment-report-2013>

Northern Ireland Environmental Statistics Reports: <https://www.daera-ni.gov.uk/articles/northern-ireland-environmental-statistics-report>

Other relevant web-links are;

Designated Scientific Sites: www.daera-ni.gov.uk/landing-pages/protected-areas

DAERA have a map browser for NI protected sites and known priority habitat: www.daera-ni.gov.uk/services/natural-environment-map-viewer

Our natural environment datasets are available at the link below: www.daera-ni.gov.uk/articles/download-digital-datasets

Drinking Water Inspectorate Comments

Consultation should occur with Northern Ireland Water Ltd as they are the statutory water undertaker for Northern Ireland with the responsibility for managing all Drinking Water Protected Areas.

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Cognisance should be given to users of private water supply (borehole / well / spring) and how they would be impacted / could be benefitted from the plan, particularly when the supply is used for drinking water.

Landscape & Visual Team Comments

Having reviewed the SEA Scoping Report for the Monaghan County Development Plan 2025-2031 – SEA Scoping Report the Landscape & Visual Team welcomes that landscape has been included within the scope. The SEA Environmental Report should consider transboundary impact on the Northern Ireland landscape from this development plan, especially policy which may have an impact close to the border of Northern Ireland.

Northern Ireland has several areas designated for their landscape quality, such as Ring of Gullion Area of Outstanding Natural Beauty (AONB), the landscape around AONBs performs an important function by providing context, particularly in views to and from the AONB. The following link details where additional information on the AONBs can be resourced; <https://www.daera-ni.gov.uk/topics/land-and-landscapes/areas-outstanding-natural-beauty>

The Northern Ireland Landscape Character Assessment could also be used for any potential landscape impacts. There are two Landscape Character Assessments for Northern Ireland, The Northern Ireland Landscape Character Assessment 2000 (NILCA 2000) and NI Regional Landscape Character Assessment.

The NILCA 2000 has subdivided the NI countryside into 130 Landscape Character Areas (LCAs), each based upon local patterns of geology, landform, land use, cultural and ecological features. The key characteristics are described and an analysis of landscape condition and its sensitivity to change are also included. The NILCA 2000 provides detailed local studies and is complemented by the NI Regional Landscape Character Assessment, this provides a strategic overview of the landscape in Northern Ireland and subdivides the countryside into 26 Regional Landscape Character Areas based upon information on people and place and the combinations of nature, culture and perception which make each part of Northern Ireland unique. Both could be consulted for impacts in border areas.

The following link details the Northern Ireland Regional Landscape Character Assessment and Northern Ireland Landscape Character Assessment 2000; <https://www.daera-ni.gov.uk/articles/landscape-character-northern-ireland>

Northern Ireland contains two UNESCO Global Geoparks. Cuilcagh Lakelands UNESCO Global Geopark, formerly Marble Arch Caves UNESCO Global Geopark, which crosses the Northern Ireland and Republic of Ireland border, and The Mourne, the Ring of Gullion, and Strangford Lough and Lecale Global Geopark. UNESCO's Global Geoparks are areas of internationally important rocks and landscapes, all of which are managed responsibly for conservation, education, and sustainable development, and could maybe be considered within the SEA Environmental Statement.

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The NIEA Map Viewer may be of use in identifying NILCA 2000, NI Regional Landscape Character Assessment (NIRLCA) locations, AONBs, World Heritage Site and Seascape. (<https://www.daera-ni.gov.uk/services/natural-environment-map-viewer>)

Air Quality and Biodiversity Unit Comments

Consideration should be given as to the potential impact of the Plan on air pollutants at both sites in the Republic of Ireland and NI (transboundary impacts).

Ireland is now included in the Air Pollution Information System (APIS) which provides information on the impacts of air pollutants, such as Nox, ammonia emissions and the associated N deposition on sensitive habitats and species. The map feature within APIS enables detailed information to be provided on the Critical Levels/Loads for each qualifying feature and background levels of these pollutants: [APIS app | Air Pollution Information System](#)

The NIEA map viewer can be used to view NIEA's natural environment areas of interest including protected areas and priority habitats: [Natural Environment Map Viewer | Department of Agriculture, Environment and Rural Affairs \(daera-ni.gov.uk\)](#).

Water Management Unit Comments

The SEA should consider all issues in relation to the aquatic environment during all aspects / phases in relation to the implementation of Monaghan County Development Plan 2025-2031. Impacts that should be considered include, (but may not limited to), those relating to water quality, water quantity, hydromorphology, and in addition any impact on NI/RoI migratory/mobile species such as salmon. Assessment should consider all potential impacts both direct and indirect.

It is important that cross border river basins are given special attention as ecological functionality cross jurisdictional boundaries. Water Management Unit notes the scoping report recognises County Monaghan falls within both the Northwest and Neagh Bann International River Basin Districts.

After consideration, the SEA should **clearly state** whether, or not, any potential impacts to the aquatic environment in Northern Ireland have been identified and the nature of those impacts.

Plans and Programmes

River Basin Management Plans are the key tools for implementing the Water Framework Directive and to achieving its objectives. If the potential for transboundary impacts to Northern Ireland are identified, then the NI River Basin Management Plans must be considered during the SEA process.

DAERA has published the Draft River Basin Management Plan for the 3rd cycle period which runs from 2021-2027. The draft plan provides an update on the health of Northern Ireland's water environment (the status of water bodies) and sets out our targets (objectives) and actions

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(programme of measures) on how we want to improve our water environment in the next six years. The draft plan covers the North Western, Neagh Bann and North Eastern river basin districts (RBD) and includes detailed status updates on each RBD.

The Draft River Basin Management Plan for the 3rd cycle contains information relating to Existing Plans & Projects (which are key for 3rd cycle RBMP), Links to new and forthcoming plans, policies and strategies and the Draft Programme of Measures for the 3rd cycle relevant to the aquatic environment.

The document can be downloaded from the consultation webpage: <https://www.daera-ni.gov.uk/consultations/consultation-draft-3rd-cycle-river-basin-management-plan-2021-2027>

For clarity, Water Management Unit recommends NI River Basin Management Plans are referred to in the report as Draft River Basin Management Plan for Northern Ireland to clearly differentiate when these documents are being referenced.

Legislation

There are several key pieces of environmental legislation relating to the Water Environment and its protection in Northern Ireland.

A list of this environmental legislation including links to each individual piece of legislation is available at

[Water | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland](#)

Baseline Information.

If the potential for transboundary impacts to Northern Ireland's aquatic environment are identified during the SEA process, then the report should clearly demonstrate that the baseline conditions / information relating Northern Ireland have been considered.

Several useful information sources are available that highlight the current state of the environment in Northern Ireland at a regional level which could be referenced including the Northern Ireland Environmental Statistics Report the latest of which currently is dated May 2023.

Northern Ireland Environmental Statistics Reports: <https://www.daera-ni.gov.uk/articles/northern-ireland-environmental-statistics-report>

DAERA issued a consultation document on Significant Water Management Issues to inform the development of the third cycle River Basin Management Plan (2021-2027). This gives further consideration of the pressures and their sources on water quality in Northern Ireland

Further details on these issues can be found at [Planning for the third cycle River Basin Management Plan 2021-2027 - Consultation on Significant Water Management Issues December 2019 | Department of Agriculture, Environment and Rural Affairs \(daera-ni.gov.uk\)](#)

Also with regard to Northern Ireland Baseline Information and Data Sources DAERA have two map viewers in relation to the aquatic environment that may be of use, Water Information

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Request Web Viewer and NIEA Catchment Data Map Viewer both of which can be found at <https://www.daera-ni.gov.uk/articles/daera-map-viewers>

It is important that the most up to date information available is used in the formulation of the SEA.

Mitigation

Where adverse impacts on the aquatic environment are identified during the SEA process, and the nature of those potential impacts clearly identified, relevant and appropriate mitigation measures should be proposed. Mitigation measures must be proportionate to those risks identified.

Monitoring

Monitoring regimes should be identified (including where feasible, consideration of the monitoring body, frequency of monitoring, appropriate analysis, and reporting) to ensure both the efficacy of those mitigation measures and identify any unforeseen impacts to the aquatic environment that may arise from implementation of Monaghan County Development Plan 2025-2031.

Monitoring should be subject to review at each reporting stage to reflect new data. The SEA should contain a commitment to actions should the monitoring regime identify.

Climate Change Team Comments

Development Plan provisions to address climate mitigation and adaptation are expected to cover the topics of energy, sustainable mobility, flood risk management and drainage.

We would have expected to see excessive heat listed as one of the topics expected to have an adaptation provision included.

Please contact the SEA Team at seateam@daera-ni.gov.uk should you have any queries or require clarification.

Yours faithfully,

p.p. *Caroline Nolan*

Donna Whelan
Senior Scientific Officer
Countryside, Coast and Landscape
Northern Ireland Environment Agency
Donna.Whelan@daera-ni.gov.uk

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Louth County Council

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Email: devplan@monaghancoco.ie


28th May 2024

Re: SEA Scoping of the Monaghan County Development Plan 2025-2031

A Chara,

Louth County Council welcomes the opportunity to comment on the 'Draft Strategic Environmental Assessment Scoping Report' for the Monaghan County Development Plan 2025-2031. Louth County Council have no specific comment to make in relation to Draft SEA Report and wish Monaghan County Council well in the forthcoming preparation of the County Development Plan 2025-2031.

Is mise, le meas,



Turlough King

Senior Executive Planner

Comhairle Contae Lú
Halla an Bhaile
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Cuirfeadh fáilte roimh chomhfhreagras i nGaeilge | Correspondence in Irish is welcome

Féach foláirimh faoi Lú ón gComhairle ag | View Council alerts for Louth at: www.mapalserter.ie/louth

Comhairle Chontae na Mí

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,
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Planning Department.

28th May 2024.

Forward Planning Team,
Monaghan County Council,
Planning Offices,
1 Dublin Street,
Monaghan,
H18 X982.

Re: Preparation of the Monaghan County Development Plan 2025–2031 under Sections 11 and 12 of the Planning and Development Act 2000 (as amended)

Dear Sir/Madam,

Thank you for your recent consultation in relation to the preparation of the Draft Strategic Environmental Assessment (SEA) Scoping Report for the Monaghan County Development Plan 2025–2031.

The Draft SEA Scoping Reports sets out what is considered to be the potential environmental issues that will require careful consideration in the making of Draft Monaghan County Development Plan 2025-2031.

County Meath and County Monaghan share a short administrative boundary of approximately 5.8 kilometres. Meath County Council recognises the importance of collaboration with adjoining Local Authorities on environmental matters with a cross-county dimension to many environmental issues such as 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 should be a good level of consistency between County Plans in adjoining authorities.

Having reviewed the SEA Scoping Report, Meath County Council does not have any comments to make at this time and wishes to express its thanks for the opportunity to input into the SEA process.

Yours Sincerely,

Alan Russell

Alan Russell,
Senior Executive Planner.



Forward Planning Team,
Monaghan County Council,
Planning Offices,
1 Dublin Street,
Co. Monaghan
H18 X982

28th May 2024

RE: Notice of SEA Scoping of the Monaghan County Development Plan 2025-2031

To whom it may concern,

The Department of the Environment, Climate and Communications (DECC) welcomes the opportunity to input into the scoping stage of the Strategic Environmental Assessment (SEA) process relating to the preparation of the Monaghan County Development Plan 2025-2031 (the Plan).

It is of critical importance that the analysis of climatic factors in the SEA process incorporates the latest quantitative data and analysis against which any proposed policy changes / amendments can be assessed, in order to ensure that the Development Plan appropriately supports the State's climate ambition and statutory objectives.

We suggest that you take into account the following:

- EPA's report on [Ireland's Provisional Greenhouse Gas Emissions 1990-2022](#)
- SEAI's report on the [National Energy Projections 2023](#) and associated [article](#)

In this regard, we encourage the inclusion of the above listed reports as a potential data source and suggest it be included assessments to be set out in the Environmental Report. It is suggested that policy changes should be assessed against their effect on these projections in a detailed a manner as possible.



In particular, the National Energy Projections carried out by the SEAI provide a useful benchmark for the efficacy of current Government policies and measures on energy use and related greenhouse gas emissions.

In terms of EU Legislation, we recommend including reference to both Directive (EU) 2023/2413 (the latest recast Renewable Energy Directive) and Council Regulation (EU) 2022/2577 (laying down a framework to accelerate the deployment of renewable energy). Subject to consultation and agreement with the NPWS, we would also recommend considering how the SEA process can address the specific requirements of Article 4(4) of Birds Directive (2009/147/EC), outside of designated protection areas.

We trust the above is of assistance in the scoping of the SEA process for the Development Plan.

Yours sincerely,
Planning Advisory Division
Department of the Environment, Climate and Communications

Encl. Supplementary Submission from Geological Survey Ireland



Forward Planning Team
Monaghan County Council
Planning Offices
1 Dublin Street
Monaghan, H18 X982

22 May 2024

Re: Draft SEA scoping report - Monaghan County Development Plan 2025 -2031

Your Ref: n/a

Our Ref: 24/190 [c.f.23/128]

Dear Sir/Madam,

Geological Survey Ireland is the national earth science agency and is a division of the Department of the Environment, Climate and Communications. We provide independent geological information and gather various data for that purpose. Please see our [website](#) for data availability. We recommend using these various data sets, when conducting the EIAR, SEA, planning and scoping processes. Use of our data or maps should be attributed correctly to 'Geological Survey Ireland'.

The publicly available data referenced/presented here, should in no way be construed as Geological Survey Ireland support for or objection to the proposed development or plan. The data is made freely available to all and can be used as independent scientific data in assessments, plans or policies. It should be noted that in many cases this data is a baseline or starting point for further site specific assessments.

With reference to your letter/email received on the 13 May 2024, concerning the Draft SEA scoping report - Monaghan County Development Plan 2025 -2031, Geological Survey Ireland would encourage use of and reference to our datasets. This data can add to the content and robustness of the SEA process. With this in mind, please find attached a list of our publicly available datasets that may be useful to the environmental assessment and planning process. We recommend that you review this list and refer to any datasets you consider relevant to your assessment. The remainder of this letter and following sections provide more detail on some of these datasets.

Geoheritage

Geological Survey Ireland is in partnership with the National Parks and Wildlife Service (NPWS, Department of Housing, Local Government and Heritage), to identify and select important geological and geomorphological sites throughout the country for designation as geological NHAs (Natural Heritage Areas). This is addressed by the Geoheritage Programme of Geological Survey Ireland, under 16 different geological themes, in which the minimum number of scientifically significant sites that best represent the theme are rigorously selected by a panel of theme experts.

County Geological Sites (CGSs), as adopted under the National Heritage Plan, include additional sites that may also be of national importance, but which were not selected as the very best examples for NHA designation. All geological heritage sites identified by Geological Survey Ireland are categorised as CGS pending any further NHA designation by NPWS. CGSs are now routinely included in County Development Plans and in the GIS of planning departments, to ensure the recognition and appropriate protection of geological heritage within the planning system. CGSs can be viewed online under the Geological Heritage tab on the online [Map Viewer](#).

The audit for Co. Monaghan was carried out in 2013. The full report details can be found [here](#). We are pleased to see mention of the twenty geoheritage sites in Co Monaghan in the draft scoping report.

Groundwater

Geological Survey Ireland's [Groundwater and Geothermal Unit](#), provides advice, data and maps relating to groundwater distribution, quality and use, which is especially relevant for safe and secure drinking water supplies and healthy ecosystems. Proposed developments need to consider any potential impact on specific groundwater abstractions and on groundwater resources in general. We recommend using the groundwater maps on our [Map viewer](#) which should include: wells; drinking water source protection areas; the national map suite - aquifer, groundwater vulnerability, groundwater recharge and subsoil permeability maps. For areas underlain by limestone, please refer to the karst specific data layers (karst features, tracer test database; turlough water levels (gwlevel.ie). Background information is also provided in the Groundwater Body Descriptions.



Please read all disclaimers carefully when using Geological Survey Ireland data.

[GWClimate](#) is a groundwater monitoring and modelling project that aims to investigate the impact of climate change on groundwater in Ireland. This is a follow on from a previous project (GWFlood) and the data may be useful in relation to Flood Risk Assessment (FRA) and management plans. Maps and data are available on the [Map viewer](#).

Geological Survey Ireland has completed Groundwater Protection Schemes (GWPSs) in partnership with Local Authorities, and there is now national coverage of GWPS mapping. A Groundwater Protection Scheme provides guidelines for the planning and licensing authorities in carrying out their functions, and a framework to assist in decision-making on the location, nature and control of developments and activities in order to protect groundwater.

The Groundwater Protection Response overview and link to the main reports is here: <https://www.gsi.ie/en-ie/programmes-and-projects/groundwater/projects/protecting-drinking-water/what-is-drinking-water-protection/county-groundwater-protection-schemes/Pages/default.aspx>

Geological Mapping

Geological Survey Ireland maintains online datasets of bedrock and subsoils geological mapping that are reliable and accessible. We would encourage you to use these data which can be found [here](#), in your future assessments.

Please note we have recently launched QGIS compatible bedrock (100K) and Quaternary geology map data, with instructional manuals and videos. This makes our data more accessible to general public and external stakeholders. QGIS compatible data can be found in our downloadable bedrock 100k .zip file on the [Data & Maps](#) section of our website.

Geotechnical Database Resources

Geological Survey Ireland continues to populate and develop our national geotechnical database and viewer with site investigation data submitted voluntarily by industry. The current database holding is over 7500 reports with 134,000 boreholes; 31,000 of which are digitised which can be accessed through downloads from our [Geotechnical Map Viewer](#). We would encourage the use of this database as part of any baseline geological assessment of the proposed development as it can provide invaluable baseline data for the region or vicinity of proposed development areas. This information may be beneficial and cost saving for any site-specific investigations that may be designed as part of the project.

Geohazards

Geohazards can cause widespread damage to landscapes, wildlife, human property and human life. In Ireland, landslides, flooding and coastal erosion are the most prevalent of these hazards. We recommend that geohazards be taken into consideration, especially when developing areas where these risks are prevalent, and we encourage the use of our data when doing so.

Geological Survey Ireland has information available on landslides in Ireland via the National Landslide Database and Landslide Susceptibility Map both of which are available for viewing on our dedicated [Map Viewer](#). Associated guidance documentation relating to the National Landslide Susceptibility Map is also available.

Geological Survey Ireland also engaged in a national project on Groundwater Flooding. The data from this project may be useful in relation to Flood Risk Assessment (FRA) and management plans, and is described in more detail under 'Groundwater' above.

Geothermal Energy

Geothermal energy harnesses the heat beneath the surface of the Earth for heating applications and electricity generation, and has proven to be secure, environmentally sustainable and cost effective over long time periods. Geothermal applications can range in depth from a few metres below the surface to several kilometres. Ireland has widespread shallow geothermal resources for small and medium-scale heating applications, which can be explored online through Geological Survey Ireland's Geothermal Suitability maps for both domestic and commercial use. We recommend use of our [Geothermal Suitability maps](#) to determine the most suitable type of ground source heat collector for use with heat pump technologies. Ireland also has recognised potential for deep geothermal resources.



The Roadmap for a Policy and Regulatory Framework for Geothermal Energy was launched at the Geoscience 2020 Conference in November 2020. The [Assessment of Geothermal Resources for District heating in Ireland](#) and the [Roadmap for a Policy and Regulatory framework for Geothermal Energy in Ireland](#) documents have been developed to support the Government's commitments under the Climate Action Plan 2019 and the Programme for Government.

For further information please see our [Geoenergy pages](#) on our website or contact the [Groundwater and Geothermal Unit](#) of the Geological Survey Ireland directly.

Natural Resources (Minerals/Aggregates)

Geological Survey Ireland is of the view that the sustainable development of our natural resources should be an integral part of all development plans from a national to regional to local level to ensure that the materials required for our society are available when required. Geological Survey Ireland highlights the consideration of mineral resources and potential resources as a material asset which should be explicitly recognised within the environmental assessment process.

Geological Survey Ireland provides data, maps, interpretations and advice on matters related to minerals, their use and their development in our [Minerals section](#) of the website. The Active Quarries, Mineral Localities and the Aggregate Potential maps are available on our [Map Viewer](#).

We would recommend use of the Aggregate Potential Mapping viewer to identify areas of High to Very High source aggregate potential within the area. In keeping with a sustainable approach we would recommend use of our data and mapping viewers to identify and ensure that natural resources used in the proposed development are sustainably sourced from properly recognised and licensed facilities, and that consideration of future resource sterilization is considered.

Geochemistry of soils, surface waters and sediments

Geological Survey Ireland provides baseline geochemistry data for Ireland as part of the Tellus programme. Baseline geochemistry data can be used to assess the chemical status of soil and water at a regional scale and to support the assessment of existing or potential impacts of human activity on environmental chemical quality. Tellus is a national-scale mapping programme which provides multi-element data for shallow soil, stream sediment and stream water in Ireland. At present, mapping consists of the border, western and midland regions. Data is available at <https://www.gsi.ie/en-ie/data-and-maps/Pages/Geochemistry.aspx>.

Geophysical data

Geological Survey Ireland produces high-resolution geophysical data (Magnetic field, electrical conductivity, natural gamma-ray radiation) of soils & rocks as part of the [Tellus programme](#). These data currently cover approximately 75% of the country and provide supporting geological information on a regional scale useful for assessing environmental impact and risk.

Historic Mines

The EPA, Geological Survey Ireland and the former Exploration & Mining Division undertook a joint project entitled "Historic Mine Site - Inventory and Risk Characterisation (HMS - IRC)". This project carried out detailed site investigations and characterisation on priority historic mine sites in the country.

A risk ranking methodology was developed which categorised the sites according to the risks posed to human and animal health and the environment. The project commenced in January 2006 and was completed in December 2008. A final report and a GIS geodatabase was produced on completion of the project. Reports and maps available [here](#). The project provides an understanding of the impacts of historic mining sites in Ireland and their status at the time of the study.

Physiographic Units

Physiographic Units are cartographic representations of the broad-scale physical landscape of a region. They delineate physical regions showing internal uniformity with respect to one or more environmental attributes that can be clearly differentiated from neighbouring regions. They are valuable for regional land-use planning, and in studies of the influence of physical landscape on the ecological environment. This map is produced in support of the actions to be implemented in National Landscape Strategy for Ireland 2015 – 2025. Physiographic Units map data can be viewed online under the Physiographic Units tab on the online [Map Viewer](#).



I hope that these comments are of assistance, and if we can be of any further help, please do not hesitate to the Geological Survey Ireland Planning Team at GSIPlanning@gsi.ie.

Yours sincerely,

Geoheritage and Planning Programme

Enc: Table - Geological Survey Ireland's Publicly Available Datasets Relevant to Planning, EIA and SEA processes.



Geological Survey Ireland's Publicly Available Datasets Relevant to Planning, EIA and SEA processes
following European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018
(S.I. No. 296 of 2018)

Geological Survey Ireland Programme	Dataset	Relevant EIA Topic	Coverage	Description / Notes / Limitations	Link to Geological Survey Ireland map viewer
Geohazards	Landslide: National landslide database and landslide susceptibility map	Land & Soil/Climate/Landscape	National	Associated guidance documentation relating to the National Landslide Susceptibility Map is also available.	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=b68cf1e4a9044a5981f950e9b9c5625c
Geohazards	Groundwater Flooding (Historic)	Water	Regional	Provide information of historic flooding, both surface water and groundwater. [A lack of flooding presented in any specific location of the map only indicates that a flood has not been detected. It does not indicate that a flood cannot occur in that location at present or in the future]	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=848f83c85799436b808652f9c735b1cc
Geohazards	Groundwater Flooding (Predictive)	Water	Regional	Provides information on the probability of future karst groundwater flooding (where available). [The maps do not, and are not intended to, constitute advice. Professional or specialist advice should be sought before taking, or refraining from, any action on the basis of the flood maps]	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=848f83c85799436b808652f9c735b1cc
Geohazards	Radon Map	Land & Soils/Air	National		http://www.epa.ie/radiation/radonmap/
Geoheritage	County Geological Sites as adopted by National Heritage Plan and listed in County Development Plans	Land & Soils/Landscape	Regional	All geological heritage sites identified by Geological Survey Ireland are categorised as CGS pending any further NHA designation by NPWS.	https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0b2fbd2aaac3c228
Geological Mapping	Bedrock geology:	Land & Soils	National	1:100,000 scale and associated memoirs.	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7e1b6ab8d58&scale=0
Geological Mapping	Bedrock geology:	Land & Soils	Regional	1:50,000 scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7e1b6ab8d58&scale=0
Geological Mapping	Quaternary geology: Sediments	Land & Soils	National	1:50,000 scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7e1b6ab8d58&scale=0
Geological Mapping	Quaternary geology: Geomorphology	Land & Soils	National	1:50,000 scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7e1b6ab8d58&scale=0
Geological Mapping	Physiographic units:	Land & Soils	National	Broad-scale physical landscape units mapped at 1:100,000 scale in order to be represented as a cartographic digital map at 1:250,000 scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=afa76a420f54877843aca1bc075c62b
Geological Mapping	GeoUrban: Spatial geological data for the greater Dublin and Cork areas	Land & Soils	Regional	Includes 3D models	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=9768f4818b79416093beb2212a850ce6&scale=0
Geological Mapping	Geotechnical database	Land & Soils	National	Digitised geotechnical and Site Investigation Reports and boreholes which can be accessed through online downloads	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=a2718be1873d47a585a3f0415b4a724c
Goldmine	Historical data sets including geological memoirs and 6" to 1 mile geological mapping records	Land & Soils/Water	National	available online	https://secure.dcaa.gov.ie/goldmine/index.html
Groundwater & Geothermal	Groundwater resources (aquifers)	Water	National	Data limited to 1:100,000 scale; sites should be investigated at local scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Groundwater recharge.	Water	National	Data limited to 1:40,000 scale; sites should be investigated at local scale; long term annual average recharge	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Groundwater vulnerability.	Water	National	Data limited to 1:40,000 scale; sites should be investigated at local scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Group scheme and public supply source protection areas.	Water	National	Not all PWS / GWS have SPZ / ZOC. Check with IW / coco / NFGWS for private supplies.	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Groundwater Protection Schemes	Water	National	Data is limited to scale of 1:40,000. Data does not include all of the source protection areas	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Catchment and WFD management units.	Water	National		https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	karst specific data layers	water	National	For areas underlain by limestone, includes karst features, tracer test database; turf/lough water levels (gwlevel.ie)	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Wells and Springs	Water	National	Not comprehensive, there may be unrecorded wells and springs	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Groundwater body Descriptions	Water	National	Not exhaustive; only those in designated SACs; could be other GWDTEs; for more information contact NPWS / EPA / site investigations Also, Roadmap for a Policy and Regulatory Framework for Geothermal Energy, November 2020	https://www.gsi.ie/en-ie/programmes-and-projects/groundwater-and-geothermal-unit/activities/understanding-ireland-groundwater/Pages/Groundwater-bodies.aspx
Groundwater & Geothermal	Geothermal Suitability maps	Land & Soils/Water	National		https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=9eae46bee08de41278b90a9916d0c0b9e
Marine & Coastal Unit	INFOMAR - Ireland's national marine mapping programme; providing key baseline data for Ireland's	Water	National		https://secure.dcaa.gov.ie/GSI/INFOMAR_VIEWER/
Marine & Coastal Unit	CHERISH - Coastal change project (Climate, Heritage and Environments of Reefs, Islands, and Headlands)	Water	Regional		http://www.cherishproject.eu/en/
Marine & Coastal Unit	Coastal Vulnerability Index (CVI).	water / Land & Soils	Regional	Currently the project is being carried out on the east coast and will be rolled out nationally	https://www.gsi.ie/en-ie/programmes-and-projects/marine-and-coastal-unit/projects/Pages/Coastal-Vulnerability-Index.aspx
Minerals	Aggregate potential	Land & Soils/Material Assets	National	Consideration of mineral resources and potential resources as a material asset which should be explicitly recognised within the environmental assessment process	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=ee8c4c285a49413aa6f1344416dc9956
Minerals	Active quarries	Land & Soils	National		https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=ee8c4c285a49413aa6f1344416dc9956
Minerals	Historic mines	Land & Soils/Cultural Heritage	National	Inventory and Risk Classification 2009. Environmental Protection Agency, Economic Minerals Division and Geological Survey Ireland (DECC).	https://gis.epa.ie/EPAMaps/default?zesting=7&northing=7&lid=EPA:LEMA_Facilities_Extractive_Facilities https://www.epa.ie/enforcement/mines/
Tellus	Geochemical data: multi-element data for shallow soil, stream sediment and stream water	Land & Soils	Regional	A national mapping programme	https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=6304e122b733498b996427077f21754
Tellus	Airborne geophysical data including radiometrics, electromagnetics and magnetics	Land & Soils	Regional	A national mapping programme	https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=6304e122b733498b996427077f21754
Tellus	urban geochemistry mapping (Dublin SURGE project).	Land & Soils	Regional		https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=6304e122b733498b996427077f21754

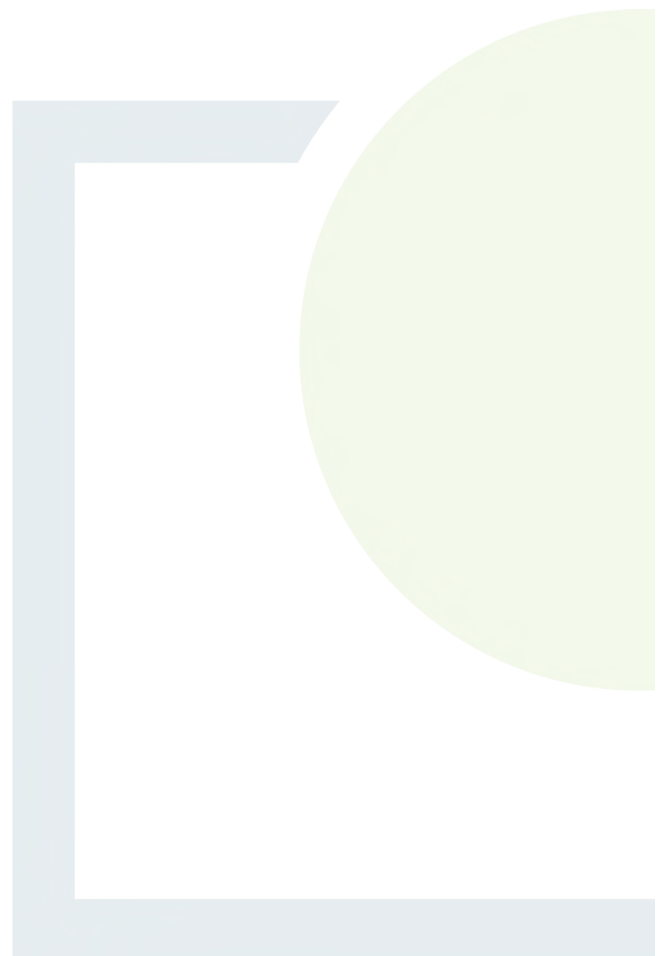
- Notes:
1. The maps and data listed above are available on the Geological Survey Ireland map viewer <https://www.gsi.ie/en-ie/data-and-maps/Pages/default.aspx>
2. Please read all disclaimers carefully when using Geological Survey Ireland data
3. Geological Survey Ireland and Irish Concrete Federation published guidelines for the treatment of geological heritage in the extractive industry in 2008.



CONSULTANTS IN ENGINEERING,
ENVIRONMENTAL SCIENCE
& PLANNING

APPENDIX 3

Detailed Evaluation of the
Environmental Effects of Draft
Plan Implementation



Approach and Methodology for the Detailed Evaluation of Environmental Effects of Plan Implementation

A detailed evaluation of the potential effects of the Draft Plan on the baseline environment has been carried out in accordance with best practice guidelines. An evaluation matrix template has been developed to facilitate the evaluation of the Draft Plan on Strategic Environmental Objectives (SEOs) relevant to each Environmental Component.

A dedicated evaluation matrix has been prepared for each CDP chapter contained in the Draft Plan. CDP Plan objectives/policies of a particular chapter are listed on one axis of this matrix. The corresponding potential environmental effects of the actions are then described. An evaluation of the environmental effects of objectives/policies on Environmental Components, having regard to the SEOs relevant to each Environmental Component, was then carried out in accordance with the requirements of the SEA Directive and best practice guidelines. Potential effects of the LACAP on Environmental Components/SEOs have been categorised as follows:

- Potential Positive Environmental Impact (indicated in the matrix by a '+').⁷¹
- Potential Negative Environmental Impact (indicated in the matrix by a '-').⁷²
- Potential Positive and Negative Environmental Impacts (indicated in the matrix by a '+/-').
- Uncertain Environmental Impact (indicated in the matrix by a '?').
- Neutral, No or Insignificant Environmental Impact (indicated in the matrix by a '0').

The following should be noted in relation to the evaluation undertaken:

- Environmental effects of the Draft Plan have been described in accordance with descriptive terminology defined in the Environmental Protection Agency's guidance document entitled 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' (2022).
- The evaluation considers all potential direct, indirect/secondary, cumulative⁷³, synergistic⁷⁴, short, medium and long-term, permanent and temporary, positive and negative environmental effects.
- The evaluation considers inter-relationships and interactions between one Environmental Component and another which can result in an environmental impact.
- The evaluation considers all potential environmental effects arising from unforeseen abnormal events.
- The evaluation considers potential transboundary effects.
- The potential environmental effects described are the potential effects that could occur with the adoption of any environmental mitigation measures.

⁷¹ Potential Positive Environmental Impacts are defined as having the potential to support the achievement of an SEO.

⁷² Potential Negative Environmental Impacts are defined as having the potential to hinder the achievement of an SEO.

⁷³ The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects.

⁷⁴ The addition of effects to create a total effect greater than the sum of the individual effects so that the nature of the final impact is different to the nature of the individual impact.

Detail on the SEOs associated with Environmental Components which the environmental effects of the Draft Plan have been measured against is provided in Table 1 overleaf.

Completed Evaluation Matrices are then presented.

Transboundary environmental effects were a fundamental and intrinsic consideration during the carrying out of the environmental assessment.

Table 1: Strategic Environmental Objectives

Environmental Component	SEO Code	Strategic Environmental Objective
Population and Human Health	PHH1	Avoid or minimise impacts to population and human health.
	PHH2	Promote economic activity and growth
	PHH3	Ensure supporting infrastructure and services in the area are developed in a manner commensurate with population growth.
	B1	Ensure compliance with the Habitats and Birds Directives with regard to the protection of European Sites and Annexed habitats and species ⁷⁵ .
	B2	Ensure compliance with Article 10 of the Habitats Directive with regard to the management of features of the landscape which - by virtue of their linear and continuous structure or their function act as stepping stones (designated or not) - are of major importance for wild fauna and flora and essential for the migration, dispersal and genetic exchange of wild species.
	B3	Avoid or minimise significant impacts on semi-natural habitats, species, environmental features, or other sustaining resources in designated national sites, non-designated locally important sites, sites proposed for designation, and Areas of Special Scientific Interest; and to comply with the Wildlife Act (as amended) with regard to listed species.
	B4	Aim for no net contribution to biodiversity losses or deterioration in response to the biodiversity emergency.
	B5	To sustain existing sustainable rural management practices - and the communities who support them - to ensure the continuation of long established managed landscapes and the flora and fauna that they contain.

⁷⁵ Annexed habitats and species' refer to those listed under Annex I, II & IV of the EU Habitats Directive and Annex I of the EU Birds Directive.

Environmental Component	SEO Code	Strategic Environmental Objective
Landscape and Visual Amenity	L1	To minimise significant adverse visual impacts within and adjacent to the County, especially with regard to landscape and amenity designations included in Land Use Plans
Cultural Heritage - Archaeological & Architectural	CH1	Avoid impacts upon archaeological heritage, including entries to the Record of Monuments and Places (RMP) and the Northern Ireland Sites and Monuments Record (NISMR).
	CH2	Avoid impacts upon architectural heritage, including entries to the Record of Protected Structures (RPS) and National Inventory of Architectural Heritage (NIAH), industrial heritage, ACAs and conservation areas (Northern Ireland).
Soils	S1	Avoid or minimise effects on the hydrogeological and ecological function of the soil resource.
	S2	Avoid adverse effects on the physico-chemical properties of soil.
	S3	Ensure appropriate management of all soil and excavation material. Promote sustainable material reuse wherever appropriate.
Land Use	LU1	Avoid or minimise effects on existing land use.
Air Quality and Noise	AQN1	Reduce travel related emissions and to encourage modal change from private car to sustainable modes of travel, including public transport, walking and cycling.
	AQN2	Avoid or minimise effects on local air quality.
	AQN3	Avoid or minimise adverse noise impacts on existing or proposed sensitive receptors.
Water	W1	Maintain and/or improve, the quality and status of surface water bodies.
	W2	Maintain and/or improve, the chemical and quantitative status of groundwaters.
	W3	Prevent impact upon the WFD status of surface waters and groundwater in line with the requirements of the WFD.
	W4	Comply as appropriate with the provisions of the Planning System and Flood Risk Management: Guidelines for Planning Authorities (DEHLG and OPW, 2009) ⁷⁶

⁷⁶ Corresponding guidance from UK Department for Communities and Local Government: National Planning Policy Framework and associated planning practice guidance on Flood risk and coastal change (March 2014)

Environmental Component	SEO Code	Strategic Environmental Objective
	W5	Promote sustainable drainage practices to improve water quality and flow.
	W6	Prevent impact upon drinking water quality.
Material Assets	MAI1	Serve new development with adequate and appropriate waste water treatment.
	MAI2	Serve new development with adequate drinking water that is both wholesome and clean.
	MAI3	Avoid or minimise effects on built/amenity assets and infrastructure.
	MAI4	Avoid or minimise effects upon existing and (where known) planned infrastructure.
	MAI5	Promote sustainable transportation and deliver enhanced traffic and transport conditions, where possible.
	MAI6	Promote sustainable waste/material management and the circular economy.
Tourism and Recreation	TR1	Avoid or minimise effects upon tourism and recreation amenities, and enhance tourism and recreation, where possible.
Climate Change	CC1	Support in the achievement of the 2030 target of a 51% reduction in carbon emissions.
	CC2	Actively support the delivery of all national climate policy as appropriate to the county with the prioritisation and acceleration of evidence-based measures.
	CC3	Assist in the delivery of the climate neutrality objective at county level.
	CC4	Promote the carrying out of climate resilient development.
	CC5	Promote low carbon and net zero development.
	CC6	Promote the carrying out of development that incorporates nature-based solutions.
	CC7	Promote active travel and reduce reliance on the use of private vehicles for transport.
	CC8	Support the transition to zero or low carbon Electric Vehicles.

Core Strategy

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)										
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC
CSSO 1	Core Strategy Strategic Objective	To ensure that new development within the County will provide for sustainable and balanced development that enables economic growth, delivery of accessible and high-quality infrastructure and services, and guides population growth in accordance with the settlement strategy.	<p>The core strategy has the potential to promote sustainable, balanced, well-connected and well-served development in the plan area, leading to a variety of positive environmental effects, including effects on population and human health, material asset and climate.</p> <p>This objective supports the carrying out of housing, social, economic and infrastructural development. The construction phases of this development has the potential to result in environmental impacts, such as dust, noise, or traffic disruption, that may affect various environmental components, including population and human health, the air quality environment, the noise environment, the water environment, biodiversity or traffic and transport conditions. The operational phases of this development has the potential to result in environmental effects on various environmental components, such as population and human health, traffic and transport conditions, landscape character and visual amenity.</p>	+/-	-	-	-	-	+/-	-	-	+/-	0	+/-

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)										
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC
SHO 1	Principal/Key Town Objective	To facilitate the development of Monaghan Town in order to maintain its position as the principal/key town in the County at the top of the settlement hierarchy and to ensure that its population and development growth takes place in an orderly and sustainable manner.	<p>This objective has the potential to support the sustainable development of Monaghan Town, leading to positive environmental effects on population and human health and material asset components. The objective aligns with compact growth principles defined in the NPF and RSES and supports well-balanced development, leading to positive effects on the land use and climate environmental components (i.e. through the reduction of sprawl and travel distances).</p> <p>This objective supports the carrying out of development (housing, social etc.) that has the potential to result in adverse construction and operational phase effects on a range of environmental components.</p>	+/-	-	-	-	-	+/-	-	-	+/-	0	+/-
SHO 2	Strategic Towns Objective	To promote the Strategic Towns as population centres and as prosperous and thriving local development and service towns, where the principles of environmental, economic and social sustainability including protection of the town's heritage and natural and built environment are enshrined.	<p>This objective has the potential to support the sustainable development of strategic towns, leading to positive environmental effects on population and human health and material asset components. This objective promotes environmental sustainability including the protection of natural and built heritage present in these towns, potentially leading to positive environmental effects on a variety of environmental components, including biodiversity and cultural heritage.</p> <p>This objective supports the carrying out of development (housing, social etc.) that has the potential to result in adverse construction and operational phase effects on a range of environmental components.</p>	+/-	-	-	-	-	+/-	-	-	+/-	0	+/-

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			This objective supports the carrying out of development (housing, social etc.) that has the potential to result in adverse construction and operational phase effects on a range of environmental components.												
SHO 3	Service Towns Objective	To promote and develop the Service Towns to create self-sufficient sustainable and vibrant communities and centres of population, which will act as local development and service centres for their respective hinterlands.	<p>This objective has the potential to support the sustainable development of service towns. The creation of sustainable and self-sufficient service towns that have the capacity to cater for local community needs has the potential to lead to positive effects on population and human health and climate - through the reduction of travel distances to service centres.</p> <p>This objective supports the carrying out of development (housing, social etc.) that has the potential to result in adverse construction and operational phase effects on a range of environmental components.</p>	+/-	-	-	-	-	+/-	-	-	+/-	0	+/-	

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SHO 4	Villages Objective	To promote and facilitate development that is commensurate with the nature and extent of the existing villages and to support their role as local service centres and locations for housing.	<p>This objective supports the carrying out of appropriately scaled development at villages in the plan area.</p> <p>The creation of sustainable and self-sufficient service villages that have the capacity to cater for local community needs has the potential to lead to positive effects on population and human health and climate - through the reduction of travel distances to service centres.</p> <p>This objective supports the carrying out of development (housing, social etc.) that has the potential to result in adverse construction and operational phase effects on a range of environmental components.</p>	+/-	-	-	-	-	+/-	-	-	+/-	0	+/-
SHO 5	Villages Objective	To prepare tier 4 village plans during the lifetime of the plan, with a focus on housing, amenity, infrastructure, and parking provision.	<p>This objective will result in the preparation of Tier 4 village plans setting out a framework for village development in the county.</p> <p>This objective supports the carrying out of development (housing, social etc.) that has the potential to result in adverse construction and operational phase effects on a range of environmental components.</p> <p>In the absence of appropriate mitigation, the promotion of housing development at rural locations may lead to car dependency, increased vehicular GHG emissions and an adverse effect impact on the climate environmental component.</p>	+/-	-	-	-	-	+/-	-	-	+/-	0	+/-

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)										
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SHO 6	Rural Community Settlements Objective	To support and encourage the development of Tier 5 settlements as locations for housing and to ensure that local services are sustained in the rural community settlements.	<p>This objective has the potential to support the sustainable development of Tier 5 settlements. The creation of sustainable and self-sufficient Tier 5 settlements that have the capacity to cater for local community needs has the potential to lead to positive effects on population and human health and climate - through the reduction of travel distances to service centres.</p> <p>This objective supports the carrying out of development (housing, social etc.) that has the potential to result in adverse construction and operational phase effects on a range of environmental components.</p> <p>In the absence of appropriate mitigation, the promotion of housing development at rural locations may lead to car dependency, increased vehicular GHG emissions and an adverse effect impact on the climate environmental component.</p>	+/ -	-	-	-	-	+/ -	-	-	+/ -	0	+/ -

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)										
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SHO7	Dispersed Rural Communities Objective	To support the viability of dispersed rural communities as locations for sustainable housing and to seek to encourage the growth of Tier 6 settlements generally in the form of single dwellings.	<p>This objective has the potential to support the sustainable development of Tier 6 settlements. The creation of sustainable and self-sufficient Tier 6 settlements that have the capacity to cater for local community needs has the potential to lead to positive effects on population and human health and climate - through the reduction of travel distances to service centres.</p> <p>This objective supports the carrying out of development (housing, social etc.) that has the potential to result in adverse construction and operation effects on a range of environmental components.</p> <p>In the absence of appropriate mitigation, the promotion of housing development at rural locations may lead to car dependency, increased vehicular GHG emissions and an adverse effect impact on the climate environmental component.</p>	+/-	-	-	-	-	+/-	-	-	+/-	0	+/-
CSO 1	Core Strategy Objective	To maintain Monaghan Town's position as the principal/key town of County Monaghan and to endeavour to ensure that it reaches its population target and fulfils its role as the designated County town.	<p>These objectives have the potential to support the sustainable development of settlement in the Plan Area, leading to positive environmental effects on population and human health and material asset components. The objectives align with compact growth principles defined in the NPF and RSES and supports the carrying out of well-balanced and well-served development, leading to positive</p>	+/-	-	-	-	-	+/-	-	-	+/-	0	+/-

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CSO 2	Core Strategy Objective	To promote urban growth and the further development of the strategic towns to ensure their functions are supported by appropriate development that will direct development within the locality.	<p>effects on the land use and climate environmental components (i.e. through the reduction of sprawl and travel distances).</p> <p>CSO 4 provides for environmental protection, potentially leading to positive effects on cultural heritage, water and tourism and recreation environmental components.</p> <p>These objectives support the carrying out of development (housing, social etc.) that has the potential to result in adverse construction and operation effects on a range of environmental components.</p>	Yellow	Red	Red	Red	Red	Yellow	Red	Red	Yellow	Grey	Yellow
CSO 3	Core Strategy Objective	To facilitate the growth of the service towns as settlements that can provide associated community facilities, services and employment opportunities for the urban area and the surrounding hinterland.												
CSO 4	Core Strategy Objective	To consolidate the settlements, retain their visual identity distinct from the surrounding countryside and to reserve land for future planned expansion of settlements. This includes the provision of major infrastructure, as well as protecting the heritage, water quality and recreational amenity of the settlements and their surrounding rural hinterlands.												
CSO 5	Core Strategy Objective	To ensure that the quantum of lands zoned for residential uses in the County is consistent with the requirements of the Core Strategy as set out in Tables 2.6 and 2.7 of the Monaghan County Development Plan 2025-2031, and to designate any land considered appropriate for zoning in excess of these requirements as Strategic Residential Reserve for potential development beyond this plan period.												
CSO 6	Core Strategy Objective	To promote sustainable compact development forms, including infill sites, redevelopment of brownfield sites and comprehensive backland development where appropriate, ensuring the efficient use of available public infrastructure and services.												

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CSP 1	Core Strategy Policy	To preserve the character of Tier 5 and Tier 6 rural settlements by restricting the scale of development permitted within them and to ensure integration with the rural character of the area and the satisfactory provision of infrastructure services.	These objectives serve to promote sustainable development at settlement in the Plan area. CSP1 supports the carrying out of appropriately scaled and well-served development in Tier 5 and Tier 6 settlement - which would result in positive effects on the material asset and population and human health components.												
CSP 2	Core Strategy Policy	Proposals for residential development in the designated settlements will be determined in accordance with the provisions of the core strategy with regard to population growth, the ability of the proposal to enhance the character of the settlement, the demand for the proposed quantum and type of residential development within the settlement and compliance with relevant development management standards as set out in Chapter 15 of this development plan.	CSP 2 supports adherence to the defined development management standards, ensuring sustainable development and proper planning and leading to positive environmental effects on a range of environmental components, including population and human health, landscape character and visual amenity, traffic and transport conditions and the water environment.	0	0	0	0	0	+	0	0	0	0	0	+
CSP 3	Core Strategy Policy	To facilitate the development of low-density residential developments on designated zoned lands within existing settlements to assist in providing choice of house type within a structured but low-density environment, as an alternative to the development of one-off housing in the open countryside.	CSP3 promotes the carrying out of housing development within existing settlements in the plan area which are more likely to be adequately served by infrastructure and services, rather than at open countryside locations. This policy will support well-balanced development, leading to positive effects on the land use and climate environmental components (i.e. through the reduction of sprawl and travel distances).												
RSO 1	Housing in Rural Settlements Objective	To support a balanced approach to the development of rural areas to retain vibrancy, to accommodate within the rural area people who are functionally or socially part of the rural	These objectives support the carrying out of proportionate, appropriately scaled and designed, and well-balanced development in rural areas. Combined, these objectives	+/-	-	-	-	-	+/-	-	-	+/-	0	+/-	

Housing Strategy

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				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC
HSSO 1	Housing Strategic Objective	To plan positively for future housing in the County within defined settlements, making efficient use of infrastructure and services in towns and villages, and enabling their plan led growth, whilst facilitating sustainable rural housing where it supports rural communities.	<p>This objective serves to promote sustainable housing development at settlement in the Plan area. The objective supports well-balanced, sustainable development. It has the potential to result in positive effects on population and human health (i.e. people and communities), land use, material assets and climate.</p> <p>In isolation, the objective to plan positively for future housing does not create any source of adverse environmental impact.</p>	+	0	0	0	0	+	0	0	+	0	+
HSO 1	Housing Strategy Objectives	To encourage a balanced supply of housing in the County in a manner that is consistent with the Housing Strategy, the Core Strategy and the Settlement Hierarchy, and which will support the creation of sustainable communities through the provision of an appropriate range of housing types and high-quality residential environments.	<p>This objective serves to promote sustainable housing development at settlement in the Plan area. It seeks to encourage well-balanced, high-quality housing development that is sustainably designed and planned.. It has the potential to result in positive effects on population and human health (i.e. people and communities), land use, material assets and climate.</p> <p>This objective expressly supports housing and infrastructural development in the Plan Area. The construction phases of this development has the potential to result in environmental impacts, such as dust, noise, or traffic disruption, that may affect various environmental components, including population and human health, the air quality environment, the noise environment, the water environment, biodiversity or traffic and transport conditions.</p>	+/-	-	-	-	-	+/-	-	-	+/-	0	+/-

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)											
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
			The operational phases of this development has the potential to result in environmental effects on various environmental components, such as population and human health, traffic and transport conditions, material assets (e.g. water & wastewater infrastructure), landscape character and visual amenity.												
HSO 2	Housing Strategy Objectives	To guide urban residential development in a sequential manner outward from the centre of the settlements to maximise the use of existing and future infrastructure provision, to promote sustainability, to make more efficient use of underutilised lands, and to avoid the extension of services and utilities to more remote areas.	<p>This objective compact growth and the utilisation of lands already provided for in terms of services and utilities. It has the potential to generate positive effects on population and human health, material assets and climate.</p> <p>The carrying out development and regeneration in built up surroundings has the potential to lead to significant adverse impacts on a variety of environmental components, including population and human health, traffic and transport conditions, archaeology and built heritage, existing material assets and the air and noise environments - due to the carrying out of construction works and changes in the built environment and townscape.</p>	+/-	-	-	-	-	+	-	-	+/-	0	+	
HSO 3	Housing Strategy Objectives	To encourage and promote the re-use of vacant units for residential use subject to compatibility with existing and proposed surrounding uses.	The objective has the potential to support the sustainable urban development of the Plan Area, given that it intends to reutilise under-used built infrastructure. This will have positive effects on population and human health (through the provision of much-needed housing), material assets, lands, soils and geology (through the avoidance of building on greenfield sites, promotion of compact development and prevention of sprawl) and air and climate (by promoting compact development, reducing the need to travel by private car).	+/-	-	0	-	0	+	-	0	+	0	+	

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		and the local authority's own house building programme.													
HSO 9	Housing Strategy Objectives	To encourage and support proposals for new residential developments that offer a range of types, sizes, design and tenures of housing units, such as retirement housing or assisted housing schemes.													
HSO 10	Housing Strategy Objectives	To support a range of mixed tenure housing types and forms which provide affordable and accessible housing for people of various ages, abilities, and family sizes, while meeting all planning and environmental considerations, particularly in respect of housing in the rural areas.													
HSO 11	Housing Strategy Objectives	To encourage the acquisition of land and the activation of council owned land for sustainable housing and to promote and facilitate the provision of serviced sites within towns and villages.	<p>Public-owned lands are a valuable resource and asset for the state, particularly for the delivery of housing. Underutilised council-owned lands have the potential for future sustainable development through the creation of compact settlements with appropriate services and amenities and strengthen rural communities.</p> <p>This objective is positive for population and human health, material assets and lands, soils and geology. As the objective supports the carrying out of development (e.g. housing), there is the potential of typical construction and operational phase effects on a range of environmental receptors.</p>	+/-	-	-	-	-	+/-	-	-	+/-	0	+	

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HSO 12	Housing Strategy Objectives	To support the development of nursing homes, residential care facilities, and sheltered housing whilst ensuring these facilities are integrated within the communities they serve.	The delivery of nursing homes, residential care facilities and sheltered housing and the integration of the same into the community, will have generate positive effects for population and human health and material assets. The objective supports the carrying out of development, which will result in typical construction and operational phase effects on a range of environmental receptors in the absence of mitigation.	+/-	-	-	-	-	+/-	-	-	+/-	0	+/-

Economic Development

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				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
EDSO 1	Economic Development Strategic Objective	To promote County Monaghan as a local and regional centre of trade, business and tourism and to build on its strong spirit of enterprise to create a dynamic local economy with job creation at its heart.	This objective supports the promotion and economic growth of trade, businesses and tourism in County Monaghan at both local and regional level. This objective will have a positive impact on the people (population and human health, tourism and recreation) that live, and visit County Monaghan.	+	0	0	0	0	0	0	0	0	0	+	0
RTO 1	Retail Objectives	To prepare a new Retail Strategy for the County within the lifetime of the County Development Plan 2025-2031.	These objectives will support the growth and viable development of retail in County Monaghan over the next 6 years of the Plan, to ensure that retail development is appropriate in scale and function. Through these objectives, retail development will support the sustainable growth and development of towns and villages and facilitate a competitive retail environment. These will have a positive impact on population and human health, material assets and tourism and recreation.	+	0	0	0	0	0	0	0	0	+	+	0
RTO 2	Retail Objectives	To ensure the orderly development of future retail development in County Monaghan, ensuring that retail development is appropriate to the scale and function of the settlement.													
RTO 3	Retail Objectives	To direct retail development to serviced areas to reinforce the role and function of the core retail areas.													
RTO 4	Retail Objectives	To support the vitality and viability of existing town and village centres and facilitate a competitive and healthy retail environment by ensuring that future growth in retail floorspace responds to the identified retail hierarchy.													
RTO 5	Retail Objectives	To promote and encourage the enhancement of retail floorspaces and town centre functions, in order to reduce retail expenditure leakage out of the County and to sustain competitiveness of retail centres in the County.													

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RTO 8	Retail Objectives	To encourage and facilitate innovation and diversification of the County's retail offer, including tourism, agri-tourism and craft related ventures and markets where appropriate.	This objective supports and encourages retail innovation and diversification in County Monaghan. This objective will have a positive impact on the people (population and human health, tourism and recreation) and the built environment (material assets).	+	0	0	0	0	0	0	0	0	+	+	0
RTO 9	Retail Objectives	To improve the public realm areas within urban centres through the encouragement of high-quality design.	<p>This objective supports the improvement and development of public realm within urban centres through the encouragement of high-quality design. This objective has the potential to generate positive effects on environmental components, including population and human health, built heritage and material assets.</p> <p>In the absence of appropriate mitigation (and appropriate design), this objective has the potential to result in adverse effects on a range of environmental components, including population and human health (through the generation of construction phase noise or dust), material assets (through utility/service disruption or impacts), or built heritage (through adverse effects on protected or historic structures or historic fabric, including ACAs).</p>	+/-	0	+/-	+/-	0	0	-	0	+/-	+/-	+/-	

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RTO 13	Retail Objectives	To promote the night-time economy consistent with the recommendations within the Report of the Night-time Economy Task Force (Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media, 2021).	This objective supports the night-time economy. This objective will have a positive impact on the people (population and human health, tourism and recreation) that live, and visit County Monaghan. Night-time economic activities, however, have the potential to generate adverse effects on noise-sensitive receptors (population and human health, biodiversity, flora and fauna, and noise components) due to the potential nuisance noise emissions.	+/-	-	0	0	0	0	-	0	0	+	0
RTP 1	Retail Policies	All retail planning applications must be assessed against the criteria set down in the County Monaghan Retail Development Strategy 2016-2022, any subsequent updates, or versions and the Retail Planning Guidelines for Planning Authorities 2012 (and the accompanying Retail Design Manual).	This policy supports retail planning and development in County Monaghan, subjecting the assessment of all retail development proposals against established strategies and guidelines that intend to balance environmental and economic interests. This is positive for population and human health and tourism and recreation.	+	0	0	0	0	0	0	0	0	+	0
EDO 1	Economic Development Objectives	To prepare an Economic Development Strategy with an economic development model that will support the future economic growth of the County and the towns within it, during the lifetime of the plan, subject to available resources.	This objective is to support the development of an economic development strategy and will set out a framework for future economic growth of the County. This is positive for population and human health. It will not introduce any source of environmental impact, in and of itself.	+	0	0	0	0	0	0	0	0	0	0
EDO 2	Economic Development Objectives	To zone a sufficient amount of land in appropriate serviced locations for the facilitation of industrial and commercial activities that will stimulate the economic viability and vibrancy of the County.	These objectives support the zoning and development of lands for industrial and commercial activities that will support and develop economic growth to appropriate scales. These objectives expressly support intensive industrial development in the Plan Area.	+/-	-	-	-	-	+/-	-	-	+/-	0	-

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EDO 3	Economic Development Objectives	To encourage industrial and economic development at appropriate scales, including small scale/startup businesses at locations in line with the Settlement Strategy and Economic Strategy as set out in Chapters 2 and 9 of the County Development Plan 2025 – 2031.	he construction phases of such development have the potential to result in environmental impacts, such as dust, noise, or traffic disruption, that may affect various environmental components, including population and human health, the air quality environment, the noise environment, the water environment, biodiversity or traffic and transport conditions. The operational phases of this development has the potential to result in environmental effects on various environmental components, such as population and human health, traffic and transport conditions, the noise environment, the air environment, the water environment, landscape character and visual amenity.												
EDO 4	Economic Development Objectives	To enhance the competitiveness of rural areas by supporting innovation in rural economic development and enterprise, through the diversification of the rural economy into new sectors and services, including ICT-based industries and those addressing climate change and sustainability.	This objective supports rural economic development and enterprise and rural economic diversification. This will have a positive impact on the people and communities (population and human health, tourism and recreation) that live, and visit County Monaghan. The integration of sustainability and climate change considerations interact positively with air and climate SEOs.	+	0	0	0	0	0	+	0	+	0	+	
EDO 5	Economic Development Objectives	To acquire and develop suitable serviced sites and actively encourage industry and economic development, particularly new business start-ups or expanding enterprises, to locate at such selected sites through the provision of serviced land banks for the development of industrial/business parks.	This objective supports industry and economic development on land that is supplied with suitably serviced site. In the absence of appropriate mitigation measures, this objective have the potential to result in adverse effects on a range of environmental components.	+/-	-	-	-	-	+/-	-	-	+/-	0	-	

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EDO 6	Economic Development Objectives	To assist in the establishment or expansion of industrial, commercial or other such endeavours that will provide increased employment opportunities in the County, subject to normal development management, environmental and technical requirements.	This objective supports employment opportunities in the County, through the establishment or expansion of industry and commercial development. In the absence of appropriate mitigation measures, this objective have the potential to result in adverse effects on a range of environmental components.												
EDO 7	Economic Development Objectives	To promote the use of appropriate lands at Lough Egish for the development of employment generating, industrial and other such uses, including accommodating self-build units and provision of serviced site, to accommodate the expansion of established enterprises in order to enhance and contribute to its growth as a centre for industrial development.	This objective promotes the use and development of lands at Lough Egish for the development of employment and industry and including accommodating self-build units to enhance and contribute to its growth as a centre for industrial development. In the absence of appropriate mitigation measures, this objective has the potential to result in adverse effects on a range of environmental components.	+/-	-	-	-	-	+/-	-	-	+/-	0	-	
EDO 8	Economic Development Objectives	To consult with industry stakeholders to support the concept of the establishment of an engineering hub in County Monaghan.	This objective is to support the establishment of an engineering hub in County Monaghan with the relevant stakeholders. This objective will have a positive impact on the people and businesses (population and human health) that live, and work in the County.	+	0	0	0	0	0	0	0	+	0	0	
EDO 9	Economic Development Objectives	To encourage and assist in the education, training and upskilling of the County's workforce to attract and retain employment opportunities.	This objective supports education, training and upskilling of the County's workforce to develop and retains employment. This will have a positive impact on the people and businesses (population and human health) that live, and work in the County.	+/-	0	0	0	0	0	0	0	+	0	0	

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EDO 10	Economic Development Objectives	To encourage the development of clusters in the areas of agri-business, engineering and high potential sectors such as the green economy and AI including through the Data Value Hub, at appropriate locations within the County and at cross border locations.	This objective supports the development of clusters in the areas of agri-business, engineering and high potential sectors such as the green economy and AI including through the Data Value Hub. This objective will boost employment growth in industries; and positively influence regional economic performance. This will have a positive impact on the people and businesses (population and human health) that live and work in the County. Such development may generate adverse environmental effects during construction and operation - in the absence of good design, proper planning and environmental mitigation.	+/-	-	-	-	-	+/-	-	-	+/-	0	-	
EDP 1	Economic Development Policies	Industrial and economic development should be at appropriate locations in line with the Settlement Strategy in Chapter 9 of the Monaghan County Development Plan 2025-2031, and of a scale commensurate with its location.	This policy supports industrial and economic development at appropriate locations and scale in with Chapter 9 of the CDP. This policy will support balanced industrial and economic development in Monaghan.	+/-	0	0	0	0	0	0	0	0	+	0	0

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EDP 2	Economic Development Policies	Where a proposed industrial or economic development is considered to be a significant employer and/or intensive in nature, such developments shall preferably be located within the settlement envelopes of the five towns and should be in locations accessible by public and active travel methods.	<p>This policy supports industrial and economic development of significant employers and/or those intensive in nature,. These will be preferably located within the settlement envelopes of the five towns and should be in locations accessible by public and active travel methods. This will have a positive impact on the people and businesses (population and human health) that live, and work in the County. The objectives supports balanced and integrated development.</p> <p>This policy expressly supports intensive industrial development in the Plan Area. The construction phases of this development has the potential to result in environmental impacts, such as dust, noise, or traffic disruption, that may affect various environmental components, including population and human health, the air quality environment, the noise environment, the water environment, biodiversity or traffic and transport conditions. The operational phases of this development has the potential to result in environmental effects on various environmental components, such as population and human health, traffic and transport conditions, the noise environment, the air environment, the water environment, landscape character and visual amenity.</p>	+	-	-	-	-	+	-	-	+	0	-

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EDP 3	Economic Development Policies	Proposals for industrial and commercial development shall be designed to a high standard in accordance with the specific provisions set out in Chapter 15, Development Management Standards of the Monaghan County Development Plan 2025-2031, to provide quality environments with adequate allowance where necessary for landscaping, machinery, parking and circulation, and the appropriate disposal of foul and surface water.	This policy supports high standard design for proposals for industrial and commercial development, that will provide quality environments with adequate allowance where necessary for landscaping, machinery parking and circulation, and the appropriate disposal of foul and surface water. The policy broadly supports the appropriate, well-balanced and sustainable commercial and industrial development.	+/-	0	0	0	0	0	0	0	0	+	0	0
EDP 4	Economic Development Policies	The Best Available Technology (BAT) principle will be required to ensure the protection of the environment with regard to pollution mitigation in respect of proposed developments.	This policy supports the use of the BAT principle, that will ensure the protection of the environment with regard to pollution mitigation in respect of proposed developments. This will have a positive impact on multiple environmental components.	+	+	0	0	+	0	+	+	+	+	+	+
AGFO 1	Agricultural and Forestry Objectives	To promote the agricultural sector, appropriate rural development and diversification.	This objective supports the development of the agricultural sector through appropriate rural development and diversification. It has the potential to generate positive effects on population and human health. The diversification may generate positive effects on the soils or water environment. In the absence of appropriate mitigation measures, agricultural activity - in the context of geography the Plan Area - has the potential to generate a range of adverse effects on a variety of environmental components, including soils, the water environment and biodiversity.	+/-	-	0	0	+/-	+/-	-	+/-	0	0	0	+/-

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			Agricultural installations may also contribute ammonia emissions to air, which can negatively impact on sensitive biodiversity receptors.													
AGFO 2	Agricultural and Forestry Objectives	To control, though the development management process and the relevant environmental legislation, effluent spreading on land in order to protect ground and surface water sources in the County. Developers are required to comply with relevant Department of Agriculture, Food and the Marine Guidelines and the Nitrates Regulations in this regard.	This objective promotes good agriculture practice and has the potential to generate positive effects on a range of environmental components, including the soils, water and biodiversity environments.	+	+	0	0	+	+	0	+	0	0	0	0	0
AGFO 3	Agricultural and Forestry Objectives	To protect natural waters, wildlife habitats, conservation areas, heritage areas, prominent landscape features, archaeological sites, nature designations and scenic routes within forest sites from pollution or injury.	This objective sets out to protect natural waters, wildlife habitats, conservation areas, heritage areas, prominent landscape features, archaeological sites, nature designations and scenic routes within forest sites from pollution or injury. This will have a positive impact on various environmental components.	+	+	+	+	+	+	0	+	0	0	0	0	0

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AGFO 4	Agricultural and Forestry Objectives	To protect access to forestry and other amenity facilities in co-operation with Coillte and private owners / operators for walking routes, nature trails for the benefit of local communities and tourists.	<p>This objective supports the access to forestry and other amenity facilities in co-operation with Coillte and private owners / operators for walking routes, nature trails for the benefit of local communities and tourists. This will have a positive impact on people (population and human health) that live, and visit the County.</p> <p>Facilitating increased access to areas of biodiversity value may create unintended adverse impacts on biodiversity (e.g., through human movement, trampling).</p>	+	-	0	0	0	0	0	0	0	0	+	0
AGFP 1	Agricultural and Forestry Policies	Agricultural developments shall be designed to a high standard in accordance with the specific provisions set out in Chapter 15, Development Management Standards of the County Development Plan 2025-2031, to provide quality environments with adequate allowance where necessary for landscaping, machinery, parking and circulation and the appropriate disposal of foul and surface water.	<p>This policy supports high standard design for proposals for Agricultural developments, that will provide quality environments with adequate allowance where necessary for landscaping, machinery parking and circulation, and the appropriate disposal of foul and surface water. The policy broadly supports the appropriate, well-balanced and sustainable commercial and industrial development.</p>	+/-	0	0	0	0	0	0	0	0	+	0	0

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MEO 1	Mineral Extraction Objective	To promote development involving the extraction of mineral reserves and their associated processes, where the Planning Authority is satisfied that any such development will be carried out in a sustainable manner that does not adversely impact on the environment or on other land uses. Consideration in this regard shall be given to the impact of the development on the local economy.	This objective supports the extraction of mineral reserves and their associated processes. Extractive industries have the potential to generate significant adverse environmental effects on a variety of environmental components - due to dust, noise, land-take, changes in hydrology/hydrogeology etc. This objectives includes the condition that such industry shall not adversely impact on the environment however, therefore its strict implementation is not predicted to lead to negative environmental effects.	+/-	-	-	-	-	-	-	-	0	0	0
MEP 1	Mineral Extraction Policies	All identified locations of major mineral deposits in the County should be safeguarded for future extraction.	This policy will ensure the safeguarding of major mineral deposits in the County to support economic development for the future. It has the potential to generate positive effects on the economic aspect of the population and human health component and material assets.	+	0	0	0	0	0	0	0	+	0	0
TMO 1	Tourism Objectives	To promote the development and strengthening of tourist and cultural offerings of Monaghan Town to help support its growth as a destination town within Ireland's Ancient East destination brand.	This objective seeks to support tourist and cultural elements of Monaghan Town, to develop the town as a tourist destination. This will have a positive impact on people (population and human health) that live, and visit the County. It will also have a positive effect on the tourism and recreation environmental component.	+	0	0	+	0	0	0	0	+	+	0
TMO 2	Tourism Objectives	To promote the development of destination hubs (towns & villages) across County Monaghan.	This objective seeks to support tourist and cultural elements of Monaghan Town, to develop the town as a tourist destination. This will have a positive impact on people (population and human health) that live, and visit the County. It will also have a positive effect	+	0	0	+	0	0	0	0	+	+	0

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TMO 8	Tourism Objectives	To facilitate, where appropriate, the provision of high-quality sustainable tourism products and services within the County in order to increase the level of activity and the sustainability of the tourism market. In particular the provision of quality hotels and other forms of tourism accommodation, and the development of tourism projects, facilities, activities, and attractions shall be a priority.	<p>This objective supports the provision of high-quality sustainable tourism products and services and in particular the provision of quality hotels, accommodation, tourism projects, facilities, activities, and attractions. The objective has the potential to generate positive effects on population and human health, material assets and tourism and recreation.</p> <p>This objective supports various types of tourism and recreation related development which could lead to adverse environmental effects, including construction phase related effects (land-take, noise, dust), and effects on cultural heritage, landscape, the water environment, the biodiversity environment and European sites.</p>	+/-	-	-	-	-	0	-	-	+/-	+	0
TMO 9	Tourism Objectives	To support and encourage the development of appropriately scaled alternative forms of tourism accommodation on suitable sites within the town subject to Chapter 15 Development Management Standards.	<p>This objective supports the development of alternative forms of tourism accommodation. The objective has the potential to generate positive effects on population and human health, material assets and tourism and recreation.</p> <p>This objective supports various types of tourism and recreation related development which could lead to adverse environmental effects, including construction phase related effects (land-take, noise, dust), and effects on cultural heritage, landscape, the water environment, the biodiversity environment and European sites.</p>	+/-	-	-	-	-	0	-	-	+/-	+	0

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TMO 10	Tourism Objectives	To promote events, festivals and the development of linked tourist trails that showcase the wealth of natural, historical and cultural heritage of the County and contribute towards its unique identity and quality of life.	These objectives supports events, festivals and the development of tourist trails, and innovation and entrepreneurship that showcase the natural, historical and cultural heritage of the County. These objectives have the potential to generate positive effects on population and tourism and recreation.													
TMO 11	Tourism Objectives	To promote appropriate innovation and entrepreneurship in the tourism sector, subject to compliance with other policies of the Monaghan County Development Plan 2025-2031, including those relating to settlements, amenities, environment, heritage, landscapes and technical design standards. In particular, the Council shall support the development and enhancement of the 'Borderlands' concept.	These objectives support various types of tourism and recreation related development which could lead to adverse environmental effects, including construction phase related effects (land-take, noise, dust), and effects on cultural heritage, landscape, the water environment, the biodiversity environment and European sites.	+/-	-	-	-	-	0	-	-	+/-	+	0		
TMO 12	Tourism Objectives	To promote the local food, drinks and crafts industries by; (i) encouraging the development of premises, (ii) promoting festivals/events, and (iii) managing an attractive public realm.	These objectives have the potential to generate positive effects on population and tourism and recreation.													
TMO 13	Tourism Objectives	To promote growth in the events and festivals sector to facilitate the development of County Monaghan as an events destination.	These objectives support various types of tourism and recreation related activities which could lead to adverse environmental effects, including effects on the water environment, the biodiversity environment and European sites.	+/-	-	0	0	0	0	0	-	+/-	+	0		

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TMO 16	Tourism Objectives	To support and promote tourism and recreational activity including angling and country sports, to facilitate and encourage public access to water bodies, to promote County Monaghan as a catch and release on all public waters and to facilitate the provision of supporting infrastructure such as Blueways where appropriate and sustainable.	<p>These objectives have the potential to generate positive effects on population and tourism and recreation.</p> <p>These objectives support various types of tourism and recreation related activities which could lead to adverse environmental effects, including effects on the water environment, the biodiversity environment and European sites.</p>	+/-	-	0	0	0	0	0	0	-	+/-	+	0
TMO 17	Tourism Objectives	To work in conjunction with adjoining local authorities to extend and design new walking and cycling routes that will promote sustainable tourism development and enhance access and links to the great outdoors of Monaghan.	This objective seeks to extend and design new walking and cycling routes in conjunction with the relevant local authorities. This will be a positive impact on people (population and human health) that live and visit County Monaghan, through development of active travel infrastructure that promotes regional and local tourism. In the absence of appropriate mitigation measures and consultation with relevant stakeholders, this objective has the potential to result in adverse effects on a range of environmental components, through the development and implementation of this new infrastructure.	+/-	-	-	-	-	0	-	-	-	+/-	+	0

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TMO 18	Tourism Objectives	To seek to manage any increase in visitor numbers in order to avoid significant effects including loss of habitat and disturbance, including ensuring that any new projects, such as greenways, are a suitable distance from ecological sensitivities, such as riparian corridors.	This objective supports the growth of tourism numbers, while avoiding significant effects to include the loss of habitat and disturbance. This objective supports new development, while ensuring it is a suitable distant from ecological sensitivities. This will have a potential positive impact on population and human health and sensitive ecological receptors.	+	+	0	0	0	0	0	0	+	0	0	0
TMO 19	Tourism Objectives	To promote and support Sliabh Beagh as an eco-tourism destination, in a manner which is consistent with the implementation of the objectives set out in the Sliabh Beagh Masterplan.	These objectives promote and support a number of tourism destinations in the County, and the implementation of tourism strategy's that will support the growth of tourism across Monaghan. These will have a positive impact on people (population and human health) that live and visit County Monaghan and tourism and recreation. The promotion of tourism activity at the Sliabh Beagh location has the potential to generate adverse effects on the conservation objectives and qualifying interests associated with the Sliabh Beagh Special Area of Conservation/ Area of Special Scientific Interest (e.g., through human movements, development etc.). Tourism developments, in the absence of mitigation measures, have the added potential of impacting landscape, cultural heritage, the water and soil environments.												
TMO 20	Tourism Objectives	To support the implementation of Ireland's Ancient East Regional Tourism Strategy 2023-2027 and to integrate its objectives into the promotion and development of tourism throughout the County.		+/-	-	-	-	-	-	+/-	0	-	+	+	0
TMO 21	Tourism Objectives	To promote the inclusion of County Monaghan within Ireland's Ancient East destination brand, particularly having regard to the reopening of the Ulster Canal, which will extend the waterways network of this region into the County.													
TMO 22	Tourism Objectives	To promote and support the Monaghan Way and features along it such as Mullyash and Cairn as a tourism features.	These objectives support and promote tourism features and twinning partnerships in County	+/-	-	0	+	-	+/-	-	-	+	+	0	

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TMO 23	Tourism Objectives	To promote and support the County's twinning partnerships such as that with Prince Edward Island and the twinning of towns in County Monaghan with other towns and regions.	<p>Monaghan, potentially leading to positive effects on population and human health.</p> <p>The promotion of tourism activity along the Monaghan Way and at Mullyash and Cairn may leave to inadvertent effects on local population, archaeological heritage and biodiversity.</p>	+/-	-	0	+	-	+/-	-	-	+	+	0

Community

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CFSO 1	Community Facilities Strategic Objective	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 objective has the potential to generate positive effects on the population and human health, tourism and recreation and material asset environmental components. The protection and enhancement of community facilities will benefit people, communities and visitors to Monaghan and enhance amenity and recreation value.	+	0	0	0	0	0	0	0	0	+	+	0
CFO 1	Community Facilities Objective	To assist and promote community groups in determining local projects that will engage and support local community development and to support them in any funding application opportunities which may arise.	These objectives are centred around the development and delivery of educational facilities, with the cooperation and coordination between relevant stakeholders, to improve further education opportunities in the Plan Area. This will have positive effects on population and human health and material assets. The objectives support the carrying out of development (e.g. educational and community infrastructure), which will have construction and operational phase effects on a range of environmental receptors.	+/-	-	-	-	-	+/-	-	-	+/-	0	0	
CFO 2	Educational Facilities Objectives	To facilitate, promote and encourage the development of all levels of educational facilities in County Monaghan with a particular focus on third level and further educational facilities.													
CFO 3	Educational Facilities Objectives	To ensure that suitable and sufficient lands are available in appropriate and accessible areas in the larger settlements of County Monaghan for the provision, expansion and/or improvement of educational facilities, with a particular focus on third level and further education.													
CFO 4	Educational Facilities Objectives	To co-operate with relevant educational authorities in developing additional facilities in the towns to improve the availability of further education.													

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CFP 1	Educational Facilities Policies	To restrict development adjoining existing public educational facilities which would hinder the planned future expansion of such facilities and any associated ancillary infrastructure.	This will support the appropriate expansion of public educational facilities, potentially leading to positive effects on the population and human health environmental components. It will have a neutral effect on all other environmental components.	+	0	0	0	0	0	0	0	0	0	0
CFP 2	Educational Facilities Policies	To facilitate the implementation of the Department of Education and Skills programme of capital investment in schools in line with the proper planning and sustainable development of the area and in compliance with the following, or any subsequent related publications, in terms of location, siting and design: a) The provision of Schools and the Planning System – A Code of Practice for Planning Authorities, Department of the Environment, Heritage and Local Government, January 2020. b) Technical Guidance Documents (TDG) TGD20 - TGD27, Department of Education and Skills (as amended). c) Sustainable Residential Development and Compact Settlements Guidelines, Department of Housing, Local Government and Heritage, January 2024.	This policy supports the sustainable development of educational facilities in the Plan Area - which has the potential to lead to positive effects on population and human health. Inappropriate development of such facilities has the potential to generate unintended adverse effects on population and human health or residential amenity. This objective supports the carrying out of development (e.g. educational and community infrastructure), which will have construction and operational phase effects on a range of environmental receptors.	+/-	-	-	-	-	+/-	-	-	+/-	0	0

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CFO 5	Sports Facilities Objective	To promote the assessment, provision, improvement and expansion of sports facilities within the County, subject to normal planning criteria and the proper planning and sustainable development of the County.	<p>The expansion and development of sports facilities will have positive effects for population and human health and recreation through the provision sports and movement activity facilities. Material assets for the Plan Area will also benefit.</p> <p>This objective supports the carrying out of development, which has the potential to generate construction and operational phase effects on a range of environmental receptors, including biodiversity, wintering birds, landscape character etc.</p>	+/-	-	-	-	-	+/-	-	-	+/-	0	0
CFO 6	Arts and Culture Objectives	To encourage and assist in the development of the arts within County Monaghan, to support the ongoing development of cultural infrastructure, and to encourage the provision of public art in all forms throughout the County.	<p>These objectives have the potential to support cultural heritage related development and activities, potentially leading to positive effects on population and human health, cultural heritage, tourism and recreation and material assets.</p> <p>This objective supports the carrying out of development, which has the potential to generate construction and operational phase effects on a range of environmental receptors, including population and human health, archaeological heritage and built heritage.</p>	+/-	-	-	+/-	-	+/-	-	-	+/-	+	0
CFO 7	Arts and Culture Objectives	To support, promote and invest in the arts, entertainment, language and culture across the County by facilitating development in appropriate locations.												
CFO 8	Arts and Culture Objectives	To support the rollout and awareness of the Monaghan Culture and Creativity Strategy 2023-2027 on a collaborative and interdisciplinary approach.												
CFO 9	Arts and Culture Objectives	To take a lead role in identifying, supporting and the development of, cultural facilities in the County.												

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CFO 10	Arts and Culture Objectives	To continue to support and develop greater access to our historical and heritage resources through an online infrastructure which collates, preserves, and celebrates County Monaghan heritage and culture and to develop an Archive Strategy.	The objective is centred around the preservation and promotion of cultural heritage resources and encouraging people to access and use these resources. This has positive effects on population and human health and cultural heritage. No other interactions with other environmental receptors has been identified.	+	0	0	+	0	0	0	0	0	0	+	0
CFO 11	Arts and Culture Objectives	To develop and promote the new Peace Campus facility which includes a library, museum, youth, and community services.	The delivery of this development will generate a range of positive environmental effects - including positive effects on population and human health, cultural heritage, material assets. The campus will accommodate community and heritage related interest and activities. As with any sizeable development, the carrying out of the development may lead to construction and operational phase effects on a variety of environmental components (e.g., residential amenity, traffic and transport, noise, air quality, visual amenity etc.)	+/-	0	-	-	-	+/-	-	-	+/-	+	0	0
CFO 12	Library Services Objectives	To support the continued improvement to the library service in County Monaghan to meet the current and future needs of all members of the community and to strengthen links with socially excluded members and groups of our society.	The improvement and strengthening of the County's library services will have positive effects on the local community (population and human health), and by extension, on cultural heritage through the preservation and promotion of heritage resources.	+/-	0	-	+/-	-	+/-	-	-	+/-	+	0	0
CFO 13	Library Services Objectives	To implement the County Monaghan Library Strategy 2024-2028 and any updated or subsequent versions.													

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		routes from development which would adversely impact upon them.	on riparian corridors and effects on built or archaeological heritage.													
CFO 17	Cycling and Walking Objectives	To develop, in co-operation and consultation with adjoining local authorities and cross border bodies, sections of the Ulster Canal Greenway Network to connect the main urban centres throughout central Ulster.														
CFO 18	Cycling and Walking Objectives	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 and the Lakelands Greenway.														
CFO 19	Cycling and Walking Objectives	To support the provision of safe routes between schools and surrounding residential areas to facilitate safe routes to schools, park and stride and other active travel initiatives.	<p>The provision of safe routes between schools and residential areas will have positive effects on population and human health by encouraging people to use active travel modes over private car. This will have positive effects on air and climate and material assets.</p> <p>The objective supports the carrying out of active travel development (i.e. linear infrastructure) that has the potential to generate construction and operational phase effects on a range of environmental receptors, including effects on traffic and transport conditions.</p>	+/-	-	-	-	-	+/-	-	-	+/-	+	0		

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CFO 20	Recreation, Parks and Public Open Spaces Objectives	To protect established/historic railway corridors and other disused transport infrastructure routes throughout the County, primarily for strategic infrastructure provision and recreational development. Where these corridors have already been compromised by development, adjacent lands which could provide opportunities to bypass such an impediment and reconnect these routes for amenity purposes shall be protected for this purpose.	These objectives are centred around the promotion and enhancement of parks and recreational spaces throughout the County, which will have positive effects on population and human health, material assets and landscape. The protection of established/historic railway corridors will have positive effects on cultural heritage.	+	+	+	0	0	+	0	0	+	+	0
CFO 21	Recreation, Parks and Public Open Spaces Objectives	To protect and enhance public open spaces and established recreational green areas.	The continued preservation of valuable habitat present in or around open space/amenity lands will have additional indirect positive effects on biodiversity (through the prevention of habitat fragmentation), the soil and water environments, and air and climate.											
CFO 22	Recreation, Parks and Public Open Spaces Objectives	To support the protection of lands zoned as amenity/open space in settlement plans for recreational/amenity use and to resist the loss of existing designated areas of public open space except where a higher quality of designated open space is being provided in lieu of its loss.												
CFO 23	Public Rights of Way Policy	To promote and support the development of cycling facilities, including a potential pump track, at appropriate locations in the County.	This policy supports the development of cycling facilities in the County. This will have a positive effect on population and human health by encouraging people to use active travel modes over private car. This will have positive effects on air and climate and material assets.	+	0	0	0	0	0	+/-	0	+	0	0

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			The policy supports the carrying out of active travel development (i.e. tarmac/dirt tracks) which has the potential to generate construction phase effects on a range of environmental receptors, including dust, noise and air conditions.												
CFO 24	Public Rights of Way Policy	To identify and preserve existing public rights of way to recreational areas and to commence the process of mapping and listing public rights of way in the County over the lifetime of this development plan, as resources allow, under the provisions of Section 14 of the Act 2000 (as amended).	The objective supports the preservation of rights of way. This has the potential to generate positive effects on population and human health and tourism and recreation, through the protection of amenity value and use associated with rights of way.	+	0	0	+	0	+	0	0	0	+	+	0

Heritage

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HCLSO 1	Heritage, Conservation, Biodiversity and Landscape Objective	To promote and encourage the conservation and preservation of the County's natural environment, cultural heritage and amenities in accordance with legislation, plans and policies developed to specifically address these areas and to ensure a rich cultural landscape, healthy environment and the full provision of ecosystems services in the county.	These objectives are focused on the preservation and conservation of the County's natural heritage resources. This is proposed to be undertaken in compliance with existing relevant legislation and emergent plans, policies and strategies, and in partnership with all stakeholders who are similarly involved in these schemes. The need to recognise the role of and protect undesignated sites is acknowledged. These objectives are positive for cultural heritage, biodiversity, flora and fauna, population and human health, tourism and recreation, and landscape. The protection of designated and non-designated habitats and landscapes will have additional positive effects for the soils and water environments, as well as climate and air.	+	+	+	+	+	+	+	+	0	+	+
HCLO 1	Heritage Conservation and Landscape Objectives	To implement in partnership with all relevant stakeholders the objectives and actions detailed within the Monaghan Biodiversity and Heritage Strategic Plan 2020 – 2025 and any new or updated/subsequent versions.		+	+	+	+	+	+	+	+	0	+	+
HCLO 2	Heritage Conservation and Landscape Objectives	To contribute as appropriate towards the protection of designated sites in compliance with relevant EU Directives and applicable National Legislation.		0	+	+	+	+	+	+	+	0	0	+

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HCLO 3	Heritage Conservation and Landscape Objectives	To recognise that nature conservation is not just confined to designated sites and acknowledge the need to protect non-designated habitats and landscapes, and to conserve their biological diversity and provide ecosystem services.		+	+	+	+	+	+	+	+	0	0	+
HCLO 4	Heritage Conservation and Landscape Objectives	To support the implementation of any relevant recommendations contained in the National Biodiversity Action Plan 2020 - 2030, Heritage Ireland 2030, the All – Ireland Pollination Plan 2021 - 2025 and the National Peatlands Strategy and any new or updated/subsequent versions.		+	+	+	+	+	+	+	+	0	0	+

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HCLP 1	Heritage Conservation and Landscape Policy	No projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this plan (either individually or in combination with other plans or projects).	This objective is positive for all environmental receptors, through the avoidance/prevention of adverse environmental effects.	+	+	+	+	+	+	+	+	+	+	+	+
HCLO 5	Heritage, Conservation and Landscape Objective	To promote the development of Kavanagh Country as a cultural destination.	<p>The objective pertains to the development of the sites and locations associated with the work of poet Patrick Kavanagh. This will be positive for population and human health, tourism and recreation and cultural heritage.</p> <p>The development of associated tourism and recreation infrastructure may generate adverse effects on environmental components (construction phase effects, land-take, landscape and visual effects etc.)</p>	+/-	-	+/-	+/-	-	0	-	-	0	+	0	

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HCLO 6	Heritage, Conservation and Landscape Objectives	To ensure the preservation of the County's landscapes, by having regard to the character, value and sensitivity of the landscape as identified in the County Monaghan Landscape Character Assessment (2008), and any new or updated/subsequent versions, when considering planning applications.	<p>These objectives are centred around the protection of sensitive landscape and natural heritage assets within the County and the wider region. This will be undertaken in compliance with existing legislation, plans and strategies, and in coordination and cooperation with adjoining local authorities to ensure the preservation of these mutual assets and interests.</p> <p>The restriction of inappropriate and incompatible development in sensitive areas, and the need for development proposals to demonstrate that there will be no adverse landscape and visual impacts on the receiving landscape will ensure these heritage resources are not harmed. These objectives, therefore, are positive for cultural heritage, landscape, tourism and recreation, and population and human health. There will be additional, localised positive effects on the soils and water environments and on biodiversity, flora and fauna of these areas.</p>	+	+	+	+	+	+	+	+	0	+	+
HCLO 7	Heritage, Conservation and Landscape Objectives	To co-operate with adjoining local authorities north and south of the Border, to ensure that the natural environment is maintained in a sustainable manner, to encourage a collaborative and consistent policy approach with adjoining areas on matters of environmental and landscape protection, and to identify threats to the integrity of such sites through a transboundary approach.		0	+	+	+	+	+	+	+	0	+	+
HCLO 8	Heritage, Conservation and Landscape Objectives	To contribute towards the protection of County and local level landscape designations from incompatible developments.		+	+	+	+	+	+	0	+	0	+	0

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HCLO 9	Heritage, Conservation and Landscape Objectives	To support, as appropriate, any relevant recommendations contained in the National Landscape Strategy for Ireland.		0	+	+	+	+	+	0	0	0	+	0
HCLP 2	Heritage Conservation and Landscape Policies	To protect the landscapes and natural environments of the County by ensuring that any new developments in designated sensitive rural landscapes do not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area. Any development which could unduly impact upon such landscapes shall be resisted.		+	+	+	+	+	+	+	+	0	+	+
HCLP 3	Heritage Conservation and Landscape Policies	Proposals for development that have the potential to significantly adversely impact upon these designations shall be accompanied by an assessment of the potential landscape and visual impacts of the proposed development. This shall demonstrate that landscape impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape and the nature of the designation.		+	+	+	+	+	+	0	+	0	0	0

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HCLO 10	Heritage, Conservation and Landscape Objectives	To liaise with the Regional Authorities, adjacent planning authorities, public agencies and community groups to protect the environmental quality of regionally significant heritage assets.		+	+	+	+	+	+	+	+	+	+	+	+
HCLO 11	Heritage, Conservation and Landscape Objectives	To support the implementation of a the Sliabh Beagh Masterplan in conjunction with stakeholders, to improve the conservation status of habitats and species on Sliabh Beagh.	The role of the Sliabh Beagh Masterplan is to provide a vision and set a framework for projects with environmental protections integrated at a high level. The implementation of the objective has positive implications for cultural heritage, biodiversity, flora and fauna, population and human health, landscape and the soils and water environments. Commensurate to the nature and scale of the proposals contained within the Masterplan, there may be construction and operational phase effects on a range of environmental receptors in the absence of mitigation.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+	0

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HCLO 14	Heritage, Conservation and Landscape Objectives	To protect the County Sites of Biodiversity Importance as set out in Table 6.4 by ensuring that any new development does not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area. Any development which could unduly impact upon such landscapes shall be resisted.	<p>The objective is centred around the protection of County Sites of Biodiversity Importance through the restriction of inappropriate and incompatible development in sensitive areas, and the need for development proposals to demonstrate that there will be no adverse impacts on the receiving environment.</p> <p>The objective, therefore, is positive for cultural heritage, landscape, and population and human health. There will be additional, localised positive effects on the soils and water environments and on biodiversity, flora and fauna of these areas.</p>	+	+	+	+	+	+	0	+	0	+	0
HCLP 4	Heritage, Conservation and Landscape Policies	To resist development in or adjacent to any Natura 2000 site (SPA or SAC) where it would result in the deterioration of that habitat or any species reliant on it. The onus will be on the developer to demonstrate that any such development will not adversely impact on the qualifying interest of such sites subject to the preparation of an appropriate assessment exercise under the provisions of the EU Habitats Directive.	<p>These objectives are focused on the protection of European (Natura 2000 Sites) and National Sites (NHAs and pNHAs) of ecological interest. Any development that threatens the integrity of these site will be restricted and the onus of demonstrating that the development will not impact these sites adversely, lies on the developer, who will also be required to comply with the guidelines contained within the DECLG publication, Appropriate Assessment of Plans and Projects in Ireland-Guidance for Planning Authorities 2010. Proposals for developments will be required to undertake relevant environmental and ecological investigations to this end.</p> <p>This is positive for cultural heritage, landscape, biodiversity and flora and fauna, the soils and water environments, population and human health and air and climate.</p>	0	+	+	+	+	+	0	+	0	0	0

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HCLP 5	Heritage, Conservation and Landscape Policies	To resist development in or adjacent to an NHA or pNHA (listed in Tables 6.2 and 6.3 of the Monaghan County Development Plan 2025-2031) where it would result in the deterioration of that habitat or detrimentally impact on any species reliant on it. The onus will be on the developer to demonstrate that any such development will not adversely impact on the conservation of such areas.		0	+	+	+	+	+	0	+	0	0	0
HCLP 6	Heritage, Conservation and Landscape Policies	To ensure that all proposed developments comply with the DECLG publication, Appropriate Assessment of Plans and Projects in Ireland-Guidance for Planning Authorities 2010.		+	+	+	+	+	+	+	+	0	0	+
HCLP 7	Heritage, Conservation and Landscape Policies	Any plan or projects that could have a significant adverse impact (either by themselves or in combination with other plans and projects) upon the conservation objectives of any Natura 2000 site will not be permitted.		0	+	+	+	+	+	+	+	0	0	+

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HCLP 8	Heritage, Conservation and Landscape Policies	Any plan or project which is likely to impact on the conservation objectives of a Natura 2000 site shall be screened for Appropriate Assessment (AA) and where pertinent a Stage 2 Appropriate Assessment (Natura Impact Statement) shall be undertaken in order to make a determination. Natura 2000 sites outside the county and located within 15km of the proposed development site should also be screened for Appropriate Assessment. A Natura Impact Statement (NIS) shall incorporate a written statement which sets out mitigation measures to prevent the risk of invasive species onto a Natura 2000 site.		0	+	+	+	+	+	+	+	+	0	0	+

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HCLP 9	Heritage, Conservation and Landscape Policies	Development within the vicinity of groundwater or surface water of dependant Natura 2000 sites (Kilroosky Lough Cluster SAC) will not be permitted where there is potential for a likely significant impact upon the groundwater or surface water supply to the Natura 2000 site. Where appropriate, the applicant shall demonstrate with hydro-geological evidence, that the proposed development will not adversely affect the quality or quantity of groundwater or surface water supply to the Natura 2000 sites.		0	+	+	+	+	+	+	+	0	0	+	
PAP 1	Areas of Primary Amenity Policy	To restrict development in Areas of Primary Amenity to sites where it can be demonstrated to the satisfaction of the Planning Authority that the proposed development would not threaten the scenic or environmental quality of the area.	These objectives are concerned with the protection of areas of high amenity and the restriction of development in the same. Development will only be considered where it has been demonstrated no visual impacts on the scenic or environmental quality will occur.	+	0	+	+	0	+	0	0	0	0	+	0

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SAP 1	Areas of Secondary Amenity Policy	To limit development in Areas of Secondary Amenity Value and to only permit compatible amenity developments where they do not unduly impact on visual amenity.														
SRP 1	Scenic Routes/Views Policies	To prohibit development that would disrupt or adversely affect a view from/along any scenic route as identified in Appendix 5 of the Monaghan County Development Plan 2025 - 2031.		+	+	+	+	+	+	0	+	0	0	0	0	0
SRP 2	Scenic Routes/Views Policies	To protect the scenic quality of lakes by prohibiting development located between a public road and a lake where the development would interrupt a view of the lake or adversely affect its setting or its wildlife habitat. Development may be permitted between a public road and the lakeshore where the development is screened from the lake by existing topography or vegetation. An exception may be made for short term let tourist accommodation or recreational development where a specific need has been identified.	These objectives are centred around the protection of scenic routes and views through the restriction of inappropriate development. Development will be considered in cases where screening exists between the development and the receptor, or under exceptional circumstances where a need for such development has been identified. This is positive for cultural heritage, landscape and population and human health. The restriction of inappropriate development will have additional positive effects on biodiversity, flora and fauna and the soils and water environments through the avoidance/prevention of adverse impacts on these receptors.													
				+	+	+	+	+	+	0	+	0	0	0	0	

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		Any such proposal should be sensitively sited and designed. Development on high exposed sites overlooking lakes or waterways shall be resisted.															
SRP 3	Scenic Routes/Views Policies	Proposals for single dwellings in or adjacent to lakes may be acceptable on secluded sites, where the proposed dwelling is modest in scale and of a sensitive design. Such proposals may only be considered acceptable where they are not visible from the public road network, do not detrimentally impact of the visual amenity of the area and comply with relevant Development Management Standards contained within Chapter 15.		+	+	+	+	+	+	0	+	0	0	0	0	0	0

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GEP 1	County Geological Sites Policies	To promote awareness of and access to sites of geological interest in consultation with landowners (where appropriate) and on recommendations regarding safety from Geological Survey Ireland.	The objective intends to increase public awareness and access to sites of geological interest. This is positive for population and human health, tourism and recreation, and cultural heritage.	+	0	0	+	0	0	0	0	0	0	+	0
GEP 2	County Geological Sites Policies	Where a proposed development is likely to impact on the setting or integrity of a CGS listed in the Monaghan County Development Plan 2025 – 2031 the Geological Survey of Ireland shall be consulted.	The objectives centre around the protection of sites of geological interest from inappropriate development, or facilitating consultation with Geological Survey of Ireland where it is identified that a project may have impacts on the integrity of these sites and provide mitigation measures.	0	+	+	+	+	+	0	+	0	0	0	0

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GEP 3	County Geological Sites Policies	To protect from inappropriate development and maintain the integrity and conservation value of those features in areas of geological interest that are listed in the plan, or any sites proposed by the Department of Culture, Heritage and the Gaeltacht or Geological Survey of Ireland during the lifetime of the plan.	These objectives are positive for population and human health, cultural heritage, soils and geology, with additional localised positive effects for the water environment, soils and geology, and biodiversity, flora and fauna.	0	+	+	+	+	+	0	+	0	0	0
GEP 4	County Geological Sites Policies	To contribute towards the appropriate protection and maintenance of the character, integrity and conservation value of features or areas of geological interest.		0	+	+	+	+	+	0	+	0	0	0
GEP 5	County Geological Sites Policies	To promote CGS15 Rockorry-Cootehill ribbed Moraine and CGS16 Scotshouse -Redhills cross cutting ribbed moraines as unique landscapes as per the recommendations of the Geological Survey of Ireland.	The promotion of the listed County Geological Sites will have positive effects on population and human health, tourism and recreation and cultural heritage through increased awareness of these sites. There will be positive implications on a localised scale for soils and geology, the water environment, and biodiversity, flora and fauna.	+	+	+	+	+	+	0	+	0	+	0

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GIO 1	Green Infrastructure Objectives	To prepare a Green Infrastructure Strategy for the County over the plan period, incorporating ecology, climate change mitigation and adaptation, and environmental protection considerations, to increase climate resilience, deliver a wide range of ecosystem services, while also enhancing biodiversity, subject to available resources.	<p>These objectives cover the enhancement and augmentation of existing Green Infrastructure (GI) with the view to expand these networks within the Plan Area. This is proposed to be done through a comprehensive Green Infrastructure Strategy for Monaghan, with key networks to be situated in Monaghan town, Carrickmacross, Castleblayney, Ballybay and Clones. The GI Strategy will set a framework for the delivery of infrastructure in a phased manner. allowing for environmental considerations to be taken into account. The objectives are positive for cultural heritage, landscape, population and human health and material assets.</p> <p>The objectives support the carrying out of development, which, in the absence of good design, proper planning and mitigation, has the potential to result in construction and operational phase impacts on a range of environmental receptors.</p>	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+	+	0
GIO 2	Green Infrastructure Objectives	To prepare a detailed Green Infrastructure Network for the towns of Monaghan, Carrickmacross, Castleblayney, Ballybay and Clones, during the lifetime of the Plan, subject to available resources.		+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+	+	0
GIO 3	Green Infrastructure Objectives	To support the improvement and enhancement of existing Green Infrastructure within the settlements.		+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+	+	0

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GIO 4	Green Infrastructure Objectives	To contribute towards the protection and enhancement of biodiversity and ecological connectivity, including woodlands, trees, hedgerows, wetlands, rivers, streams, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones in the context of Article 10 of the Habitats Directive.	The objective has positive implications for biodiversity, flora and fauna, landscape, cultural heritage, soils and water environments, air and climate, and land-use.	0	+	+	+	+	+	+	+	0	0	+
GIO 5	Green Infrastructure Objectives	To encourage and facilitate, in consultation with relevant stakeholders, the development of green infrastructure that recognises the synergies that can be achieved with regard to the following: <ul style="list-style-type: none"> • Provision of open space amenities • Sustainable management of water • Protection and management of biodiversity • Protection of cultural heritage 	These objectives are focused on the protection of green infrastructure assets by requiring development proposals to demonstrate that there will be no adverse effects on these amenities. The objectives support sustainable development as they encourage the integration of biodiversity features into the proposed development. Compensatory features can form a reasonable alternative under exceptional circumstances. However, this will require further consideration in relation to selection of appropriate replacement species and prevention of invasive species spread, as this can otherwise result in adverse impacts to biodiversity, flora and fauna, landscape and the soils and water environments. The objectives are positive for population and human health, cultural heritage, material assets, biodiversity flora and fauna.	+	+/-	+	+	+/-	+	+	+	+	+	+

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WLP 1	Wetlands Policies	Development that would destroy, fragment or degrade any wetland will be resisted.	<p>These objectives are centred around the protection of wetlands from inappropriate development. Any development with the potential to impact upon wetlands will be required to demonstrate compliance with planning and development regulations and undertake relevant environmental and ecological assessments.</p> <p>The implementation of these objectives will result in positive effects for biodiversity, flora and fauna, cultural heritage, landscape and the soils and water environments.</p>	0	+	+	+	+	+	+	+	0	0	+	
WLP 2	Wetlands Policies	Where it is proposed to infill or reclaim a wetland area, an Ecological Impact Assessment will be required.		0	+	+	+	+	+	+	+	+	0	0	+
WLP 3	Wetlands Policies	To implement the relevant parts of the Planning and Development (Amendment) (No. 2) Regulations 2011 and the European Communities (Amendment to Planning and Development) Regulations 2011 which require planning permission to be applied for where the area impacted by works relating to the drainage or reclamation of a wetland exceeds 0.1 hectares or where such works may have a significant effect on the environment. Such planning applications would need to be supported by an Appropriate Assessment where necessary.		0	+	+	+	+	+	+	+	+	0	0	+

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ISO 1	Invasive Species Objective	To support, as appropriate, the National Parks and Wildlife Service's efforts to seek to control and manage the spread of non-native invasive species on land and water. Where the presence of non-native invasive species is identified at the site of any proposed development or where the proposed activity has an elevated risk of resulting in the presence of these species, details of how these species will be managed and controlled will be required.	These objectives are focused on the management of and prevention of the spread of invasive species within the Plan Area. This is proposed to be done through identification of the presence of such species at proposed development sites and requiring the developer/contractor to adhere to an Invasive Species Management Plan to control and prevent the spread of the species. This is positive for biodiversity, flora and fauna, landscape, cultural heritage and the soils and water environments.	0	+	+	+	+	0	0	+	0	0	0
ISP 1	Invasive Species Policy	To ensure that development proposals do not lead to the spread of invasive species and to ensure that landscaping proposals do not include invasive species.		0	+	+	+	+	0	0	+	0	0	0
BHO 1	Protected Structure Objectives	To protect and conserve all structures included in the Record of Protected Structures and to encourage the sympathetic re-use and long-term viability of such structures without detracting from their special interest and character.		+	0	+	+	0	0	0	0	+	+	0

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BHO 2	Protected Structure Objectives	To contribute, as appropriate, towards the protection of archaeological heritage, in particular by implementing the relevant provisions of the Act 2000 (as amended).	The objectives will have positive effects on cultural heritage, population and human health, material assets, and landscape/townscape.	+	0	+	+	0	0	0	0	0	+	+	0
BHO 3	Protected Structure Objectives	The Council aims to conserve the built fabric of the Ulster Canal, Great Northern Railway, historic mills and other industrial heritage structures throughout the county and planning permission will be required for their removal or alteration.		+	0	+	+	0	0	0	0	0	+	+	0
BHO 4	Protected Structure Objectives	To support and promote best practice conservation in works to Protected Structures and to encourage the use of tradespeople and professionals trained in the use of traditional skills, materials and building techniques.		+	0	+	+	0	0	0	0	0	+	+	0
BHO 5	Protected Structure Objectives	To encourage the retention, rehabilitation and reuse of older buildings that are not Protected Structures in recognition of their contribution both individually and collectively to the unique character, heritage and identity of local areas and the county.		+	0	+	+	0	0	0	0	0	+	+	0

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BHO 6	Protected Structure Objectives	Protect vernacular architecture, such as thatched cottages, farm buildings and old school-houses in the county for the benefit of future generations.		+	0	+	+	0	0	0	0	0	+	+	0
BHP 1	Protected Structure Policies	To contribute towards the protection of architectural heritage by requiring that proposals for works shall be carried out in accordance with best practice, the legislative provisions of the Act 2000 (as amended) in relation to architectural heritage, and the policy guidance contained in the Architectural Heritage Protection Guidelines 2011 (and any new or updated/superseding versions).	These objectives are focused on the conservation of Protected Structures (Record of Protected Structures) and other non-designated older buildings (that contribute to the character and heritage of an area), including vernacular architecture, in the county. This is proposed to be done through compliance with relevant provisions of the Planning and Development Act, 2000, and promotion of best practice conservation and the use of skilled professionals. The objectives will have positive effects on cultural heritage, population and human health, material assets, and landscape/townscape.	+	0	+	+	0	0	0	0	0	+	+	0
BHP 2	Protected Structure Policies	To review, maintain and update the Record of Protected Structures in consultation with the National Inventory of Architectural Heritage and to encourage the sympathetic conservation, renewal and repair of these structures.		+	0	+	+	0	0	0	0	0	0	+	0

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BHP 3	Protected Structure Policies	Planning permission for the demolition or inappropriate alteration of any protected structure shall not be granted except in exceptional circumstances and in accordance with Section 57(10)(b) of the Act 2000 (as amended).		+	0	+	+	0	0	0	0	0	+	0	0
BHP 4	Protected Structure Policies	To ensure that any new development proposed to or in the vicinity of a Protected Structure will complement and be sympathetic to the structure and its setting in terms of its design, scale, height, massing and use of materials and to resist any development which is likely to impact on the building's special interest and/or any views of such buildings and their setting.		+	0	+	+	0	0	0	0	0	+	0	0

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BHP 5	Protected Structure Policies	To facilitate the retention and sympathetic re-use of protected structures and their settings in circumstances where the proposal is compatible with their character and special interest. In certain instances, land use zoning restrictions and site development standards may be relaxed to secure the conservation and reuse of a protected structure and to provide a viable use for any building which is at risk by virtue of being derelict or vacant.	These objectives are centred around the preservation of Protection Structures which are at risk of dereliction and/or deterioration, by permitting development where characteristics of the development and structure are compatible with each other. The implementation of the objective will have positive effects on cultural heritage (preservation of cultural heritage), population and human health, air and climate, and material assets (re-use of built structures without the need for additional sites or material).	+	0	0	+	+	+	+	0	+	0	+
BHP 6	Protected Structure Policies	To use the provisions of the Act 2000 (as amended) and the Derelict Sites Act 1990 to prevent the loss or deterioration of the County's Architectural Heritage.		+	0	0	+	0	0	0	0	+	0	+
ACO 1	Architectural Conservation Areas Objectives	To carry out a comprehensive review of the Architectural Conservation Areas within the County during the lifetime of this Plan, subject to available resources.	These objectives are centred around the preservation and enhancement of Architectural Conservation Areas (ACAs) within the Plan Area by ensuring any development proposals account for and integrate the unique characteristics of each ACA where the development may be sited. Any works being carried out in proximity to structures and buildings within an	+	0	+	+	0	0	0	0	+	+	0

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ACO 2	Architectural Conservation Areas Objectives	To prepare character appraisals for each of the designated ACAs in the County to guide new development proposals and environmental improvements by identifying the character of each ACA and designing objectives to ensure that their distinctiveness and special interest are preserved and enhanced.	ACA will be subject to relevant guidance and inappropriate development affecting the characteristics of the ACA will be restricted. The objectives will have positive effects on cultural heritage, population and human health, and landscape/townscape.	+	0	+	+	0	0	0	0	0	+	+	0
ACO 3	Architectural Conservation Areas Objectives	To support and promote best practice conservation in works to structures and buildings within ACAs and to encourage the use of tradespeople and professionals trained in the use of traditional skills, materials and building techniques.		+	0	+	+	0	0	0	0	0	+	+	0
ACP 1	Architectural Conservation Areas Policies	To resist development that would adversely affect the character and appearance of the ACA. New development or alterations to existing building(s) in an ACA shall reflect the historic architecture in terms of scale, design and materials used. Regard shall be had to any objectives contained in the		+	0	+	+	0	0	0	0	0	+	0	0

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				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC		
		character appraisals (where applicable).														
ACP 2	Architectural Conservation Areas Policies	To implement and comply with the relevant guidance for ACAs in relation to proposals for development.		+	0	0	+	0	0	0	0	0	+	0	0	
PMPO 1	Protected Monuments and Places Objectives	To safeguard and enhance archaeological monuments, town defences, medieval structures, historic graveyards, industrial heritage, battlefields, national monuments, and heritage sites that offer tangible historical evidence.	This is an overarching objective underpinning all Protected Monuments and Places Objectives, centred around the preservation of all tangible built and archaeological heritage. This is positive for cultural heritage and population and human health. No land-use impacts are associated with the implementation of this objective.	+	0	0	+	0	0	0	0	0	+	+	0	

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PMPO 2	Protected Monuments and Places Objectives	To 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.	The objective intends to improve public awareness and access to sites of archaeological interest, which has positive implications for cultural heritage and population health. There may be works, localised in extent and minor in nature, such as installation of ramps or accessibility infrastructure, involved in improving accessibility to cultural heritage sites. Such works may affect the integrity of archaeological heritage if not designed and carried out appropriately.	+	0	0	+/-	0	0	0	0	0	+	+	0
PMPO 3	Protected Monuments and Places Objectives	To promote understanding and appreciation of archaeological and cultural heritage.	The objective pertains to awareness and education of Monaghan's existing heritage resources. This is positive for cultural heritage and population and human health. There are no land use impacts associated with this objective.	+	0	0	+	0	0	0	0	0	0	+	0
PMPO 4	Protected Monuments and Places Objectives	To identify the built and archaeological heritage in Monaghan County Council ownership and those at risk from climate change, and to undertake climate change vulnerability assessments for the historic structures and sites in the County where necessary.	The objective intends to identify all built and archaeological heritage resources under MCC ownership which may be at risk from climate change impacts through a vulnerability assessment where applicable. The outcomes of the exercise will be able to establish which structures are at increased risk from climate change hazards and enable relevant statutory bodies to increase protections for the same. This has positive effects for cultural heritage, population and human health, material assets, tourism and recreation, and also contributes to climate change policy.	+	0	0	+	0	0	0	0	0	+	+	+

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		<p>b) Those contained within the Register of Historic Monuments.</p> <p>c) 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.</p> <p>d) Archaeological objects within the meaning of the National Monuments Acts.</p> <p>e) Archaeological features not as yet identified but which may be impacted on by development.</p> <p>f) Those which have been identified subsequent to the publication of the Record of Monuments and Places.</p>													
PMP 1	Protected Monuments and Places Policies	<p>Development adjacent to an archaeological monument or site will only be acceptable where it is sited in a manner which minimises the impact on the monument and its setting. Development which is likely to have an adverse impact upon an archaeological monument or site or its setting shall be resisted.</p>	<p>The restriction of inappropriately sited development with the potential to impact protected structures has positive effects for cultural heritage, landscape and townscape, and population and human health.</p>	+	0	+	+	0	+	0	0	+	+	0	

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PMP 2	Protected Monuments and Places Policies	To protect archaeological sites and monuments which are listed in the Record of Monument and Places in Appendix 4 (and any subsequent additions by the National Monuments Service) and to require their preservation in situ (or at a minimum preservation by record) through the planning process.	The objectives are concerned with the preservation and protection of recorded archaeological sites and monuments, which is proposed to be undertaken either in-situ or by record. In the event of any proposed development impacts these structures, the applicant will be required to comply with the conditions and recommendations set out by statutory bodies to prevent these effects. This is positive for cultural heritage, landscape and townscape, material assets and population and human health.	+	0	+	+	0	0	0	0	0	+	0	0
PMP 3	Protected Monuments and Places Policies	To protect the setting of archaeological sites and monuments which are listed in the Record of Monuments and Places in Appendix 4 (and any subsequent additions by the National Monuments Service) from being adversely impacted upon, co-operating with all of the recommendations of statutory bodies in the achievement of this objective.		+	0	+	+	0	0	0	0	0	0	+	0
DLP 1	Designed Landscapes Policies	To ensure that any new development will not adversely affect the site, setting or views to and from historic houses, gardens and designed landscapes.	The objectives are focused on the protection of the wider landscape where development is proposed to be situated, through appropriate evaluation and demonstration that the proposed development will not impact on surrounding protected views and vistas.	+	0	+	+	0	0	0	0	0	+	+	0

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DLP 2	Designed Landscapes Policies	To require that any proposals for new development in the vicinity of historic houses or demesnes landscapes are accompanied by an evaluation of the impact of the development on the landscape, designed views and vistas to /from such a site.	The objectives are positive for population and human health, landscape and cultural heritage.	+	+	+	0	0	0	0	0	0	+	+	0

Transport and Infrastructure

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)											
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
ISO 1	Infrastructure Strategic Objective	To promote and facilitate the sustainable and efficient delivery of public infrastructure.	<p>These strategic objectives will underpin all transport-related initiatives and objectives for the Local Authority over the Plan period. At a high level, given that the objectives support the sustainable development of transport infrastructure, it is positive for population and human health (through encouraging movement and active modes of travel instead of private car use), air and climate (reduced emissions), and material assets (delivery of transport infrastructure and compact settlements).</p> <p>The objectives support the carrying out of development (e.g., linear infrastructure), and therefore, in the absence of mitigation, are likely to result in construction and operational phase impacts on a range of environmental receptors. Construction phase impacts may include land-take, habitat loss/fragmentation, dust, noise etc. Operational phase impacts may include changes to traffic and transport dynamics and conditions, changes to landscape character and visual amenity, or the generation of road noise.</p>												
TISO 1	Overarching Infrastructure Strategic Objective	To promote and facilitate a sustainable, efficient, and integrated transport system and ease of movement throughout County Monaghan by enhancing the existing and delivering new transport infrastructure in terms of road transport, public transport, cycling and pedestrian facilities, and by promoting more compact urban forms close to existing facilities to encourage more sustainable movement patterns and to reduce carbon emissions.		+/-	-	-	-	-	-	-	-	-	-	+	+

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BRO 1	Cross Border Strategic Objective	To support and encourage infrastructure that ensures strong cross border transport links	<p>Given that County Monaghan is on the border with Northern Ireland, this objective intends to support cross-border transport links through the maintenance and delivery of transport infrastructure. Under the Common Travel Area (CTA) Arrangement, ROI and UK citizens have the right to travel freely between both States. Robust and reliable transport infrastructure is crucial to enabling cross-border travel.</p> <p>The objective has positive implications for population and human health and material assets.</p> <p>The objective supports the carrying out of development (e.g., linear infrastructure), and therefore, in the absence of mitigation, it is likely to result in construction and operational phase impacts on a range of environmental receptors. Construction phase impacts may include land-take, habitat loss/fragmentation, dust, noise etc. Operational phase impacts may include changes to traffic and transport dynamics and conditions, changes to landscape character and visual amenity, or the generation of road noise.</p>	+/-	-	-	-	-	-	-	-	-	+	+	0

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)										
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TO 1	Transport Planning Objectives	To support the delivery of EU, national, regional and local plans, strategies and policies in relation to supporting development and transport objectives and climate actions by developing transport plans and projects, protecting identified transport projects from development that could prejudice their future delivery, and protect existing transport routes from development that could reduce their efficiency or contribution to those plans or policies.	These objectives are centred around the support of preceding and higher-level plans, strategies and policies, through the development of transport plans and projects based in sustainable development principles (climate action, nature restoration and biodiversity loss) in the Plan Area. The objectives will have positive effects for population and human health, air and climate, biodiversity, flora and fauna, and material assets. The objectives support the carrying out of development (e.g., linear infrastructure), and therefore, in the absence of mitigation, are likely to result in construction and operational phase impacts on a range of environmental receptors. Construction phase impacts may include land-take, habitat loss/fragmentation, dust, noise etc. Operational phase impacts may include changes to traffic and transport dynamics and conditions, changes to landscape character and visual amenity, or the generation of road noise.	+/-	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+/-	+
TO 2	Transport Planning Objectives	Subject to funding and resources, to work collaboratively on appropriate projects with other departments and agencies and deliver projects that will contribute to EU, national, regional and local targets around climate action, nature restoration and biodiversity loss.		+/-	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+/-	+

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TO 3	Transport Planning Objectives	To promote sustainable land use planning to facilitate transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the greater use of public and active transport throughout the County.	These objectives are centred around sustainable land use planning to achieve an integrated and efficient transport system (modal and infrastructural) that encourages the use of low carbon travel options. This will have positive effects on population and human health, air and climate, and material assets.	+/-	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+/-	+
TO 4	Transport Planning Objectives	To support the creation of an integrated and sustainable transport system to promote a choice of transport modes and low-carbon travel options, including public transport and transport sharing, cycling, and walking facilities, and through the provision of ancillary infrastructure that facilitates modal shift or improves user experiences.	The objectives support the carrying out of development (e.g., linear infrastructure), and therefore, in the absence of mitigation, are likely to result in construction and operational phase impacts on a range of environmental receptors. Construction phase impacts may include land-take, habitat loss/fragmentation, dust, noise etc. Operational phase impacts may include changes to traffic and transport dynamics and conditions, changes to landscape character and visual amenity, or the generation of road noise.	+/-	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+/-	+

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TO 5	Transport Planning Objectives	To optimise use of the County's transport infrastructure through projects, maintenance strategies and traffic management solutions to manage traffic appropriately, improve road safety, support sustainable mobility, improve climate resilience and reduce the impact of climate change on transportation in the County.	The objective is centred around management of the County's transport infrastructure to improve traffic management, road safety, offer and promote sustainable modes, and by extension, improve climate resilience and reduce the impact of climate change on transport infrastructure within the Plan Area. This is positive for population and human health, air and climate, and material assets. The objective involves projects, maintenance strategies and management solutions that could generate effects on environmental components, including the receiving traffic and transport environment.	+/-	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+/-	+
TO 6	Transport Planning Objectives	To protect, improve and invest in our national, regional, and local roads and to safeguard the strategic transport links to and from urban centres which are identified as key economic drivers in the region.	Road networks are a key component of the economy, facilitating links between producers, markets and consumers. The objective is centred around the preservation of and investment in the road network throughout the Plan Area and the wider region, with the intention to support and grow the economy. This is positive for population and human health and material assets. The objective supports the projects and maintenance and management strategies. Depending on the nature and scale of these proposals, it has the potential to generate construction and operational phase impacts on a range of environmental receptors.	+	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+	0

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TO 7	Transport Planning Objectives	To support transport options that provide for reductions in carbon emissions by facilitating the transition to lower emission fuels and energy sources, promoting public transport, walking, and cycling, and by actively seeking to reduce car use in circumstances where alternative options are available.	The objectives are in support of sustainable transport options, which would involve the use of alternative or low-emissions fuels, cycling, walking and reduction in private car use. Further opportunities for identifying and developing projects to build resilience of the transport sector to the effects of climate change will be explored and built upon. These objectives have positive effects for population and human health, material assets and air and climate. Objective TO 7 & may support the development of EV Charging Infrastructure. The widescale development of EV Charging Infrastructure in the Plan Area may result in various effects on environmental components, including construction phase effects (e.g. dust, noise, effects on biodiversity, effects on built heritage), or operational phase effects on traffic and transport conditions.	+	+	0	0	0	+/-	+	0	+	+	+
TO 8	Transport Planning Objectives	To identify and develop projects that can deliver climate resilience, subject to funding and resources.		+	+	0	0	0	+/-	+	0	+	+	+
TP 1	Transport Policies	To develop an Integrated Transport Plan for County Monaghan to provide a roadmap identifying strategic transport routes that will aim to connect towns, communities and rural areas. The plan will be prepared in collaboration with NTA, TII, DOT and local and national public transport providers, during the lifetime of the Plan, subject to available resources.	Transport Plans for the County and the main towns in the Plan Area, in collaboration with main transport sector stakeholders, will comprise a series of actions and measures covering infrastructural, operational and policy elements relating to the transport sector in County Monaghan. The Plans will set out a framework for delivering transport projects in a phased manner, which will allow for an iterative approach with the integration of environmental considerations. The frameworks provided by these Plans will also ensure there are no conflicts between development proposals by providing land-use guidance with the	+/-	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+/-	+

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TP 2	Transport Policies	To prepare Local Transport Plans using the Area Based Transport Assessments process in Monaghan Town and Carrickmacross, and Sustainable Urban Mobility Plans for the towns of Castleblayney, Clones and Ballybay during the lifetime of the Plan, subject to funding and available resources.	prioritisation of existing and vital transport corridors. The delivery of these Plans will have positive effects on population and human health, air and climate and material assets. As these objectives support the carrying out of development (e.g., linear infrastructure, parking and charging facilities, etc.), they have the potential to generate construction and operational phase impacts on a range of environmental receptors in the absence of mitigation.	+/-	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+/-	+
TP 3	Transport Policies	Subject to funding and approvals, progress the planning, design and implementation of transport projects identified in national/regional policy, in this County Development Plan, and through other relevant transport plans.		+/-	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+/-	+
TP 4	Transport Policies	Ensure that new development does not prejudice the future delivery of transport plans or projects. Restrict development to protect potential route options, preferred route corridors, or designed alignments for transport projects identified in national/regional policies, in this County Development Plan, and through other relevant transport plans.		+/-	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+/-	+

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TP 5	Transport Policies	To develop and implement strategies and projects to optimise the operation and maintenance of the Regional and Local Road network in line with available resources and priorities, including improvement works, road resurfacing and surface maintenance, bridge replacements, upgrades and repairs, signage, road markings, footpaths, public lighting, and traffic management facilities to improve road safety and traffic management, with a focus on critical infrastructure routes, strategic routes or roads carrying higher volumes of traffic.	<p>This objective is centred around the maintenance and enhancement of the Local and Regional Network to improve road safety and traffic management, and has positive implications for population and human health and material assets.</p> <p>Maintenance works may generate a range of adverse environmental effects, including effects on water quality, and effects on biodiversity, including protected species (e.g., Daubenton's Bats present on the underside of bridges). Works on bridges that are protected structure or form part of the historic fabric may result in adverse built heritage impacts if not sensitively carried out.</p>	+	-	-	-	+	+	-	-	+	+	0

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TP 6	Transport Policies	Subject to funding and resources, design and implement projects and traffic management solutions to manage traffic appropriately, improve road safety, support sustainable mobility, improve climate resilience and reduce the impact of climate change on transportation in the County.	Both objectives are promoting investment in the road network through projects and traffic management solutions that protect the existing strategic transport links and support and improve road safety and sustainability mobility. These objectives can have positive effects for population and human health, air and climate, and material assets. The objectives support the carrying out of activities and development (i.e. modifications to existing transport infrastructure or new development), which has the potential to generate construction and operational phase effects on a range of environmental receptors.	+	-	-	-	-	+	-	-	+	+	+
TP 7	Transport Policies	Subject to funding and approvals, protect, improve and invest in our national, regional, and local roads to safeguard the strategic transport links to and from urban centres which are identified as key economic drivers in the region.		+	-	-	-	-	+	-	-	+	+	+

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TP 8	Transport Policies	To develop an EV Charging Infrastructure Strategy for County Monaghan in line with National Guidance, during the lifetime of the Plan, subject to available resources.	An EV Charging Infrastructure Structure for the Plan Area will have positive effects on population and human health, material assets and air and climate. The objective supports the carrying out of development, which has the potential to result in construction phase effects on various environmental receptors.	+/-	-	-	-	-	+/-	-	-	+	+/-	+
TP 9	Transport Policies	Subject to funding and resources, plan and implement transport projects that can improve climate resilience, contribute to climate action targets, assist in nature restoration or address biodiversity loss.	The objectives have positive implications for biodiversity, flora and fauna, air and climate, material assets, and the water and soils environment. There will be additional positive effects on population and human health and amenity through the creation of amenity.	+/-	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+/-	+
TP 10	Transport Policies	Where practicable, make provision for urban ecosystems by including green covered areas within urban transport projects, and provide for additional green urban space along new transport corridors.	The objectives support the carrying out of development, which is likely to generate construction phase effects on a range of environmental receptors.	+	+	+	0	+	+	+/-	+	+	+	+

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NRP 1	National Roads Policy	To work in association with TII to ensure the safe and efficient operation of the national road network, and to prevent or restrict activities or development that reduces the quality, capacity or durability of the national road network, or to seek financial contribution toward the cost of mitigating the impact of that development.	The objective is centred around coordination and cooperation with the TII to ensure efficient operation of the national road network by protecting it from adverse impacts from inappropriate or unmitigated development. The objective is positive for population and human health (protection of road user interests) and material assets (protection of existing or planned road infrastructure).	+	0	0	0	0	+	0	0	+	+	0

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NRP 3	National Roads Policy	To resist development that could add cost, complexity or prejudice the delivery of National road projects listed in Table 3.		+/-	+/-	+/-	-	+/-	+/-	+/-	+/-	+/-	+	+/-	+/-
NRP 4	National Roads Policy	To protect the traffic carrying capacity of National Roads, the level of service they deliver and the period over which they continue to perform efficiently, by avoiding the creation of new access points or the generation of increased traffic from existing accesses onto the N2, N53, N54, and N12 outside the 60 km/h speed limit, in accordance with the DoECLG's publication Spatial Planning and National Roads -	The objective is centred around the protection of the carrying capacity of the National Road Network, which has safety implications for road users. Any development involving works and impacts on the National Road network and the potential to impact the carrying capacity of the same will be required to remedy or mitigate the same. This has positive implications for population and human health and material assets.	+	0	0	0	0	+	0	0	+	+	0	

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		Guidelines for Planning Authorities (2012).													
NRP 5	National Roads Policy	To consider, in exceptional circumstances, permitting access onto National Roads for developments of national and regional strategic importance where the locations concerned have specific characteristics that make them particularly suitable for the developments proposed, subject to such developments being provided for through the Local Area Plan or Development Plan making process in accordance with Section 2.6 of the DoECLG Spatial Planning and National Road Guidelines, and in consultation with the TII.	This objective is centred around the delivery of development that has national and regional strategic importance and requires access off a National Road, which is otherwise protected in its function of providing strategic transport links between the main centres of population and employment and access between all regions. The objective is positive for material assets and population and human health through the provision of additional infrastructure suited to the zoning objectives put forth by the Local Authority. However, in the absence of good design or appropriate mitigation, the implementation of this objective has the potential to result in adverse effects on a range of environmental receptors, particularly material assets and population and human health, through disruptions to traffic flows and road users.	+/-	-	-	-	-	+/-	-	-	+/-	+/-	0	

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NRP 6	National Roads Policy	To prohibit the erection of non-traffic permanent road signage on or adjacent to National Roads in line with the provisions of the Department of Environment, Community and Local Governments - Spatial Planning and National Roads (2012).	The prohibition of tourism-related or non-traffic permanent road signage on National Roads is based on the rationale that these signage cannot be safely or effectively provided on these routes due to competing attractions in their environs, the high volumes of traffic on them, and the number and proximity of junctions and the directional signage requirements of the routes themselves. The objective is therefore positive for population and human health, primarily for road users for navigational purposes and elimination of distracting signage, and material assets.	+	0	0	0	0	0	0	0	0	+	+	0
NRP 7	National Roads Policy	Access and road design details on national roads shall comply with TII design standards. Any development with the potential to impact on the carrying capacity and/or safety of any National Primary or National Secondary Road shall include proposals to avoid, remedy or mitigate the impact on the National Road Network. Such proposals may include the payment of a contribution toward the cost of any required mitigation works.	The objective is centred around the protection of the carrying capacity of the National Road Network, which has safety implications for road users. Any development involving works and impacts on the National Road network and the potential to impact the carrying capacity of the same will be required to remedy or mitigate the same. This has positive implications for population and human health and material assets.	+	0	0	0	0	+	0	0	0	+	+	0

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NRP 8	National Roads Policy	To resist the use of National, Regional and Local roads for advertising purposes and to implement the provisions of the TII policy document "Policy on the Provision of Tourism and Leisure Signage on National Roads" (2011).	The prohibition of tourism-related or non-traffic permanent road signage on National Roads is based on the rationale that these signage cannot be safely or effectively provided on these routes due to competing attractions in their environs, the high volumes of traffic on them, and the number and proximity of junctions and the directional signage requirements of the routes themselves. The objective is therefore positive for population and human health, primarily for road users for navigational purposes and elimination of distracting signage, and material assets. It also creates benefits for landscape character and visual amenity.	+	0	+	0	0	0	0	0	0	+	+	0

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RRP 1	Regional Road Policy	To work collaboratively with other local authorities in the region to implement measures that can assist in delivering the objectives of the East-West route identified in the Northern and Western Regional Assembly's Regional Spatial and Economic Strategy 2020 – 2032.	<p>The objective is positive for material assets as it proposes collaboration with other local authorities within the Northern and Western Regional Assembly to achieve transport objectives.</p> <p>The East-West (Dundalk to Sligo) Road will be pursued incrementally in the short and medium term, to be delivered to an appropriate level of service (Dundalk - Carrickmacross - Sheroock - Cootehill - Cavan - Enniskillen - Blacklion). It's environmental impacts have been considered under the SEA for the RSES.</p> <p>This objective supports the carrying out of development components in the Plan Area(e.g., linear infrastructure), and therefore, in the absence of mitigation, is likely to result in construction and operational phase impacts on a range of environmental receptors. Construction phase impacts may include land-take, habitat loss/fragmentation, dust, noise etc. Operational phase impacts may include changes to traffic and transport dynamics and conditions, changes to landscape character and visual amenity, or the generation of road noise.</p>	+	-	-	-	-	+	-	-	+	+	0

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RRP 2	Regional Road Policy	To develop a Regional Road Intervention Strategy, using appropriate modelling and analysis (in collaboration with other agencies where appropriate) to identify priority sections for improvement.	<p>These objectives are centred around the improvement of the Regional Road Network on a priority basis for stretches with identified issues. This will be positive for population and human health and material assets, and will in particular serve to improve road safety.</p> <p>The objectives support the carrying out of development or works (e.g. road widening or alignment, pavement improvement, etc.), which has the potential to generate construction phase effects on range of environmental receptors.</p>	+	0	0	-	-	+	0	0	+	+	0
RRP 3	Regional Road Policy	To develop proposals to improve safety on Regional Routes, including road realignments and upgrades, road widening and verge widening, pavement improvement including drainage enhancement, junction upgrades, public lighting, provision for vulnerable road users, road boundary treatments and road safety measures. Funding and resources should be prioritised on the Regional Road Intervention Strategy once developed. In the interim priority should be given to investment in Strategic Regional Routes, or at locations where specific issues have been identified.		+	0	0	-	-	+	0	0	+	+	0

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RRP 4	Regional Road Policy	To protect the traffic carrying capacity of Regional Roads, particularly Strategic Regional Roads, by ensuring new development on Regional Roads makes appropriate provision for road safety and the improvement of the route for all road users.	These objectives are centred around the protection of the carrying capacity of the Regional Road Network, which has safety implications for road users. Any development involving works and impacts on the Regional Road network and the potential to impact the carrying capacity of the same will be required to remedy or mitigate the same. This has positive implications for population and human health and material assets.	+	0	0	0	0	0	0	0	0	+	+	0
RRP 5	Regional Road Policy	Access and road design details on Regional Roads shall comply with TII Rural Road Link Design DN-GEO-03031. Any development with the potential to impact on the carrying capacity and/or safety of the Regional Road shall include proposals to avoid, remedy or mitigate the impact. Such proposals may include the payment of a contribution toward the cost of any required mitigation works.		+	0	0	0	0	0	0	0	0	0	+	+

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RRP 6	Regional Road Policy	To implement a pavement maintenance strategy that optimises the management of the Regional Road Network, providing best value for money to the taxpayer while managing road safety.	<p>The objective is centred around the maintenance and enhancement of pavements on the Regional Road Network to improve road safety. This is positive for population and human health and material assets.</p> <p>The objective supports the carrying out of works which has the potential to generate short-term construction effects on environmental receptors such as population and human health (through temporary disruption in road/pavement usage, noise, dust), or the water environment.</p>	+/-	0	0	-	-	+/-	0	0	+	+	0
LRP 1	Local Roads Policy	To prioritise improvement works at locations where road safety and traffic management issues can be addressed, including specific works at junctions, at bridges, signage, road markings, footpaths, public lighting, and traffic management facilities, subject to available resources.	<p>These objectives are aimed towards the improvement of the road and pavement network to improve safety and traffic flows. This has positive implications for population and human health and material assets.</p> <p>The objectives support the carrying out of works, which has the potential to generate construction phase effects on a range of environmental receptors, such as population and human health (through temporary disruption in</p>	+/-	-	0	0	-	+/-	0	0	+	+	0

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LRP 2	Local Roads Policy	To implement a pavement maintenance strategy that optimises the management of the local road network, providing best value for money to the taxpayer while managing road safety.	road/pavement usage, noise, dust), or the water environment. Such works - where not carried out sensitively and appropriately - may negatively impact on built heritage features such as protected structures (e.g., bridges) or historic fabric generally. Bridge works may generate negative effects on water quality or biodiversity (e.g., Daubenton's Bat) if not carried out appropriately.	+/-	-	0	0	-	+/-	0	0	+	+	0
LRP 3	Local Roads Policy	To facilitate development on the local road network by allowing developers to contribute toward the capital and maintenance cost of the local road network by participating in the Community Involvement Scheme or through direct contributions.	The objectives promote the Community Involvement Scheme and the participation of interested stakeholders (e.g. developers or members of the local community) for the same. This has positive effects for population and human health and material assets.	+	0	0	0	0	+	0	0	+	+	0
LRP 4	Local Roads Policy	To support the maintenance of the local road network by providing support and assistance to communities, groups or individuals who wish to participate in the Community Involvement Scheme.		+	0	0	0	0	+	0	0	+	+	0

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LRP 5	Local Roads Policy	To facilitate the improvement of non-public roads under the Local Improvement Scheme Programme funded by state grants and contributions from benefiting landowners.	<p>The objective is aimed at the improvement of non-public roads under the ownership of private landowners through private and public contributions. This has positive implications for population and human health and material assets.</p> <p>The objective supports the carrying out of short-term works, which, in the absence of mitigation, has the potential to generate construction phase effects on a range of environmental receptors such as air quality, biodiversity, flora and fauna, soils, land-use, the soils and water environments.</p>	+/-	-	0	0	-	-	-	-	+	+	0
UARP 1	Urban Area Road Policy	Subject to resources, funding and approvals, to progress identified upgrades of the urban road network	<p>These objectives are focused on road network upgrades and allocations to other road users and modes of travel. This is to balance the achievement of various sectoral (transport, climate) aims and targets, as well as deliver on public realm, road safety and fulfil the needs of various road users. This is positive for population and human health, material assets, and air and climate.</p>	+/-	-	0	0	-	+/-	-	-	+	+/-	0
UARP 2	Urban Area Road Policy	Re-allocate road space to optimise the use of existing infrastructure, to facilitate active travel, facilitate public and shared transport, enhance the public realm, improve road safety or deliver on climate change actions to support the delivery of national, regional and local strategies and policies.	<p>The objectives support the carrying out of development, which has the potential to result in construction and operational phase effects on a range of environmental receptors. The re-allocation of road space may generate adverse effects on traffic and transport conditions in the absence of good design and appropriate mitigation. Public realm works may generate particular effects on built heritage forming part of the public realm.</p>	+	0	+	0	0	+	+	0	+	+	+

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UARP 3	Urban Area Road Policy	Public realm, traffic calming and transport projects will seek to balance the needs of all road users, while taking into account other national, regional and local strategies and objectives, including climate action targets.		+	0	0	0	-	+/-	+	0	+	+	+
UARP 4	Urban Area Road Policy	The carrying capacity of strategic transport routes shall be protected in urban areas, while balancing the need to develop urban areas and cater for sustainable mobility and vulnerable road users.		+	0	0	0	0	0	0	0	+	+	0
UARP 5	Urban Area Road Policy	Access and road design details on urban roads shall be designed in accordance with the Design Manual for Urban Roads and Streets where speed limits are below 50km/h, or other relevant design standards as appropriate.	These objectives are centred around the protection of the carrying capacity of the Urban Road Network, which has safety implications for road users. Any development involving works and impacts on the Urban Road network and the potential to impact the carrying capacity of the same will be required to remedy or mitigate the same. Such development will also be required to have regard to the Design Manual for Urban Roads and Streets and appropriate speed limits and design standards. This has positive implications for population and human health, tourism and recreation, and material assets.	+	0	0	0	0	0	0	0	+	+	0
UARP 6	Urban Area Road Policy	Any development with the potential to impact on the carrying capacity and/or safety of the urban road network shall include proposals to avoid, remedy or mitigate the impact. Such proposals may include the payment of a contribution toward the cost of any required mitigation works.		+	0	0	0	0	0	0	0	0	+	+

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ATP 1	Active Travel and Recreational Walking & Cycling Policy	Subject to funding, implement a programme of measures to support and promote active travel in the County with the support of funding from the Active Travel Investment Programme of the NTA, TII and the Department of Transport.	The objective pertains to the implementation of a suite of active travel measures in the Plan Area through the support of NTA, TII and the Department of Transport. This has positive implications for population and human health, material assets, and air and climate. The objective supports the carrying out of development, which, in the absence of mitigation, is likely to have typical construction and operational phase effects on a range of environmental receptors.	+/-	-	-	0	-	+/-	+/-	-	+	+	+
ATP 2	Active Travel and Recreational Walking & Cycling Policy	To promote cycling and walking as an efficient, sustainable, healthy, recreational and viable commuting mode of transport.	The promotion of active modes of travel have positive effects on population and human health and air and climate. No land-use actions have been proposed as part of this objective; therefore no further interactions or effects have been identified in relation to other environmental receptors.	+	0	0	0	0	0	+	0	0	0	+

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ATP 3	Active Travel and Recreational Walking & Cycling Policy	With reference to national, regional and local plans and strategies, develop over time an integrated network of high-quality Active Travel and recreational walking, wheeling and cycling routes with ancillary infrastructure that enhances and improves the user experience and comfort to create an environment where people are encouraged and supported to make a modal shift toward sustainable, low-carbon travel options for everyday journeys.	These objectives support sustainable development through promoting the integration of active travel and ancillary infrastructure into new development, and over time, creating a comprehensive active travel network within the Plan Area. This is positive for population and human health (incentive for movement and fuel and costs savings), material assets (provision of community and public infrastructure), and air and climate (reduced vehicular emissions).	+	-	+	0	-	+	+	-	+	+	+
ATP 4	Active Travel and Recreational Walking & Cycling Policy	To encourage that all new developments are designed to integrate into an active travel network, linking with adjoining developments and institutions, providing cycle and pedestrian-friendly development layouts, infrastructure, and facilities. Pedestrian and cycling infrastructure shall be designed in accordance with DMURS and/or the NTA's Cycle Design Manual. The interface with the road network and connectivity to other local walking, wheeling and cycling infrastructure will be considered as	The objectives support the carrying out of development, which, in the absence of mitigation, will likely have typical construction and operational phase impacts on a range of environmental receptors.	+	-	+	0	-	+	+	-	+	+	+

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ATP 6	Active Travel and Recreational Walking & Cycling Policy	Where appropriate, make provision for other infrastructure ancillary to Greenways, Active Travel routes or recreational walking/cycling facilities to increase the attractiveness and improve user experience.	range of environmental receptors. The development of scalable linear projects may also result in particular effects on landscape character and visual amenity, biodiversity (e.g., through habitat loss/fragmentation), or water quality/hydrology, in particular where such projects take place in proximity to water bodies.	+/-	-	+/-	0	-	+/-	+/-	-	+	+	+
ATP 7	Active Travel and Recreational Walking & Cycling Policy	To protect planned and established routes from development that would adversely impact upon them.	The protection of planned and existing greenway routes from inappropriate development is positive for population and human health and material assets. The effects on other environmental receptors is uncertain as the objective is centred around avoidance of adverse effects through preventative measures.	+	0	0	0	0	+	0	0	+	+	+
ATP 8	Active Travel and Recreational Walking & Cycling Policy	To plan for and develop, in co-operation and consultation with adjoining local authorities and cross border bodies, active travel infrastructure and greenways networks to connect main urban centres throughout central Ulster Region.	County Monaghan's position as a border county requires collaboration and coordination with adjoining local authorities and cross-border bodies to facilitate development of active travel and greenway/blueway networks. Enhancement connectivity of these networks will have positive effects on population and human health, material assets and air and climate.	+/-	-	+/-	0	-	+/-	+/-	-	+	+	+

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ATP 9	Active Travel and Recreational Walking & Cycling Policy	To support the provision of walking and cycling infrastructure and prioritise the expansion of the greenway and blueway network and to deliver active travel and greenway projects to achieve transport modal shift by encouraging cycling, walking, and running as an alternative to travel by car.	The objectives support the carrying out of development, which, in the absence of mitigation, is likely to generate typical construction and operational phase effects on a range of environmental receptors. The development of scalable linear projects may also result in particular effects on landscape character and visual amenity, biodiversity (e.g., through habitat loss/fragmentation), or water quality/hydrology, in particular where such projects take place in proximity to water bodies.	+	+/-	+/-	0	-	+/-	+/-	-	+	+	+
ATP 10	Active Travel and Recreational Walking & Cycling Policy	To prepare Sustainable Mobility Plans for Ballybay, Castleblayney and Clones, during the lifetime of the Plan, subject to available resources.	<p>Sustainable Mobility Plans set out a strategic framework for active travel and public transport journeys to contribute to meeting national climate obligations. These Plans for key towns in the Plan Area will have positive implications for population and human health, air and climate and material assets.</p> <p>Depending on the nature and scale of actions proposed within these Plans, there is the potential for development of sustainable mobility infrastructure (e.g., cycleways), which will generate construction phase effects on a range of environmental receptors, including population and human health, biodiversity and the water environment.</p>	+/-	-	-	0	-	+/-	+/-	-	+	+	+

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ATP 11	Active Travel and Recreational Walking & Cycling Policy	To require that active travel facilities are provided for in the development of new or expanding institutions, employment centres, sports complexes, and leisure facilities, including adequate covered bicycle parking and locker rooms with shower facilities, as appropriate.	The integration of active travel facilities into planned or expanding community centres and facilities will have positive effects for population and human health (through increased physical movement), material assets (development of additional community infrastructure) and air and climate (reduced emissions from increased use of sustainable travel modes). The objective supports the carrying out of works, which, in the absence of mitigation, has the potential to generate construction phase effects on a range of environmental receptors.	+/-	-	-	0	-	+/-	+/-	-	+	+	+
ATP 12	Active Travel and Recreational Walking & Cycling Policy	Proposals for new greenways should minimise the impact on residential amenity and, where appropriate, include proposals for the provision of additional screening. This requirement does not apply to greenways which follow the route of public roads and in instances where residential amenity has already been compromised.	The objective has positive implications for population and human health and landscape/streetscape. Additional screening through vegetation will have positive effects for biodiversity, flora and fauna, as well as the soils and the water environments, although it should be considered that species used for screening are native Irish. The objective does have any interactions with other environmental components.	+	0	+	0	0	0	0	+	+/-	+	0

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PTO 1	Public and Shared Transport Policy	To support, where possible, an integrated public transport service linking the villages and main towns in Monaghan that will assist in promoting the sustainable development of the county and service the needs of communities and businesses.	These objectives are centred around the enhancement of the public transport network providing links between key settlements in the Plan Area. Further augmentation to the public transport network is proposed to be done in collaboration with the NTA and the Cavan Monaghan Transport Coordination Unit to improve cross-county linkages.	+	0	0	0	0	0	+	0	+	+	+
PTO 2	Public and Shared Transport Policy	To support and co-operate, where possible, with the NTA and Cavan Monaghan Transport Co-ordination Unit to further the continued operation and expansion of the Local Link bus service and facilitate the planning, delivery, and implementation of improvements to the transport network of the County.	The objectives will have positive effects on population and human health, material assets and air and climate.	+	0	0	0	0	0	+	0	+	+	+
PTO 3	Public and Shared Transport Policy	Provide ancillary public transport infrastructure that enhances and improves user experience and comfort, thereby creating an environment where people are encouraged and supported to make a modal shift toward sustainable, low-carbon travel options for everyday journeys.	The development of ancillary public transport infrastructure supports sustainable development through facilitating a modal shift to public transport over the use of private car. These objectives are therefore positive for population and human health, material assets (provision of community and public infrastructure) and air and climate (reduced emissions from private cars).	+	0	0	0	0	0	+	0	+	+	+

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PTO 4	Public and Shared Transport Policy	Support the creation of safe and appropriately located bus stops and ancillary facilities along the road network, and make provision for the safe and effective use of those facilities by passengers and bus service operators.	The objectives support the carrying out of development which, in the absence of mitigation, has the potential for construction phase effects (e.g., dust, noise, surface water run-off) affecting population and human health, biodiversity, the air environment, the water environment etc. These objectives may also result in adverse operational phase effects, such as effects on traffic and transport conditions, or through the generation of road noise.	+/-	-	0	0	-	+/-	+	-	+	+	+
PTO 5	Public and Shared Transport Policy	Support the development of an integrated public transport service through the development of bus depots, bus parking or bus waiting areas in appropriate locations and where a need has been identified.		+/-	-	0	0	-	+/-	+	-	+	+	+
PTO 6	Public and Shared Transport Policy	Provide and support the development of Park and Ride facilities that support the dispersed population of County Monaghan to access public transport services.	A Park and Ride facility supports modal shift by encouraging residents to use rail instead of private car. The object therefore supports the sustainable development of the town, resulting in positive effects for population and human health, material assets, and air and climate.	+/-	-	0	0	-	+/-	+/-	-	+	+	+

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PTO 7	Public and Shared Transport Policy	Provide Park and Share facilities that can safely and efficiently allow people to opt for low-carbon travel options.	The objectives support the carrying out of development, and therefore, in the absence of mitigation, are likely to result in construction and operational phase impacts on a range of environmental receptors. Construction phase impacts may include land-take, habitat loss/fragmentation, dust, noise etc. Operational phase impacts may include changes to traffic and transport dynamics and conditions, changes to landscape character and visual amenity, or the generation of road noise.	+/-	-	0	0	-	+/-	+/-	-	+	+	+
PTO 8	Public and Shared Transport Policy	Develop the infrastructure necessary to allow Small Public Service Vehicles (Taxis, hackneys and limousines) to service County Monaghan.	The delivery of Small Public Service Vehicle infrastructure is positive for population and human health and material assets. It is not expected this objective will support significant works or development that has the potential to generate significant environmental effects.	+	0	0	0	0	0	0	0	+	+	0
PTO 9	Public and Shared Transport Policy	Where viable, to support the delivery (or development) of the infrastructure required to support vehicle sharing schemes in appropriate locations.	The delivery of shared rental travel schemes (car/van, bicycles or E-bikes) is positive for population and human health, material assets and air and climate. Depending on the scale and nature of the proposals involved with the delivery of such infrastructure, there is the potential for construction phase effects on a range of environmental receptors.	+/-	-	0	0	-	+/-	+/-	-	+	+	+

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PTO 10	Public and Shared Transport Policy	Where viable, to support the delivery (or development) of the infrastructure required to support cycle sharing or rental schemes.		+/-	-	0	0	-	+/-	+/-	-	+	+	+
PTO 11	Public and Shared Transport Policy	Support the development of mobility hubs that can support and integrate a range of transport modes and can connect with other complementary facilities such as bus services, Park and Ride and/or Park and Share facilities.	<p>The development of mobility hubs with a mixed and complementary range of transport modes to reduce vehicular emissions will have positive effects on population and human health, tourism and recreation, material assets and air and climate.</p> <p>The objective supports the carrying out of development, and therefore, in the absence of mitigation, is likely to result in construction and operational phase impacts on a range of environmental receptors. Construction phase impacts may include land-take, habitat loss/fragmentation, dust, noise etc. Operational phase impacts may include changes to traffic and transport dynamics and conditions, changes to landscape character and visual amenity, or the generation of road noise.</p>	+/-	-	0	0	-	+/-	+/-	-	+	+	+
ATIP 1	Ancillary Transport Infrastructure Policy	Support the development of a small number of appropriately located service areas which provide a range of services and facilities, with reference to local and national policy, that can safely service the needs of long distance travellers.	The development of appropriately located fuel stations across the Plan Area that offer services and facilities will ease long-distance travel for road users. This is positive for population and human health and material assets. The provision of infrastructure for Renewable Transport Fuel will have positive implications for air and climate.	+/-	+/-	-	0	-	+/-	+/-	-	+	+	+

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ATIP 2	Ancillary Transport Infrastructure Policy	To support the development and diversification of fuel stations to ensure they continue to service the needs of the wider transport system.	The development of renewable transport fuel infrastructure has the potential to generate a range of environmental effects, including construction phase effects such as land-take, dust, noise, surface water run-off, impacts on soils etc., and operational phase effects, such as the creation of health and safety risk in a given area.	+/-	0	0	0	-	+/-	+/-	-	+	+	+
ATIP 3	Ancillary Transport Infrastructure Policy	To support the development of infrastructure for Renewable Transport Fuel.		+/-	-	0	0	-	+/-	+/-	-	+	+	+
ATIP 4	Ancillary Transport Infrastructure Policy	All residential development proposals with communal parking areas should provide Electric Vehicle charging points in line with Chapter 15.	These objectives are in support of sustainable development as they propose the provision of appropriately-located parking facilities with charging infrastructure for electric vehicles within planned residential and non-residential developments. All such car charging spaces will be designed with higher visibility (clear demarcation) and contribute to the wider EV Charging Network. The implementation of these objectives will have positive effects for population, human health, material assets, and air and climate. There will be short-term works involved with the installation of charging facilities. However, this is not expected to interact with any environmental receptor in any significant manner, and therefore the resultant effect on most environmental receptors will be neutral.	+	0	0	0	0	0	+	0	+	+	+
ATIP 5	Ancillary Transport Infrastructure Policy	All non-residential development proposals should provide Electric Vehicle charging points in line with Chapter 15.		+	0	0	0	0	0	+	0	+	+	+
ATIP 6	Ancillary Transport Infrastructure Policy	Support the development of Electric Vehicle charging networks, including the enhancement of the electricity network to support charging infrastructure.		+	0	0	0	0	0	+	0	+	+	+

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ATIP 7	Ancillary Transport Infrastructure Policy	Car charging spaces should be clearly demarcated with appropriate signage in accordance with the Development Management Chapter 15.		+	0	0	0	0	0	0	+	0	+	+	+
ATIP 8	Ancillary Transport Infrastructure Policy	To support the development of appropriately located and suitably designed new carparking facilities where they can assist in compliance with the sustainable and spatial planning guidelines, facilitate urban regeneration and public realm enhancement, or support the implementation of Local Transport Plans or Sustainable Mobility Plans.	These objectives are in support of sustainable development as they propose the provision of appropriately-located parking facilities with charging infrastructure for electric vehicles and other sustainable modes of transport, such as E-bikes, E-Scooters, and bicycles.	+/-	-	+/-	0	-	+/-	+/-	-	+	0	+	+
ATIP 9	Ancillary Transport Infrastructure Policy	To ensure that all new urban development proposals and extensions to existing developments in urban areas have appropriate car parking and Electric Vehicle charging provision in accordance with Chapter 15	The implementation of these objectives will have positive effects for population, human health, material assets, and air and climate. The objectives support the addition of car parking to proposed and existing development, which, in the absence of mitigation, carries the potential of typical construction and operational effects on various environmental receptors.	+	0	0	0	-	+/-	+/-	-	+	0	+	+
ATIP 10	Ancillary Transport Infrastructure Policy	To ensure that all new urban developments proposals and extensions to existing developments in urban areas have appropriate bicycle/E-bike/E-Scooter parking, storage and recharging provision in accordance with Chapter 15	The development of car parks also create a number of particular environmental effects, including effects on hydrology due to increased generation of surface water run-off, and effects on water quality due to the accidental run-off of hydrocarbons.	+	-	0	0	-	+/-	+/-	-	+	0	+	+

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ATIP 11	Ancillary Transport Infrastructure Policy	Subject to funding and approvals, implement noise mitigation measures at locations identified in the Noise Action Plan.	The implementation of noise mitigation measures at strategic locations will be positive for population and human health and biodiversity, flora and fauna. No interactions with other environmental receptors can be identified.	+	+	0	0	0	0	0	0	0	0	0	0
ATIP 12	Ancillary Transport Infrastructure Policy	Through the redevelopment or expansion of existing service areas, yards and depots, or through the creation of new facilities at appropriate locations around the County, develop appropriate facilities for the sustainable, efficient and effective maintenance and management of the transport network.	These objectives are centred around the provision of infrastructure and facilities at appropriate locations in the Plan Area to facilitate maintenance and management of the existing and future planned transport network. ATIP 13 incorporates the principles of sustainable development through activities that aim to support national targets of emissions reduction, climate targets and supporting the circular economy. These objectives have positive implications for population, human health, material assets, and air and climate.	+/-	-	0	0	-	+/-	+/-	-	+	0	+	+
ATIP 13	Ancillary Transport Infrastructure Policy	Through the redevelopment or expansion of existing service areas, yards and depots, or through the creation of new facilities at appropriate locations around the County, provide the infrastructure and facilities necessary to support innovative new road maintenance activities aimed at reducing carbon emissions, supporting the circular economy and achieving climate action targets.	The objective supports the carrying out of development, and therefore, in the absence of mitigation, is likely to result in construction and operational phase impacts on a range of environmental receptors. Construction phase impacts may include land-take, habitat loss/fragmentation, dust, noise etc. Operational phase impacts may include the generation of polluting surface water run-off (associated with loss of containment of grit or brine, for example), or the generation of noise and dust (associated with road maintenance related activities).	+/-	-	0	0	-	+/-	+/-	-	+	0	+	+

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WSP 1	Winter Service Policy	To prepare an annual Winter Maintenance Plan to maintain a clearly defined network of priority traffic routes in a passable manner in adverse winter conditions, subject to resource availability.	<p>Winter Service Plans are primarily designed for setting out winter services for ice and snow conditions in the Plan Area, with the aim of allowing the safe passage of vehicles and pedestrians, minimising transport delays due to winter weather and ensuring that these operations are undertaken safely.</p> <p>The implementation of this objective will be positive for population and human health and material assets.</p> <p>The use of certain materials for winter road maintenance (e.g., brine, grit) may result in inadvertent effects on water quality or biodiversity.</p>	+	0	0	0	0	0	0	0	0	+	+	0
UTNP 1	Utilities along the Transportation Network Policy	A licence is required to undertake works on the public transportation network, and the undertaken and reinstatement of those works will be in compliance with the licence.	Any works undertaken in relation to the installation or maintenance of utilities impacting the transport network will be subject to a licence from the Local Authority, which will require the developer or service provider to undertake excavation and reinstatement works in compliance with the conditions set by the Local Authority. This will prevent accidental damage to existing underground utilities and minimise disruption to road users. The implementation of these objectives will be positive for population and human health and material assets.	+	0	0	0	0	+	0	0	0	+	0	0
UTNP 2	Utilities along the Transportation Network Policy	The licencing or installation of utilities along offroad Active Travel or recreational walking and cycling routes will be considered on a case by case basis, and subject to the utility provider demonstrating that the utility can be managed without adverse impacts on the operation of the route.	Any works undertaken in relation to the installation or maintenance of utilities impacting the transport network will be subject to a licence from the Local Authority, which will require the developer or service provider to undertake excavation and reinstatement works in compliance with the conditions set by the Local Authority. This will prevent accidental damage to existing underground utilities and minimise disruption to road users. The implementation of these objectives will be positive for population and human health and material assets.	+	0	0	0	0	+	0	0	0	+	0	0

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WWO 1	Water & Wastewater Objectives	To support and co-operate with Uisce Éireann, as appropriate, to deliver a sustainable water supply in line with the objectives set out in the Core Strategy.	<p>These objectives are centred around cooperation with Uisce Éireann to ensure water and wastewater capacities in the Plan Area and to advance projects to increase capacities for supporting population targets. The objectives support the provision of safe drinking water and sanitation. This is positive for population and human health, material assets, and water.</p> <p>The objectives support the carrying out of development (e.g., water and wastewater infrastructure) that may generate adverse environmental effects.</p>	+	-	-	-	+	0	-	+	+	+	0
WWO 2	Water & Wastewater Objectives	To co-operate with Uisce Éireann in order to identify, prioritise and advance the delivery of water and waste water projects throughout the County during the Development Plan period.	<p>The construction of such infrastructure may generate construction phase impacts (e.g., land-take, noise, dust, polluting SW run-off) that could affect various environmental components, including population and human health, the noise environment, the water environment, air quality and biodiversity).</p> <p>Such infrastructure may also generate adverse operational phase effects on the environment. The improper operation of water supply infrastructure may result in excessive abstraction affecting groundwater and the water environment generally. The improper operation of wastewater infrastructure may lead to the release of polluting wastewater discharges to the environment.</p>	+	-	-	-	+	0	-	+	+	+	0

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WWP 1	Water & Wastewater Policy	To only permit development in instances where there is sufficient capacity in the public water and wastewater infrastructure.	The objective intends to restrict development in areas which do not offer sufficient utility connections. This is positive for population and human health, material assets, and the soils and water environments through the prevention of permitting development in inappropriate environments, which would otherwise lead to a range of adverse effects.	+	+	0	0	+	+	+	+	+	+	+
TCSO 1	Telecommunications Strategic Objective	To facilitate the development of a high quality and sustainable telecommunications network for County Monaghan to support economic growth, improve quality of life and enhance social inclusion.	This strategic objective will underpin all telecommunications objectives proposed under this Plan. The delivery of a high quality and sustainable telecommunications network for the Plan Area will have positive effects for population and human health and material assets. The objective supports the carrying out of development (i.e., telecommunications infrastructure). In the absence of mitigation, such infrastructure may lead to adverse environmental effects, including effects on biodiversity and landscape character and visual amenity.	+/-	-	-	0	-	+/-	-	-	+	+	0
TCO 1	Telecommunications Objectives	To support the delivery of high-capacity Information Communications Technology Infrastructure and broadband connectivity throughout the County, to promote economic competitiveness and to facilitate more flexible work practices.	The objectives are centred around the delivery of high-capacity, high quality broadband infrastructure across the Plan Area. This is proposed to be done in consultation and coordination with relevant stakeholders, which will allow for a reasonable balance between environmental and amenity protection and economic and social progress.	+	0	0	0	0	0	0	0	+	0	0

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TCO 2	Telecommunications Objectives	To co-operate with the Department of Environment, Climate and Communications and public and private agencies where appropriate, in improving high quality fixed and mobile broadband infrastructure throughout the County.	<p>The delivery of high speed broadband will support remote working and reduce the need to travel to economic centres.</p> <p>This is positive for population and human health, material assets, and air and climate.</p> <p>The objectives support the carrying out of development (i.e., telecommunications infrastructure). In the absence of mitigation, such infrastructure may lead to adverse environmental effects, including effects on biodiversity and landscape character and visual amenity.</p>	+	0	-	0	-	+	+	-	+	+	0
TCO 3	Telecommunications Objectives	To achieve a balance between facilitating the provision of telecommunications infrastructure in the interests of economic and social progress and maintaining residential amenity and environmental quality.		+	+	+	0	+	+	+	+	+	+	+

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TCO 4	Telecommunications Objectives	To comply with all of the infrastructure provisions that are set out under the EU Gigabit Infrastructure Act.	<p>The EU Gigabit Infrastructure Act (GIA) has been formed in response to the demand for greater bandwidths and faster internet speeds. The Act ensures faster, cheaper and simpler rollouts of Gigabit networks installation and addresses obstacles such as expensive and complex procedures for network deployment.</p> <p>Compliance with the provisions under this Act will support the development of broadband infrastructure within the Plan Area, which has positive effects on population and human health and material assets.</p> <p>There may be short-term construction phase impacts and operational phase impacts on a range of environmental receptors as a result of the development of this type of infrastructure, including effects on biodiversity and landscape character and visual amenity.</p>	+/-	-	-	0	-	+/-	-	-	+	+	+/-
TCO 5	Telecommunications Objectives	To support and encourage engagement between telecommunication providers and local residents, prior to the installation of telecommunication infrastructure.	<p>This objective revolves around strengthening communication and engagement between providers and interested stakeholders around the installation of telecommunications infrastructure. This has a positive effect for population and human health by enabling community engagement and empowering the community to participate in the decision-making process. However, the objective does not propose any land-use changes or development, and therefore does not interact with other environmental receptors.</p>	+	0	+	0	0	0	0	+	0	0	0

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TCO 6	Telecommunications Objectives	To seek to futureproof all new building and infrastructure projects and to facilitate greater competition between service providers by ensuring the provision of additional ducts which will allow access for multiple telecommunications operators.	The objective pertains to designing and providing telecommunications infrastructure in a way that prevents or minimises obsolescence. This is positive for population and human health and material assets. Prevention obsolescence of infrastructure has further positive implications for air and climate by avoiding needless replacement of built infrastructure.	+	0	0	0	0	+	0	0	+	+	+
TCO 7	Telecommunications Objectives	To future proof areas for the delivery of digital and telecommunications services through the provision of additional ducts and sub-ducts during the development phase for roads, pavements, greenways, industrial and residential developments.	The objective supports sustainable development as it endorses installation of durable digital and telecommunications infrastructure during the construction phase of linear infrastructure. This is positive for population and human health and material assets. Futureproofing the receiving environment by preventing obsolescence of infrastructure has further positive implications for air and climate by avoiding needless replacement of built infrastructure. While it is noted that that the delivery of this objective will involve earthworks, it is noted that this will only be carried out in conjunction with the development of linear infrastructure. In isolation, the impact of this objective is imperceptible.	+	0	+	0	0	0	0	+	0	0	0

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PESO 1	Protective and Emergency Services Objectives	To provide for adequate accommodation such as fire stations on suitable sites in County Monaghan and to facilitate accommodation of Monaghan Fire and Civil Protection vehicles and personnel welfare provisions in appropriate locations.	<p>These objectives are centred around the provision of suitable accommodations and resources for emergency and civil defence services. This will have positive effects for population and human health as these services are for the wellbeing and aid of the community. There will likely be positive implications for material assets with the development and/or allocation of spaces and infrastructure designed for responding to emergencies.</p> <p>Depending on the nature and scale of the works involved for the delivery of these spaces, in the absence of mitigation, there is the possibility of construction and operational phase impacts on a range of environmental receptors.</p>	+	-	0	0	-	+	-	-	+	0	0
PESO 2	Protective and Emergency Services Objectives	To provide and support facilities to operate the various Civil Defence Activities.		+	-	0	0	-	+	-	-	+	0	0

Environment Energy & CC

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EECSO 1	Environment, Energy and Climate Change Strategic Objective	To afford a high level of environmental protection in County Monaghan through: <ul style="list-style-type: none"> • the provision of quality environmental services which adhere to the precautionary principle. • the adoption and application of the principles of sustainable development • the promotion of reduced energy consumption, energy efficiency and renewable energy to deliver a low carbon future for County Monaghan, and • the implementation of measures to reduce the human causes of climate change and to consider its effects when formulating development plan policies. 	This strategic objective is designed to provide environmental protection at a high-level and to set a framework for policy-making at lower level. The implementation of the objective will be positive for all environmental receptors, without the potential for adverse effects.	+	+	+	+	+	+	+	+	+	0	+
WPO 1	Water Protection Objectives	To protect known and potential groundwater reserves in County Monaghan.	The protection of groundwater reserves in the Plan Area will have direct positive effects on population and human health, biodiversity, flora and fauna, water and soil. No interactions with other environmental receptors have been identified.	+	+	0	0	+	+	0	+	0	0	0

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WPO 2	Water Protection Objectives	To support the implementation of the relevant recommendations and measures as outlined in the relevant River Basin Management Plan, and associated Programmes of Measures, or any such plans that may supersede same during the lifetime of the plan.	The implementation of relevant legislation and guidelines and emergent Plans or Programmes for water protection has direct positive effects on the water and soils environments. There will be indirect positive effects on population and human health, and biodiversity, flora and fauna.	0	+	+	0	+	+	0	+	0	0	0
WPO 3	Water Protection Objectives	To contribute towards the protection of existing and potential water resources, and their use by humans and wildlife, including rivers, streams, groundwater and associated habitats and species in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC), the European Union (Water Policy) Regulations 2003 (as amended), the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009) (as amended), the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (Groundwater) Regulations, 2010 (S.I. No. 9 of 2010) (as amended) and other relevant EU Directives, including relevant transposing regulations and policy guidance and any superseding versions of same).		+	+	+	0	+	+	0	+	0	0	0

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WPO 4	Water Protection Objectives	To encourage the use of catchment-sensitive farming practices, in order to meet Water Framework Directive targets and comply with the relevant River Basin Management Plan.	Catchment Sensitive Farming can address water quality concerns by supporting farmers to continue farming while also bringing about catchment scale improvements in water quality. Approaching farming practices and environmental protection on a catchment scale, with appropriate planning, management and incorporation of mitigation techniques, can be effective in combating diffuse pollution from agricultural sources in waterbodies. The prevention of river fragmentation and connection of fisheries waters will support fish populations by preventing fragmentation of these fish habitats. This has positive effects on biodiversity, flora and fauna and the soil and water environments. Population and human health will benefit indirectly.	+	+	0	0	+	0	0	+	0	0	0
WPO 5	Water Protection Objectives	To prevent river fragmentation and to encourage where possible the connectivity or the re-connectivity of fisheries waters in consultation with Inland Fisheries Ireland.		0	+	0	0	+	0	0	0	+	0	0
WPO 6	Water Protection Objectives	To support the application and implementation of a catchment planning and management approach to development and conservation, including the implementation of Sustainable Drainage System techniques (SuDS) for new development.	The implementation of this objective will have positive effects on the soil and water environments, population and human health, biodiversity, flora and fauna and landscape (through the creation of amenity). The installation of SuDS structures can involve the carrying out of works that may have short-term construction phase effects on a range of environmental receptors.	+/-	+/-	0	0	+/-	+/-	+/-	+/-	+	0	0

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WPO 7	Water Protection Objectives	To encourage collaboration with relevant stakeholders, including government departments, the Environmental Protection Agency and the Irish Farmers Association with the aim of facilitating sustainable development related to intensive farming.	The collaboration between different public and private bodies to promote sustainable farming practices into intensive farming will have positive effects on a range of environmental receptors, including improving soil and water environmental health, better pest control, lower pesticide residue on crops, etc. No negative effects on any other environmental receptor can be identified at this stage.	+	+	0	0	+	+	+	+	0	0	+
WPO 8	Water Protection Objectives	To protect waterbodies and watercourses from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in riverine and wetland areas as appropriate.	The protection of waterbodies and wetlands from inappropriate development through the establishment of protection buffers and setback zones will result in positive effects on the water and soils environments, as well as for biodiversity, flora and fauna, particularly the aquatic environment.	0	+	+	0	+	+	0	+	0	0	0
PWWO 1	Public Water & Waste Water Objectives	To liaise with Uisce Éireann to establish source management and protection zones around drinking water supply sources and advance appropriate management and maintenance measures for these sources (both ground and surface water).	Monaghan County Council liaising and coordinating with community-run and public bodies, such as National Federation of Group Water Schemes and Uisce Éireann, with the aim to protect and provide safe potable water supplies for the community will have positive effects on population and human health, material assets and water. The effects on other environmental receptors is uncertain.	+	0	0	0	+	+	0	+	+	0	0
PWWO 2	Public Water & Waste Water Objectives	To co-operate with the National Federation of Group Water Schemes to improve the quality and capacity of water supply to areas served by group water schemes.		+	0	0	0	+	+	0	+	+	0	0

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REO 1	Renewable Energy Objectives	To support and advance the provision of renewable energy resources and programmes in line with the Governments' National Energy and Climate Plan 2021 – 2030 and any other relevant policy adopted during the lifetime of this plan.	These objectives are in support of the aims and objectives of renewable energy programmes and resources put forth by the Government. The preparation and implementation of a Renewable Energy Strategy for the Plan Area will empower County Monaghan to meet the national renewable energy targets and reduce reliance on fossil fuels. This has positive implications for air and climate, population and human health, and material assets.	+/-	+/-	+/-	0	+/-	+/-	+/-	+/-	+	0	+
REO 2	Renewable Energy Objectives	To prepare a Renewable Energy Strategy for the County over the lifetime of this plan and subject to the availability of resources.	The objectives support the carrying out of renewable energy development that has the potential to have wide ranging environmental effects, including effects on population and human health, the noise environment, traffic and transport, landscape character and visual amenity, biodiversity and European sites	+/-	+/-	+/-	0	+/-	+/-	+/-	+/-	+	0	+

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REO 3	Renewable Energy Objectives	To facilitate the sustainable development, renewal and maintenance of energy generation infrastructure in order to maintain a secure energy supply while protecting the landscape, archaeological and built heritage and having regard to the provisions of the Habitats Directive.	These objectives support sustainable development in the Plan Area by harnessing the existing renewable energy resources in County Monaghan and reducing reliance, costs and emissions associated with fossil fuels. This will have positive effects on population and human health, air and climate and material assets.	+/-	+/-	+/-	0	+/-	+/-	+/-	+/-	+	0	+
REO 4	Renewable Energy Objectives	To support the production of sustainable energy from renewable sources such as wind, solar, bio-energy and the development of waste to energy/combined heat and power schemes at suitable locations and subject to compliance with the relevant planning policy, the Habitats Directive, and other environmental considerations.	Implementation of these objectives, which have integrated protection and appropriate planning policy for such development have the potential to have positive effects for landscape and biodiversity, flora and fauna. The objectives support the carrying out of development, which has the potential to cause construction and operational phase effects on a range of environmental receptors.	+/-	+/-	+/-	0	+/-	+/-	+/-	+/-	+	0	+

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REO 5	Renewable Energy Objectives	To encourage the development of small-scale wind energy development and single turbines in urban and rural areas provided they do not negatively impact upon environmental quality, landscape, built heritage, wildlife and habitats, or residential amenity.	<p>The development of small-scale energy developments, including single turbines, will empower local communities by making them self-sufficient. This will have positive effects on population and human health, air and climate and material, by reducing reliance, costs and emissions associated with fossil fuels.</p> <p>Such development may create adverse effects on a range of environmental components, including landscape character and visual amenity, residential amenity and biodiversity.</p>	+/-	+/-	+/-	0	+/-	+/-	+/-	+/-	+	0	+
REO 6	Renewable Energy Objectives	To support and promote the use of renewable energy technologies in the conversion and re-use of existing built developments.	<p>The integration of renewable energy technology, particularly solar, into the built environment has positive effects on population and human health, air and climate and material, by reducing reliance, costs and emissions associated with fossil fuels.</p> <p>The objectives involve retrofitting works to existing built structures and the development of new projects, which is likely to generate some short-term construction phase effects on some environmental receptors. These works also have the potential to impinge on built heritage</p>	+/-	0	0	-	0	0	+	0	+	0	+
REO 7	Renewable Energy Objectives	To support and promote the development and use of passive solar design principles in all new developments taking account of national guidelines and development management policies for rural and urban areas.		+/-	0	0	-	0	0	+	0	+	0	0

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WMO 4	Waste Management Objectives	To encourage best environmental practice in all agricultural, industry, business and local authority activities.	The objective is centred around best environmental practice in various sectoral activities. The implementation of this objective will result in positive effects for most environmental receptors at a high level.	+	+	+	+	+	+	+	+	+	+	+
WMO 5	Waste Management Objectives	To support the circular and bio-economy through the efficient use of resources and to support any development proposals which contribute to this concept.	<p>The objective supports the principles of the Circular and Bio-economy by promoting efficient resource use and supporting development proposals that integrate these principles in their design. At a high level, this will have positive effects on the material asset and climate environment.</p> <p>The promotion of the bio-economy also has the potential to lead to indirect benefits on water quality, air quality and biodiversity - by directing slurry and manure away from being landspread.</p> <p>The objective supports the carrying out of waste and renewable energy development that could have potential adverse environmental effects on a wide range of environmental components including the water environment, air quality, and the noise environment (during construction), and residential amenity, traffic and transport, the noise environment, and the air environment (during operation).</p>	+/-	-	-	-	-	-	+/-	-	+	-	+

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WMO 6	Waste Management Objectives	To support the minimisation of waste creation and promote a practice of reduce, reuse and recycle where possible, and to safeguard the environment by seeking to ensure that residual waste is disposed of appropriately.	The objective is centred around the principles of waste management and is positive for all environmental receptors at a high level. No adverse effects on any environmental receptor is anticipated through the implementation of this objective.	+	+	0	0	+	+	+	+	+	0	+
WMO 7	Waste Management Objectives	To continue to fulfil the duties of the Council under the Waste Management (Certification of Historic Unlicensed Waste Disposal and Recovery Activity) Regulations 2008 (S.I. No 524 of 2008), including those in relation to the identification and registration, authorisation and subsequent remediation of closed landfills.	This objective pertains to the Local Authority fulfilling their statutory obligations in relation to the management of landfills and contaminated material. The objective has potential to generate positive effects on population and human health, biodiversity, soil and water environments, material assets, air and climate and land-use.											
WMO 8	Waste Management Objectives	To require that treatment/management of any contaminated material shall comply as appropriate with the Waste Management Act 1996 (waste licence, waste facility permit) and under the Environmental Protection Act 1992 (Industrial Emissions licensing, in particular the First Schedule, Class 11 Waste).	The carrying out of scalable remediation works, including associated earthworks, has the potential to generate effects on a range of environmental components, including the water environment (due to discharge of silt laden material), biodiversity, European sites and residential amenity.	+/-	+/-	0	-	-	+	+/-	+/-	0	0	+

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WMO 9	Waste Management Objectives	To ensure that all new waste management infrastructure is sited in accordance with the provisions of the Waste Management Infrastructure Guidance for Siting Waste Management Facilities included within the National Waste Management Plan for a Circular Economy 2024-2030.	Improper siting of waste infrastructure without considering environmental sensitivities can result in serious adverse effects on a range of environmental receptors. The implementation of this objective is positive for a range of environmental components through prevention and avoidance of adverse effects.	+	+	0	0	+	+	+	+	+	0	+
WMO 10	Waste Management Objectives	To have regard to the National Enforcement Priorities in the area of waste enforcement.	The National Enforcement Priorities are a list of actions for tackling waste activity across different waste streams, noted in order of importance or significance. The most prominent action include taking action against illegal waste activity and managing construction and demolition waste. The implementation of this objective will be positive for a range of environmental receptors at a high level.	+	+	0	0	+	+	+	+	+	0	+

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WMO 11	Waste Management Objectives	To remediate or mitigate all undeveloped, contaminated sites to internationally accepted standards prior to redevelopment.	<p>The objective is based on the remediation of sites with a history of activities such as large scale industrial operations, intensive agriculture, storage of petrochemicals, etc. Any development on such sites must be subject to remediation works prior to construction and/or operation to eliminate health and safety risks. The enforcement of this objective will have direct positive effects on population and human health, material assets, soils and water. There may be indirect positive effects on biodiversity, flora and fauna, air and climate and landscape.</p> <p>The carrying out of scalable remediation works has the potential to generate effects on a range of environmental components, including the water environment, biodiversity, European sites and residential amenity.</p>	+	-	0	0	-	+	+	+	0	0	0
WMP 1	Waste Management Policies	All proposals relating to management and disposal of Construction and Demolition Materials and Waste must adhere to the Environmental Protection Agency Best Practice Guidelines for the preparation of Resource & Waste Management Plans for Construction & Demolition Projects 2024, and any subsequent revisions.	Appropriate management of C&D waste and resources have significant benefits for sustainable development and the waste/circular economy. Adherence to the EPA's Guidelines on managing C&D waste within different phases of development will ensure the prevention and/or minimisation of adverse effects on the environment. The objective will have positive effects on a range of environmental receptors.	+	0	0	0	+	+	0	0	+	0	+

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				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC
WMP 2	Waste Management Policies	All development proposals on contaminated lands shall be accompanied by a report from a qualified, expert consultant in remediation incorporating international best practice and expertise on innovative ecological restoration techniques. These include specialist planting and green initiatives that create aesthetically improved sites, healthy environments and contribute to the provision of new green open spaces as integral parts of newly created areas.	The objective is based on the remediation of sites with a history of activities such as large scale industrial operations, intensive agriculture, storage of petrochemicals, etc. Any development on such sites must be subject to remediation works prior to construction and/or operation to eliminate health and safety risks. The enforcement of this objective will have direct positive effects on population and human health, material assets, soils and water. The integration of specialist planting and green initiatives will have additional positive effects on biodiversity, flora and fauna, air and climate and landscape. The carrying out of scalable remediation works has the potential to generate effects on a range of environmental components, including the water environment, biodiversity, European sites and residential amenity.	+/-	+/-	0	0	-	+	+/-	+/-	0	0	0
WMP 3	Waste Management Policies	All development proposals on contaminated lands shall include a full contaminated land risk assessment to demonstrate how: <ul style="list-style-type: none"> the proposed land use/s will be compatible with the protection of health and safety (including the durability of structures and services), during both construction and occupation. any contaminated soil or water encountered will be appropriately dealt with. 	Any prospective development proposed to be sited on contaminated lands will be required to demonstrate, through appropriate environmental investigations and assessments, how the development has accounted for health and safety considerations to eliminate risks to human health, and how the carrying out of the development will not result in further adverse impacts on the soil or water environments, which can interact with other environmental receptors to impact them in a similarly negative fashion. The implementation of these objectives will have positive effects on population and human health,	+	+	0	0	+	+	+/-	+	+	0	0

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WMP 4	Waste Management Policies	Development proposals for the infilling of lands with construction and demolition waste will only be acceptable where it is demonstrated that there will be no adverse impact upon surface and groundwaters. These proposals shall include measures for the prevention and mitigation of any perceived impacts which satisfy the targets of any Waterbody and Catchment Management Plans as developed by Monaghan County Council, LAWPRO and Uisce Éireann and also any Source Protection Plans developed by Group Water Schemes.	biodiversity, flora and fauna, soil, water and material assets.												
WMP 5	Waste Management Policies	Development proposals for the infilling of lands for agricultural improvement, shall only be acceptable where it is demonstrated by means of an Agricultural Improvement Plan how the infilling of the lands will meet current farm management requirements or proposed future expansion and will not adversely affect water quality and biodiversity.													
CAO 1	Climate Action Objectives	To support and encourage the implementation of the National Climate Action Plan 2024, the National Adaptation Framework, Preparing for a Climate Resilient Ireland 2024 and the National Energy and Climate Plan for Ireland 2021–2030 and any updated	The implementation of legislation and guidelines for climate change adaptation and climate action is positive for various environmental receptors at a high level.	+	0	0	0	0	+	0	0	+	0	+	

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CAO 5	Climate Action Objectives	To encourage the integration of positive climate change mitigation and adaptation measures into the design, planning and construction of development projects.	environment, traffic and transport, landscape character and visual amenity, biodiversity and European sites													
CAO 6	Climate Action Objectives	To support the implementation of the Monaghan County Council Climate Action Plan 2024-2029 in consultation and partnership with stakeholders including the Eastern & Midlands Climate Action Regional Office (CARO).	The ambitions of the Monaghan County Council Climate Action Plan 2024-2029 are to support the Government's National Climate Objectives and facilitate the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy by 2050. The MCC CAP has undergone its own SEA and AA processes, which have integrated environmental considerations and protection into the Plan. The high-level, overarching actions that Monaghan County Council have proposed to achieve this will have positive effects on all environmental receptors. The implementation of this objective, therefore, is positive for various environmental receptors.	+	+	+	+	+	+	+	+	+	+	+	+	+
CAO 7	Climate Action Objectives	To encourage the implementation of the measures for the Monaghan Town Decarbonisation Zone over the lifetime of the Development Plan including: <ul style="list-style-type: none"> Increase pedestrianised space in Monaghan Town Pilot a scheme for Car Free Zones around schools Complete a local transport plan for Monaghan Town and investigate the feasibility 	These objectives support the pedestrianisation of and restriction of motorised vehicles in certain areas across the Plan Area. This has the potential to make these areas safer for pedestrians and cyclists, as well as reduce vehicular emissions. This will have positive effects on population and human health and air and noise (including climate). Preparation of a Local Transport Plan and Urban Mobility Plan for Monaghan supports the sustainable development of the Plan Area, as opportunities for encouraging modal shift to more sustainable and	+/-	+/-	0	0	+/-	+/-	+/-	+/-	+	+	+	+	+

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CAO 11	Climate Action Objectives	To ensure that sufficient charging points and rapid charging infrastructure are provided on existing streets where such infrastructure does not impede persons with mobility issues and in new developments subject to appropriate design, siting and built heritage considerations.														
CAO 12	Climate Action Objectives	To encourage and promote the retrofitting and reuse of existing buildings rather than their demolition and reconstruction, where possible.	<p>The development of a green infrastructure masterplan for Monaghan Town will allow for a cohesive and strategic approach to planning for the green spaces within the Plan Area, and provide for environmental considerations while connecting these spaces and greenways. The implementation of this objective has positive effects for population and human health, air and climate, landscape, tourism and recreation, and material assets.</p> <p>Proposals for development within the masterplan, depending on their scale and nature, have the potential to cause construction and operational phase effects on a range of environmental receptors in the absence of mitigation.</p>	+/-	+/-	+	0	+/-	+/-	+/-	+/-	+	+	+		

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CAO 13	Climate Action Objectives	To encourage the submission of a Climate Action Energy Statement with large scale development proposals as part of the overall Design Statement. This should demonstrate how low carbon energy and heating solutions, have been considered as part of the overall design and planning of the proposed development.	Tables 8.8 and 8.9 of the Chapter contain a suite of climate mitigation and adaptation measures for various sectors. The implementation of this objective is positive for most environmental components and receptors.	+	+	+	+	+	+	+	+	+	+	+
FRMO 1	Flood Risk Management Objectives	To fully implement and support, in conjunction with the Office of Public Works, the provisions of the EU Flood Risk Directive, The Flood Risk Regulations, The Planning System and Flood Risk Management - Guidelines for Planning Authorities (2009) and any updated legislation or guidelines issued during this plan period.	The implementation of Flood Risk Management regulations and guidelines will have direct positive effects on population and human health, biodiversity, soil, water, and material assets.	+	+	0	0	+	+	0	+	+	0	0
FRMO 2	Flood Risk Management Objectives	To seek to obtain the required funding for the implementation of the measures set out in the Flood Risk Management Plans for Monaghan Town, Ballybay and Inniskeen.	These objectives have had regard to the Flood Risk Assessments and Management Plans for the County and the main settlements within the Plan Area. The objectives support the carrying out of development of flood defence infrastructure, which has the potential to result in construction phase effects on some environmental receptors such as water quality,	+/-	+/-	0	0	+/-	+/-	0	0	+	0	0

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FRMO 3	Flood Risk Management Objectives	To have regard to the Strategic Flood Risk Assessment for County Monaghan and any updated versions during the lifetime of the Monaghan County Development Plan 2025-2031.	biodiversity (e.g., riparian corridors), and European sites. However, these objectives have the potential to have positive effects on population and human health, biodiversity, soil, water, and material assets.												
FRMO 4	Flood Risk Management Objectives	To protect rivers, streams, riparian corridors, flood plains and wetlands from inappropriate development which will contribute to increased flood risk.	This objective is centred around the protection of waterbodies in the Plan Area and the prevention of inappropriate development which can increase flood risk. Implementation of the objective has the potential to benefit population and human health, landscape, land-use, biodiversity, flora and fauna, water, soil, and material assets.	+	+	+	0	+	+	0	+	+	0	0	
SWDO 1	Surface Water Drainage Objective	To promote and encourage the use of Sustainable Drainage Systems and Green-Blue Infrastructure in new developments including the public realm and retrofitted in existing developed areas, in line with National Policy Objective 57 of the National Planning Framework.	National Policy Objective 57 of the NPF is to 'Enhance water quality and resource management' through a suite of measures that include avoidance of inappropriate development in flood risk areas, the implementation of River Basin Management Plans and the integration of sustainable water management solutions, including SuDS, non-porous surfacing and green roofs. The implementation of this objective will have positive effects on population and human health, material assets, and the soil and water environment.	+	+	+	0	+	+	0	+	+	0	+	

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			There is also the potential for indirect positive effects on biodiversity, flora and fauna and landscape.													
VSP 1	Policy for Veterinary Services	To support the implementation of the veterinary functions of the Council.	Veterinary functions of the local authority focus on dog control and animal welfare in the Plan Area. These functions do not create any sources of adverse environmental effect. Predicted environmental effects are neutral in nature.	0	0	0	0	0	0	0	0	0	0	0	0	0
LP 1	Lighting Policies	To control lighting in urban and rural areas and in sensitive locations, in order to minimise impacts on residential amenity and habitats and species of importance.	Improper public lighting can result in environmental problem problems (i.e. light pollution) by impacting both human health through nuisance and wildlife behaviour. It is therefore imperative to manage public lighting measures to minimise these harmful effects. The use of energy-efficient public lighting fixtures will result in minimised emissions. The implementation of these objectives will have positive effects on population and human health, air and noise (including climate change), and biodiversity, flora and fauna. No conflicts with any other environmental receptors can be identified in relation to this objectives.	+	+	0	0	0	0	0	0	0	0	0	0	+
LP 2	Lighting Policies	To require the use of energy efficient public lighting in all new development proposals.		+	+	0	0	0	0	0	0	0	0	+	0	+

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LP 3	Lighting Policies	To require that lighting fixtures should provide only the amount of light necessary and should be designed to avoid creating glare or emitting light above a horizontal plane. Lighting fixtures should also have minimum environmental impact and protect light sensitive species such as bats.		+	+	0	0	0	0	0	+	0	0	0	+
NPO 1	Noise Objective	To promote the implementation of the Noise Directive 2002/49/EC and associated Environmental Noise Regulations 2006.	The Noise Directive 2002/49/EC and associated Environmental Noise Regulations 2006 intend to avoid, prevent or reduce harmful effects derived from the exposure to environmental noise. The implementation of this objective will have positive effects on population and human health, air and noise, and biodiversity, flora and fauna. No conflicts with any other environmental receptors can be identified in relation to this objective.	+	+	0	0	0	0	+	0	0	0	0	0
AQO 1	Air Quality Objectives	To promote the preservation of best ambient air quality compatible with sustainable development in accordance with the EU Ambient Air, to ensure that all air emissions associated with new developments are within Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) and Environmental Quality Standards as out in the Air Quality Standards Regulations 2011 (SI No. 180 of 2011) (or any updated/superseding documents).	These objectives are centred around the management of air (including greenhouse gases) and noise emissions, and ensuring compliance with existing national and European legislation. AQO 2 additionally supports the reduction of energy usage, which, by extension, captures the reduction of energy-related emissions. These objectives have direct positive effects on population and human health, air and noise (including climate change), and biodiversity, flora and fauna. No conflicts with any other environmental receptors can be identified in relation to these objectives.	+	+	0	0	0	0	+	0	0	0	+	

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AQO 2	Air Quality Objectives	To contribute towards compliance with air quality legislation, greenhouse gas emission targets, management of noise levels, and reductions in energy usage.		+	+	0	0	0	0	0	+	0	0	0	+
EHZO 1	Environmental Hazard Zones Objective	To comply with the provisions of the SEVESO Directive in respect of any development with the potential to cause a major accident.	The SEVESO Directive pertains to the prevention of major industrial accidents involving dangerous chemicals, which pose a significant threat to human health and the environment. Compliance with the Directive has positive effects on all environmental receptors.	+	+	0	+	+	0	+	+	+	0	+	

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SSO 4	Strategic Objectives for the Towns and Villages	To create a clear strategic framework for the sustainable development of the towns and their hinterlands through the zoning and servicing of lands in a manner consistent with the Core Strategy as set out in Chapter 2 of the Monaghan County Development Plan 2025-2031.	<p>The provision of clear strategic framework for the sustainable development of towns and hinterlands supports well-balanced, sustainable development. It has the potential to result in positive effects on a range of environmental components, including population and human health (i.e. people and communities), land use, material assets and climate.</p> <p>In isolation, the development of a strategic framework for town planning does not create any source of adverse environmental impact.</p>	+	0	0	0	0	+	0	0	+	0	+
SSO 5	Strategic Objectives for the Towns and Villages	To provide a basis for public and private sector investment in infrastructure, services and development in the towns and Tier 4 villages, offering clear guidance to both sectors in framing development proposals, in partnership with the community.	<p>This objective will support investment in infrastructure, services and development in town and villages across County Monaghan, through clear guidance in framing development proposals. It has the potential to result in positive effects on a range of environmental components, including population and human health (i.e. people and communities), land use, material assets and climate.</p> <p>In isolation, this objective does not create any source of adverse environmental impact.</p>	+	0	0	0	0	+	0	0	+	0	+

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SSO 6	Strategic Objectives for the Towns and Villages	To facilitate the provision of adequate services and facilities in the towns in the areas of education, medical/health, transport, public administration, industrial and commercial centres, and to encourage the co-location of these services.	This objective will support infrastructure - services and facilities for town and villages in towns and villages across County Monaghan. This will have a positive impact on the people (population and human health) that live, work, and visit towns and villages in County Monaghan by ensuring the future growth, adequate provision of services and appropriate development of the county. The construction of new development has the potential to have negative impact on air, climate, noise and other environmental components, in the absence of appropriate mitigation.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-
SSO 7	Strategic Objectives for the Towns and Villages	To attract investment and new employment opportunities to the towns while supporting sustainable enterprises.	These objectives will support investment and new employment opportunities for towns across Monaghan, while promoting these towns as attractive residential, employment, industrial, commercial, retail and service centres. These objectives have the potential to generate positive impact on the people (population and human health) that live and, work in County Monaghan, business and the local economy. In isolation, these objectives does not create any source of adverse environmental impact.	+	0	0	0	0	0	0	0	0	0	0	0
SSO 8	Strategic Objectives for the Towns and Villages	To promote the towns as residential, employment, industrial, commercial, retail and service centres.		+	0	0	0	0	0	0	0	0	0	0	0
SSO 9	Strategic Objectives for the Towns and Villages	To protect and enhance the heritage, character and streetscape of the towns and ensure they are attractive places to live and work.	This objective will protect and enhance the heritage, character and streetscape of the towns and ensure they are attractive places to live and work. This will have a positive impact on the population and human health, landscape and visual amenity, cultural heritage.	+	0	0	+	0	+	0	0	0	0	+	0

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SSO 13	Strategic Objectives for the Towns and Villages	To promote the development of the towns and Tier 4 villages with an appropriate range of facilities and services including social infrastructure, retail units, commercial offices and local enterprise in accordance with the provisions of the Core Strategy, Chapter 2 of the Monaghan County Development Plan 2025-2031.	<p>This objective will promote the development of the towns and Tier 4 villages with an appropriate range of facilities and services including social infrastructure, retail units, commercial offices and local enterprise. This objective has the potential to generate positive impact on the people (population and human health) that live and, work in County Monaghan, business and the local economy.</p> <p>In the absence of good design and planning and appropriate mitigation, development in the context of these settlements has the potential to lead to a variety of construction and operational phase effects, such as:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Construction phase impacts on built heritage and historic fabric present in the context of the settlement area. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. 	+/-	-	-	-	-	+/-	-	-	+/-	0	-

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SSO 15	Strategic Objectives for the Towns and Villages	To facilitate and/or provide the infrastructure and services necessary to accommodate the anticipated population growth in the towns and Tier 4 villages in accordance with the Core Strategy, Chapter 2 of the Monaghan County Development Plan 2025-2031.	<p>This objective will seek to provide infrastructure and services to accommodate the anticipated population growth in the towns and Tier 4 villages. This objective has the potential to generate positive effects on population and human (through the provision of services required) and material assets.</p> <p>This objective expressly supports infrastructural development in the Plan Area. The construction phases of this development has the potential to result in environmental impacts, such as dust, noise, or traffic disruption, that may affect various environmental components, including population and human health, the air quality environment, the noise environment, the water environment, biodiversity or traffic and transport conditions. The operational phases of this development has the potential to result in environmental effects on various environmental components, such as population and human health, traffic and transport conditions, material assets (e.g. water & wastewater infrastructure), landscape character and visual amenity.</p>	+/-	-	-	-	-	+/-	-	-	+/-	0	-
SSO 16	Strategic Objectives for the Towns and Villages	To protect important landscape features within or on the edge of the towns and Tier 4 villages by prohibiting development within designated Landscape Protection/Conservation (LPC) areas unless it is proven to the satisfaction of the Planning Authority that the proposed development would not detrimentally impact on the amenity of the LPC areas or the	<p>This objective seeks to protect important landscape features within or on the edge of the towns and Tier 4 villages by prohibiting development within designated Landscape Protection/Conservation (LPC). This will have a positive impact on population and human health, landscape assets, land and some ecological features in County Monaghan.</p>	+	+	+	+	+	+	0	0	0	0	+

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		wider setting or character of the towns and Tier 4 villages.													
SSO 17	Strategic Objectives for the Towns and Villages	To promote strategies that could facilitate public transport services in the towns and Tier 4 villages.	This objective will promote strategies that could facilitate public transport services in the towns and Tier 4 villages. This will have a positive impact on population and human health, traffic and transport, air quality and climate.	+	0	0	0	0	0	+	0	0	0	0	+
SSO 18	Strategic Objectives for the Towns and Villages	To encourage the creation and development of specialist niche activities that could help distinguish and promote the growth of the towns and Tier 4 villages.	This objective encourages the creation and development of specialist niche activities to help distinguish and promote the growth of the towns and villages across County Monaghan. This objective has the potential to generate positive impacts on people that live, work and visit Monaghan, and tourism and recreation environmental components. In isolation, this objective does not create any source of adverse environmental impact.	+	0	0	0	0	0	0	0	+	0	0	0

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LUO 1	Land Use Zoning Objective	<p>To provide, protect and enhance town centre facilities and promote town centre strengthening.</p> <p>The principal permitted land use is town centre related uses including retail, residential, commercial, social, cultural, medical/health and other similar type uses.</p>	<p>This objective will protect and enhance town centre facilities and promote the town centre, through the land use zoning of the town centre relating to uses including retail, residential, commercial, social, cultural, medical/health and other similar type uses. This will have a positive impact on population and human health, business and the local economy, however, in the absence of appropriate mitigation, this objective has the potential to result in adverse effects on a range of environmental components. Town regeneration related development has the potential to generate effects on residential amenity, the existing business economy, townscape and built heritage/historic fabric.</p>	+/-	-	+/-	-	-	-	-	-	-	+/-	+/-	-

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LUO 6	Land Use Zoning Objective	To provide for new industrial, enterprise and employment generating development and to facilitate the expansion of existing industrial and employment generating enterprises. The principal permitted use is a range of employment, industry and business uses.	<p>This objective will provide for new industrial, enterprise and employment development and facilitate the expansion of existing industrial and employment generating enterprises. This will have a positive impact on population and human health business and the economy.</p> <p>In the absence of good design and planning and appropriate mitigation, such development has the potential to lead to a variety of construction and operational phase effects, such as:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Construction phase impacts on built heritage and historic fabric present in the context of the settlement area. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity - Operational phase emissions (i.e. air emissions, noise emissions etc.) 	+/-	-	-	-	-	-	-	-	-	+/-	-	-

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LUO 7	Land Use Zoning Objective	<p>To provide for established commercial development and facilitate its appropriate expansion.</p> <p>The principal permitted use shall be related to the existing established commercial use on site. The redevelopment and expansion of existing commercial lands may be permitted.</p>	<p>This objective will provide for new industrial, enterprise and employment development and facilitate the expansion of existing industrial and employment generating enterprises. This will have a positive impact on population and human health business and the economy.</p> <p>In the absence of good design and planning and appropriate mitigation, such development has the potential to lead to a variety of construction and operational phase effects, such as:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Construction phase impacts on built heritage and historic fabric present in the context of the settlement area. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity - Operational phase emissions (i.e. air emissions, noise emissions etc.) 	+/-	-	-	-	-	-	-	-	-	+/-	-	-

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LUO 8	Land Use Zoning Objective	To protect, provide and improve community facilities and services. The principal permitted use is community, civic, religious, medical/health, educational facilities and any uses ancillary and related to these uses such as playing fields or car parks.	These objectives will protect, provide and improve community facilities, services, recreation, and amenity. This will have a positive impact on population and human health. The development of new facilities and infrastructure has the potential to have a negative impact on certain environmental air, climate, noise and other environmental components, in the absence of good design or appropriate mitigation. The development of certain community facilities and infrastructure may facilitate the carrying out of recreational activities that could potentially impact sensitive ecological receptors on an ongoing basis.	+/-	-	-	-	-	-	-	-	-	+/-	-	-
LUO 9	Land Use Zoning Objective	To protect and provide for recreation, and amenity. The principal permitted use is passive and active recreation and any uses ancillary and related to this use such as recreational buildings or car parks.		+/-	-	-	-	-	-	-	-	-	-	+/-	-
LUO 10	Land Use Zoning Objective	To protect important landscape features within the towns from development that would detrimentally impact on the amenity of the landscape, on the natural setting of the town, or on the natural attenuation offered by flood plains. To only permit development where it has been clearly demonstrated to the satisfaction of the Planning Authority that the development will not be contrary to the overall zoning objective of the lands, for example the provision of open space or services to adjoining land uses.	This objective will protect important landscape features within the towns from development that would negatively impact on the amenity of the landscape, natural settings or on the natural attenuation offered by flood plains. This will have a positive impact on population and human health, landscape, land and soil, water, climate and some ecological features.	+	+	+	+	+	+	0	+	0	0	0	+

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				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC			
		Tree felling in these areas will only be permitted in exceptional circumstances.															
LUO 11	Land Use Zoning Objective	To apply the precautionary principle and require justification for development on these lands. Any development proposed on these lands shall demonstrate full compliance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 and any updated or subsequent guidance.	This objective will apply the precautionary principle and require justification for development on these lands. The objective will lead to the appropriate management and minimisation of flood risk. This will have a positive impact on population and human health, material assets, water, land and soils and some ecological features.	+	+	0	+	0	+	0	+	+	0	+			

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URO 2	Urban Regeneration Objectives	To identify and secure funding from relevant agencies and Government sources including the Rural and Urban Regeneration and Development Funds (RRDF/URDF) for town and village renewal projects throughout the County.	This objective will identify and secure funding from relevant agencies. It does not create any particular sources of adverse environmental impact	0	0	0	0	0	0	0	0	0	0	0	0
URO 3	Urban Regeneration Objectives	To address the impact of derelict site(s)/structure(s) upon the amenity of an area through the application of the statutory mechanisms afforded through the Derelict Sites Act 1990.	<p>This objective supports the regeneration of derelict sites and has potential to generative positive effects on a range of environmental components, including elements such as residential amenity, built heritage, tourism and recreation and townscape/streetscape.</p> <p>The carrying out of works at derelict structures may generate typical construction related environmental effects (particularly in a built up context) and particular effects on built heritage (e.g., derelict structures comprising protected structures) or biodiversity (protected bats that may be present in such structures that provide good habitat for bats).</p>	+/-	-	+/-	+/-	0	+	+/-	-	+	+/-	+	

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URO 5	Urban Regeneration Objectives	To support the preparation and implementation of Town Centre First Plans in accordance with the Town Centre First Policy.	<p>This objective has the broad potential to promote good spatial planning and support sustainable land use and sustainable transportation.</p> <p>The objective as the potential to support utilising existing built environment for residential occupancy, which can reduce the requirement for construction of new residential development generally, and the associated embodied GHG emissions associated with such development. It may contribute to the protection and enhancement of built heritage and townscape/streetscape.</p> <p>Any associated building refurbishment works has the potential to generate adverse environmental impacts in the absence of good design and appropriate mitigation - e.g., on built heritage, townscape/streetscape and protected species that may be present in derelict buildings, such as protected bat species.</p>	+	-	+	+	0	+	+	-	+	+	+

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UDO 5	Urban Residential Developments Objectives	To encourage the refurbishment and reuse of derelict buildings and development on derelict lands and infill sites in the towns for residential developments which will result in the renewal and regeneration of towns.	<p>This objective supports the regeneration of derelict sites and has potential to generative positive effects on a range of environmental components, including elements such as residential amenity, built heritage, tourism and recreation and townscape/streetscape.</p> <p>The carrying out of works at derelict structures may generate typical construction related environmental effects (particularly in a built up context) and particular effects on built heritage (e.g., derelict structures comprising protected structures) or biodiversity (protected bats that may be present in such structures that provide good habitat for bats).</p>	+/-	-	+/-	+/-	0	+	+/-	-	+	+/-	+
UDO 6	Urban Residential Developments Objectives	To comply with Chapter 3, Housing Strategy, of the Monaghan County Development Plan 2025-2031.	This objective supports compliance with Chapter 3, Housing Strategy, of the Monaghan County Development Plan 2025-2031. In isolation, this objective does not create any source of adverse environmental impact.	+	0	0	0	0	0	0	0	+	0	+
UDO 7	Urban Residential Developments Objectives	To promote compact forms of residential development such as infill and back land development and ensure, through the development management process, that access points to back land areas are reserved or that adequate frontage is reserved to provide future road access, to enable comprehensive back land development.	These objectives promote residential development in accordance with compact growth principles. This will have a positive impact on the people (population and human health) that live in the County. However, in the absence of appropriate mitigation, this objective has the potential to result in adverse effects on a range of environmental components.	+/-	-	+/-	+/-	0	+	+/-	-	+	+/-	+

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UDO 8	Urban Residential Developments Objectives	To encourage and support proposals for new residential development that will result in the regeneration/renewal of town centre areas and/or a reduction in vacancy/dereliction in the context of the proposed planning and sustainable development of the area.		+/-	-	+/-	+/-	0	+	+/-	-	+	+/-	+
TCO 1	Town Centre Objectives	To promote and develop the town centres as the principal location for retail, office, leisure, entertainment, cultural and service uses and to encourage the refurbishment, renewal and re-use of existing buildings and derelict sites within it.		+/-	-	+/-	+/-	0	+	+/-	-	+	+/-	+
TCO 2	Town Centre Objectives	To protect the vitality and viability of the town centres by promoting a diversity of uses within them, with a presumption in favour of development that would make a positive contribution to ensuring that the town centres continue to provide a focus for shopping.	These objectives will seek to develop, protect and enhance town centres. This will have a positive impact on the people, business and the local economy. However, this objective supports development that has the potential to result in adverse effects on a range of environmental components such as built heritage, material assets (traffic and transport) and townscape/streetscape.	+/-	-	+/-	+/-	0	+	+/-	-	+	+/-	+
TCO 3	Town Centre Objectives	To promote the vitality and viability of the town centres by prohibiting, except in exceptional circumstances, the location of town centre uses such as financial institutions, offices, etc		+/-	-	+/-	+/-	0	+	+/-	-	+	+/-	+

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TCO 7	Town Centre Objectives	To encourage the principal of living over the shop within the town centres.	This objective seeks to support the principal of living over the shop within the town centres. This will have a positive impact on the population and communities (population and human health) that live within towns. No other interactions with environmental receptors have been identified.	+	0	0	0	0	0	0	0	0	0	0
TCO 8	Town Centre Objectives	To encourage and facilitate the undergrounding of utility cables in the town centres.	This objective will encourage and facilitate the undergrounding of utility cables in the town centres. This will have a positive impact on the businesses (population and human health) that operate within towns. However, in the absence of appropriate mitigation, this objective has the potential to result in adverse effects on a range of environmental components.	+/-	0	0	-	-	-	0	0	+/-	0	0
TCO 9	Town Centre Objectives	To continue to encourage and accommodate the regeneration of back lands in the town centres where appropriate, including the construction of new urban streets to provide access to inaccessible lands.	This objective will seek to develop the regeneration of back lands in the town centres, including the construction of new urban streets to provide access to inaccessible lands. This will have a positive impact on the population and communities and businesses (population and human health) that operate within towns. However, in the absence of appropriate mitigation, this objective has the potential to result in adverse effects on a range of environmental components.	+/-	-	-	-	-	-	-	-	+/-	0	-
RTO 1	Retailing Objectives	To protect the vitality and viability of the town centres as the principal shopping area by encouraging development that would maintain and consolidate the retail core (as defined by the town centre zoning) of the towns.	These support sustainable retail development and have the potential to generate positive effects on people, business and local economy. However, this objective supports development that has the potential to result in adverse effects on a range of environmental components such as built heritage, material assets (traffic and transport) and townscape/streetscape.	+/-	-	+/-	+/-	0	+	+/-	-	+	+/-	+

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RTO 2	Retailing Objectives	To prohibit the location of retail development outside the town centres unless the development is compliant with the policies contained in the County Monaghan Retail Strategy 2016-2022 and the DECLG Retail Planning Guidelines for Planning Authorities (and any updated or subsequent strategy and/or guidelines).		+/-	-	+/-	+/-	0	+	+/-	-	+	+/-	+
RTO 3	Retailing Objectives	To encourage the provision of a wider range of convenience and comparison goods, and size of retail units in the town centres.	This objective encourages the provision of a wide range of convenience and comparison goods, and size of retail units in the town centres. This will have a positive impact on people, business and the local economy.	+	0	0	0	0	0	0	0	0	0	0
IEO 1	Industry, Enterprise and Employment Objectives	To ensure that sufficient and suitable land is reserved for new industrial development at appropriate locations, where there are existing infrastructural facilities, services and good communications, or where they can be provided at a reasonable cost.	<p>This objective will provide for new industrial, enterprise and employment development and facilitate the expansion of existing industrial and employment generating enterprises. This will have a positive impact on population and human health business and the economy. These objectives provide a focus on proper planning and sustainability of industrial development.</p> <p>In the absence of good design and planning and appropriate mitigation, such development has the potential to lead to a variety of construction and operational phase effects, such as:</p>	+/-	-	-	-	-	-	-	-	+/-	-	-

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IEO 2	Industry, Enterprise and Employment Objectives	To facilitate the growth and/or expansion of existing industrial enterprises where appropriate, subject to the Development Management Standards in Chapter 15, of the Monaghan County Development Plan 2025-2031. Such developments should not unduly impact on the residential amenity of existing residential properties.	<ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Construction phase impacts on built heritage and historic fabric present in the context of the settlement area. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. 	+/-	-	-	-	-	-	-	-	-	+/-	-	-
IEO 3	Industry, Enterprise and Employment Objectives	To encourage and promote the sustainable development of industry within the towns over the plan period.	<ul style="list-style-type: none"> - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity - Operational phase emissions (i.e. air emissions, noise emissions etc.) 	+/-	-	-	-	-	-	-	-	-	+/-	-	-

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IEO 7	Industry, Enterprise and Employment Objectives	To consider proposals for industrial and commercial development on sites located in close proximity to the edge of towns, where it has been demonstrated to the satisfaction of the Planning Authority that the proposed development cannot be accommodated within the town development envelope due to lack of available suitably zoned lands, or on the grounds of amenity or environmental considerations.	<p>This objectives supports the carrying out of industrial development at the edge of towns, where appropriate. the carrying out of such industrial development may create positive effects on population, business and the local economy.</p> <p>In the absence of good design and planning and appropriate mitigation, such development has the potential to lead to a variety of construction and operational phase effects, such as:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity - Operational phase emissions (i.e. air emissions, noise emissions etc.) - Greenfield development/land-take leading to adverse effects on a range of environment components. - Creation of unsustainable transportation patterns. 	+/-	-	-	-	-	-	-	-	-	+/-	0	-

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ISO 1	Infrastructure and Services Objectives	To construct new roads and improve the existing road network in, around and through the towns, to open up development lands and improve traffic safety.	These objectives seek to construct new roads and upgrade existing road and pedestrian infrastructure. This will help to reduce traffic congestion, improve traffic flow, and pedestrian and traffic safety. The development of new road infrastructure will have a positive impact on populations in towns. The objectives support the carrying out of development (e.g., linear infrastructure), and therefore, in the absence of mitigation, are likely to result in construction and operational phase impacts on a range of environmental receptors. Construction phase impacts may include land-take, habitat loss/fragmentation, dust, noise etc. Operational phase impacts may include changes to traffic and transport dynamics and conditions, changes to landscape character and visual amenity, or the generation of road noise.	+/-	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+/-	+
ISO 2	Infrastructure and Services Objectives	To reduce traffic congestion and improve access and traffic flow throughout the towns.		+/-	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+/-	+
ISO 3	Infrastructure and Services Objectives	To construct and maintain pedestrian and traffic safety measures, and implement traffic control measures, where required, throughout the towns.		+/-	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+/-	+

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ISO 4	Infrastructure and Services Objectives	To regulate and manage car-parking facilities throughout the towns in accordance with Chapter 15 Development Management Standards, of the Monaghan County Development Plan 2025-2031 and ensure that adequate off street car parking and servicing space is provided in all new developments.	<p>This objective aims to ensure an appropriate level of car parking is available in town centres. The sustainable and appropriate provision of car parking has the potential to generate positive effects on population and human health and material assets.</p> <p>The inappropriate provision of excessive car parking may promote unsustainable modes and patterns of transport, resulting in traffic congestion and adverse impacts on environmental components such as traffic and transport conditions, air quality, the noise environment and climate.</p> <p>This objective supports development (i.e. car parking facilities/space) that has the potential to result in adverse effects on a range of environmental components such as built heritage, material assets (traffic and transport) and townscape/streetscape.</p>	+/-	-	0	0	0	-	-	-	+	0	-
ISO 5	Infrastructure and Services Objectives	To strengthen and reconstruct all deficient sections of road pavement and footpath and provide additional pavements and footpaths in residential areas when resources become available.	This objective will see the reconstruction all deficient sections of road pavement and footpath and the addition of new pavements and footpaths. This will have a positive impact on people through improving safety and accessibility (population and human health). The improvement/construction of small-scale infrastructural features such as pavements and footpaths in residential area is unlikely to result in any significant adverse effects given the magnitude of the work involved in such projects.	+	0	0	0	0	0	0	0	+	0	0

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ISO 6	Infrastructure and Services Objectives	To co-operate with developers in the provision of access points, roads, footpaths and services where it is deemed necessary.	<p>This objective promotes cooperation with developer on the development of access points, roads, footpaths and services. This collaborative approach has the potential to generate positive effects on various environmental receptors through the promotion of high quality design.</p> <p>In isolation, this objective does not create any source of adverse environmental impact.</p>	+	0	0	0	0	0	+	0	0	+	0	0
ISO 7	Infrastructure and Services Objectives	To ensure that, where appropriate, adequate space is provided in all new developments for off street car parking and the provision of loading space within the curtilage of new developments.	<p>This objective will ensure that adequate space is provided in all new developments for off street car parking and loading, potentially leading to positive effects on population and human health, land use and material assets.</p> <p>The inappropriate provision of excessive car parking may promote unsustainable modes and patterns of transport, resulting in traffic congestion and adverse impacts on environmental components such as traffic and transport conditions, air quality, the noise environment and climate.</p> <p>This objective supports development (i.e. car parking facilities/space) that has the potential to result in adverse effects on a range of environmental components such as built heritage, material assets (traffic and transport) and townscape/streetscape.</p>	+/-	-	0	0	0	-	-	-	-	+	0	-

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ISO 8	Infrastructure and Services Objectives	To control and restrict any new direct access points or intensification of use of existing accesses onto the national road network within the general speed limit areas in accordance with the Spatial Planning and National Planning Guidelines (2012) or any updated or subsequent guidelines, and all relevant policies contained within the Monaghan County Development Plan 2025-2031.	This objective will control and restrict any new direct access points or intensification of use of existing accesses onto the national road network within the general speed limit areas. Safety measures on roads will have a positive impact on population and human health and material assets	+	0	0	0	0	0	0	0	0	+	0	0
NBHO 1	Natural and Built Heritage Objectives	To promote the value of Monaghan's natural and built heritage resources as an asset for the local economy and a key benefit to the amenity of the area and the well-being of the community.	This promotional objective will not lead to any source of environmental impact.	0	0	0	0	0	0	0	0	0	0	0	0
NBHO 2	Natural and Built Heritage Objectives	To prohibit development that would detrimentally impact on the value or designation of areas of natural amenity in the towns.	This objective will prohibit development that would detrimentally impact on the value or designation of areas of natural amenity in the towns. This has potential to generate positive effects on population and human (through the protection and enhancement of amenity), townscape/streetscape and biodiversity.	+	+	+	0	0	+	0	0	0	0	0	+

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NBHO 3	Natural and Built Heritage Objectives	To protect individual trees, groups of trees and woodland areas because of their nature conservation value or their contribution to amenity of the town and require the retention of existing mature trees and hedgerows in all new developments, except in exceptional circumstances.	This objective will protect individual trees, groups of trees and woodland areas because of their nature conservation value or their contribution to amenity of the town. This will have generated positive effects on a range of environmental components, including land use, soils, water, biodiversity, population and human health, climate, air quality.	+	+	+	0	0	+	+	0	0	0	0	+
NBHO 4	Natural and Built Heritage Objectives	To prohibit development in Landscape Protection/Conservation (LPC) areas unless in exceptional circumstances, where it has been clearly proven to the Planning Authority that the works would not be contrary to the zoning objective as outlined in Chapter 9 of the Monaghan County Development Plan 2025-2031.	This objective will prohibit development in LPC areas. This has the potential to generate positive impacts on land, landscape, population and human health, climate.	+	+	+	0	0	+	0	0	0	0	0	+
NBHO 5	Natural and Built Heritage Objectives	To have regard to nature conservation issues when considering proposals for development which may detrimentally impact on habitats, species, or features worthy of protection.	This objective will have regard to nature conservation issues for new development. This will have a positive impact on population and human health, biodiversity, land, soils, water climate.	+	+	0	0	0	+	0	+	0	0	0	+

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NBHO 6	Natural and Built Heritage Objectives	To protect and preserve the Protected Monuments and Structures located within the towns.	This objective will protect cultural heritage assets listed as Protected Monuments and Structures. This will have a positive impact on architectural and cultural heritage, population and human health, land and landscape / streetscape assets. No other interactions with environmental receptors have been identified.	+	0	+	+	0	+	0	0	0	0	0
NBHO 7	Natural and Built Heritage Objectives	To protect existing Architectural Conservation Areas (ACAs) by ensuring that all developments within them comply with the policies set out in, Chapters 6 and 15 of the Monaghan County Development Plan 2025-2031 and the DEHLG Architectural Heritage Protection Guidelines (2011) or any updated or subsequent guidelines. In these areas the repair and refurbishment of existing buildings will be favoured over demolition and new build.	These objectives will protect ACAs and the architectural quality of the towns by ensuring that all developments within them comply with the policies, and through new ACAs. Repair and refurbishment of existing buildings will be favoured over demolition and new build. This will have a positive impact on population and human health, cultural heritage assets, land and landscape / streetscape.	+	0	+	+	0	+	0	0	0	0	0
NBHO 8	Natural and Built Heritage Objectives	To protect the architectural quality of the towns by investigating the potential of designating additional Architectural Conservation Areas (ACAs) in accordance with the DEHLG Architectural Heritage Protection Guidelines (2011) for Planning Authorities during the plan period, subject to resources.		+	0	+	+	0	+	0	0	0	0	0

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REO 3	Recreation and Amenity Objectives	To provide sufficient recreation and amenity/open space areas within the towns for their populations and prevent the loss of existing public or private open space unless alternative facilities are provided in a suitable location elsewhere.	This objective will seek to provide sufficient recreation and amenity/open space areas within the towns and prevent the loss of existing public or private open space. This will have a positive impact on population and human health and land use. No other interactions with environmental receptors have been identified.	+	0	0	0	0	0	+	0	0	0	0	0
REO 4	Recreation and Amenity Objectives	To support the development of social, recreational, sporting and community facilities in appropriate locations.	This objective will support the development of social, recreational, sporting and community facilities in appropriate locations. This will have a positive impact on population and human health. However, in the absence of appropriate mitigation, this objective has the potential to result in adverse effects on a range of environmental components.	+/-	-	-	-	-	-	-	-	-	+/-	0	-
REO 5	Recreation and Amenity Objectives	To co-operate with relevant educational authorities in developing additional facilities in the towns with the view of improving the availability of ancillary facilities for education.	This objective will seek to develop additional facilities in the towns with the view of improving the availability of ancillary facilities for education. This will have a positive impact on population and human health. However, in the absence of appropriate mitigation, this objective has the potential to result in adverse effects on a range of environmental components.	+/-	-	-	-	-	-	-	-	-	+/-	0	-

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REO 6	Recreation and Amenity Objectives	To maintain existing rights of way and investigate the creation of additional public rights of way, either by agreement, or by use of compulsory powers.	This objective will maintain existing rights of way and investigate the creation of additional public rights of way, either by agreement, or by use of compulsory powers. This objective will have a positive impact on the people (population and human health) that live and visit the County and land use. No other interactions with environmental receptors have been identified.	+	0	0	0	0	0	+	0	0	0	0	0	0
REO 7	Recreation and Amenity Objectives	To require recreational facilities such as a Cinema or Bowling Alley to be located within the town centre or on the edge of the town centre. Alternative sites within the settlement limit shall only be considered acceptable where it is clearly demonstrated to the satisfaction of the Planning Authority that there are no town centre or edge of town centre sites that are suitable, viable or available.	This objective will require recreational facilities to be located within the town centre or on the edge of the town centre. This objective will have a positive impact on the people (population and human health) that live and visit the County. However, in the absence of appropriate mitigation, this objective has the potential to result in adverse effects on a range of environmental components.	+/-	-	-	-	-	-	-	-	-	+/-	0	-	-

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TUO 1	Tourism Objectives	To promote and facilitate the development of County Monaghan as a tourism centre in co-operation with the public and private sector.	<p>This objective supports the development of Monaghan as a tourist centre. This will have a positive impact on the people (population and human health) that live and visit the County, and tourism and recreation.</p> <p>Tourism development may lead to a variety of adverse environmental effects in the absence of good design, proper planning and the adoption of environmental mitigation, including the following:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Promotion of human activity/movement in areas that contain sensitive ecological receptors. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity - Operational phase emissions (i.e. noise emissions etc.) - Greenfield development/land-take leading to adverse effects on a range of environment components. - Creation of unsustainable transportation patterns - where tourism development is located away from public transport. 	+	-	-	-	-	-	-	-	-	+	0	-

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TUO 2	Tourism Objectives	To accommodate sustainable tourism related projects related to the natural assets of the towns.	This objective seeks to facility sustainable tourism projects related to the natural assets of the towns. This has the potential to have positive impact on population and human health, landscape and cultural heritage, among other environmental components. However, this objective supports development that has the potential to result in adverse effects on a range of environmental components, in the absence of good design and appropriate mitigation.	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+	+/-

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TUO 3	Tourism Objectives	To encourage and accommodate the reopening of the Ulster Canal.	<p>This objective supports the reopening of Ulster Canal. This will have a positive impact on population and human health in relation to people that live and visit the area, tourism and recreation and built heritage, among other environmental components. This objectives also supports the development of active travel infrastructure, which could result in the promotion of sustainable transportation and associated positive effects on air quality and climate.</p> <p>This objective may support the carrying out of tourism and recreation related development that could have effects on a range of environmental components, such as:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Impacts on built heritage and historic fabric - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Promotion of human activity/movement in areas that contain sensitive ecological receptors. - Impacts on soils. 	+	-	-	+	-	+	+	-	+	0	+

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TUO 4	Tourism Objectives	To promote and develop improved cross border networks to encourage tourism and business to operate in both N. Ireland and the Republic of Ireland.	This objective will promote and develop improved cross border networks to encourage tourism. At high-level, no particular environmental interactions have been identified.	0	0	0	0	0	0	0	0	0	0	0	0
TUO 5	Tourism Objectives	To develop facilities to provide accessible tourist information throughout the towns and their environs within the plan period.	This objective will develop facilities to provide accessible tourist information throughout the towns and their environs within the plan period. No particular environmental interactions have been identified.	0	0	0	0	0	0	0	0	0	0	0	0
TUO 6	Tourism Objectives	To support and facilitate the provision of parking facilities including spaces for motorhomes, associated with tourism amenities at appropriate locations.	<p>This objective supports and facilitates the development of parking facilities including spaces for motorhomes, associated with tourism amenities at appropriate locations. This may generate positive effects on population and human health and tourism and recreation.</p> <p>This objective supports development (i.e. car parking facilities/space) that has the potential to result in adverse effects on a range of environmental components such as built heritage, material assets (traffic and transport) and townscape/streetscape.</p>	+/-	-	0	0	0	-	-	-	+	0	-	

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SIO 3	Social Inclusion Objectives	To require that the quantitative and qualitative standard for public open space in all new residential developments as required in Chapter 15 Development Management Standards, of the Monaghan County Development Plan 2025-2031 are accessible to all.	This objective will seek to ensure that the requirement for the quantitative and qualitative standard for public open space in all new residential developments as required in the CDP. No particular environmental interactions relating to this objective have been identified.	0	0	0	0	0	0	0	0	0	0	0	0
SIO 4	Social Inclusion Objectives	To ensure that adequate provision is made for public transportation infrastructure including pedestrian and cycling linkages which are accessible to all.	<p>This objective will ensure that adequate provision is made for public transportation infrastructure including pedestrian and cycling. This will promote sustainable transportation and has the potential to generate have positive effects for population and human health, climate, air, traffic.</p> <p>The objective supports the carrying out of development, which, in the absence of mitigation, is likely to have typical construction and operational phase effects on a range of environmental receptors.</p>	+/-	-	-	0	-	+/-	+/-	-	+	+	+	
VSO 1	Tier 4 Villages Strategic Objective	To support the Tier 4 villages in their role as local rural service centres for their population and rural hinterlands and where the principles of environmental, economic and social sustainability including the protection of their heritage and natural and built environments is paramount.	These objectives will support the growth and development of villages in Monaghan, through supporting local rural service centres, facilitating development and community facilities and amenities, and utilising brownfield and infill opportunities, where the principles of environmental, economic and social sustainability including the protection of their heritage and natural and built environments is paramount. They support sustainable, appropriate and well-balanced development at these villages.	+	+/-	+/-	+	+/-	+	+/-	+/-	0	0	+/-	

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VIO 1	Tier 4 Villages Objectives	To promote and facilitate development within the Tier 4 villages that is commensurate with the nature and extent of the existing settlement to support their role as local service centres.	<p>These objectives will have a positive impact on population and human health, landscape, cultural heritage, land and soil, water and some ecological features.</p> <p>These objectives may support construction and development that may have a range of effects on environmental components, such as:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Construction phase impacts on built heritage and historic fabric present in the context of the settlement area. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. 	+/-	-	-	-	-	-	-	-	-	+/-	0	-
VIO 2	Tier 4 Villages Objectives	To promote and facilitate residential development which is commensurate with the nature and scale of the village, utilising brownfield and infill opportunities in order to regenerate and consolidate the village in compliance with the Core Strategy, except where need has been demonstrated elsewhere to the satisfaction of the Planning Authority.	<ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Construction phase impacts on built heritage and historic fabric present in the context of the settlement area. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. 	+/-	-	-	-	-	-	-	-	-	+/-	0	-
VIO 3	Tier 4 Villages Objectives	To facilitate additional community facilities and services within the village envelope where no other suitable sites are available where possible and on the fringes of the village envelope where no other suitable sites are available.	<ul style="list-style-type: none"> - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity 	+/-	-	-	-	-	-	-	-	-	+/-	0	-

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VIO 4	Tier 4 Villages Objectives	To prepare plans for the Tier 4 villages, which focus on housing, amenity, infrastructure, and parking provision and traffic calming during the lifetime of the plan, subject to available resources.		+/-	-	-	-	-	-	-	-	-	+/-	0	-

Carrickmacross Town

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CMSO 1	Carrickmacross Settlement Plan Strategic Objective	To promote Carrickmacross Town as a place of strategic potential at a regional level where the principles of environmental, economic and social sustainability including the protection of the town's heritage and natural and built environment are enshrined.	The objective has the potential to support the sustainable development of Carrickmacross Town, with positive environmental effects on population and human and material asset components. The objective promotes environmental sustainability, particularly centred around the protection of the natural and built heritage present in Carrickmacross. This can potentially result in positive effects for a range of environmental receptors, including biodiversity and cultural heritage. The objective additionally supports the carrying out of development (e.g., housing, social and community infrastructure, etc.) which has the potential to result in adverse effects over construction and operational phases, on a range of environmental receptors.	+/-	+/-	+/-	+	+/-	+/-	+/-	+/-	+	+	+
CMO 1	Carrickmacross Town Centre Objectives	To support the existing town centre use along Main Street while facilitating the expansion of the town centre south of the town.	The objective, in conjunction with objective CMO 3, has the potential to facilitate the sustainable development of Carrickmacross town centre, with appropriately-scaled and well-balanced projects and appropriate environmental protections, which can have positive effects on a range of environmental receptors, i.e. population and human health, material assets, air and climate tourism and recreation, and cultural heritage. Depending on the nature and scale of the proposed actions for facilitating the expansion of the town centre to the south of the town, there is the potential for adverse construction and operational phase effects on various environmental receptors.	+/-	+/-	+/-	+	+/-	+	+/-	+/-	+	+	+

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CMO 3	Carrickmacross Town Centre Objectives	To support the implementation of the Carrickmacross Town Centre First Plan.	<p>Town Centre First is a policy framework for addressing the decline of Irish towns and town centres through measures for regenerating and revitalising. Carrickmacross will be the first town in County Monaghan to develop a 'Town Centre First' Plan, which aims to create town centres that function as viable, vibrant and attractive locations for people to live, work and visit, in addition to functioning as the service, social, cultural and recreational hub for the local community.</p> <p>This objective has the potential to facilitate the sustainable development of Carrickmacross, with proportionate, appropriately-scaled and well-balanced developmental projects. The framework will provide for environmental protection, which has the potential to generate positive effects on a range of environmental receptors.</p> <p>Any associated building refurbishment works has the potential to generate adverse environmental impacts in the absence of good design and appropriate mitigation - e.g., on built heritage, townscape/streetscape and protected species that may be present in derelict buildings, such as protected bat species.</p>	+/-	-	+/-	+/-	0	+	+/-	-	+	+/-	+

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CMO 4	Carrickmacross Town Centre Objectives	To resist the loss of retail, commercial and service uses at ground floor level, within the town centre.	The objective will be positive for consumers (i.e. population and human health and tourism and recreation) and local businesses and employment. As the objective is not proposing any new development but the retention of existing retail uses in the town centre, no land-use changes or associated adverse environmental effects are expected. The objective is additionally positive for material assets, and land-use as it does not endorse the conversion of greenfield sites for retail use.	+	0	0	0	0	+	0	0	+	+	0

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CMO 5	Industry, Enterprise and Employment Objectives	To promote Carrickmacross as the key industrial, enterprise and employment centre in the south of the County.	<p>This objective will promote Monaghan Town as the key industrial and employment centre of the County.</p> <p>This objective will provide for new industrial, enterprise and employment development and facilitate the expansion of existing industrial and employment generating enterprises. This will have a positive impact on population and human health business and the economy. These objectives provide a focus on proper planning and sustainability of industrial development.</p> <p>In the absence of good design and planning and appropriate mitigation, such development has the potential to lead to a variety of construction and operational phase effects, such as:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Construction phase impacts on built heritage and historic fabric present in the context of the settlement area. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity - Operational phase emissions (i.e. air emissions, noise emissions etc.) 	+/-	-	-	-	-	-	-	-	-	+/-	-	-

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CMO 6	Carrickmacross Roads and Traffic Management Objective	To prepare a Local Transport Plan for Carrickmacross Town, during the lifetime of the Plan, subject to available resources.	<p>Transport Plans for the County and the main towns in the Plan Area, in collaboration with main transport sector stakeholders, will comprise a series of actions and measures covering infrastructural, operational and policy elements relating to the transport sector in County Monaghan.</p> <p>The Plans will set out a framework for delivering transport projects in a phased manner, which will allow for an iterative approach with the integration of environmental considerations. The frameworks provided by these Plans will also ensure there are no conflicts between development proposals by providing land-use guidance with the prioritisation of existing and vital transport corridors.</p> <p>The delivery of these Plans will have positive effects on population and human health, air and climate and material assets.</p> <p>As these objectives support the carrying out of development (e.g., linear infrastructure, parking and charging facilities, etc.), they have the potential to generate construction and operational phase impacts on a range of environmental receptors in the absence of mitigation.</p>	+/-	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+/-	+

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CMO 8	Carrickmacross Roads and Traffic Management Objective	To protect, design and develop new road and road upgrade projects identified during the lifetime of the plan, subject to resources.	<p>Road networks are a key component of the economy, facilitating links between producers, markets and consumers.</p> <p>The objective is centred around the protection and upgrading of existing roads and the development of new roads. This has positive effects on population and human health and material assets.</p> <p>The objective supports the development of projects and maintenance and management strategies. Depending on the nature and scale of these proposals, it has the potential to generate construction and operational phase impacts on a range of environmental receptors.</p>	+	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+	0

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CMO 9	Carrickmacross Roads and Traffic Management Objective	To facilitate the provision of a Park and Ride facility at an appropriate location subject to planning criteria, within the lifetime of the plan.	A Park and Ride facility supports modal shift by encouraging residents to use rail instead of private car. The object therefore supports the sustainable development of the town, resulting in positive effects for population and human health, material assets, and air and climate. The objective supports the carrying out of development (i.e., parking facilities) therefore, holding the potential to generate construction and operational phase effects on various environmental receptors.	+/-	-	0	0	-	-	+	-	+	0	+

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CMO 10	Carrickmacross Roads and Traffic Management Objective	To plan and develop infrastructure which supports access to and encourages the use of public and shared transport.	<p>The development of ancillary public transport infrastructure supports sustainable development through facilitating a modal shift to public transport over the use of private car. These objectives are therefore positive for population and human health, material assets (provision of community and public infrastructure) and air and climate (reduced emissions from private cars).</p> <p>The objectives support the carrying out of development which, in the absence of mitigation, has the potential for construction phase effects (e.g., dust, noise, surface water run-off) affecting population and human health, biodiversity, the air environment, the water environment etc. These objectives may also result in adverse operational phase effects, such as effects on traffic and transport conditions, or through the generation of road noise.</p>	+	-	0	0	-	+	+	-	+	+	+

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CMO 11	Carrickmacross Roads and Traffic Management Objective	To implement a programme of measures to support and promote active travel in Carrickmacross Town, subject to funding and available resources.	<p>The objective supports sustainable development as through the provision of active travel and sustainability urban mobility modes in the Plan Area. This has positive implications for population and human health, air and climate, tourism and recreation, and material assets.</p> <p>However, it supports the carrying out of development, which, in the absence of proper planning and mitigation measures, will have typical construction and operational phase effects, such as:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Construction phase impacts on built heritage and historic fabric present in the context of the settlement area. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity - Operational phase emissions (i.e. air emissions, noise emissions etc.) 	+/-	-	-	-	-	-	-	-	-	+/-	+/-	+/-
CMO 12	Carrickmacross Tourism Objectives	To promote and facilitate the development of Carrickmacross as a tourism centre in co-operation with the public and private sector.	<p>This objective intends to strengthen Carrickmacross' capacity and potential as a tourism centre in County Monaghan, through the cooperation and coordination between public and private bodies, which has the potential to generate positive effects for population and human health, cultural heritage and landscape.</p> <p>As no explicit land-use actions have been proposed in this objective, the effect on other environmental receptors remains neutral.</p>	+	0	0	+	0	0	0	0	0	+	+	0

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CMO 13	Carrickmacross Tourism Objectives	To support and facilitate the continued redevelopment of the Carrickmacross Workhouse site.	<p>Carrickmacross Workhouse is a building of historical interest, one of the 130 workhouses built between 1841 and 1843 to house the impoverished, many of them children affected and orphaned by the Famine. Carrickmacross Workhouse has now been converted to a Community Resource, Training and Heritage Centre.</p> <p>These objectives intends to support and facilitate the continued refurbishment of the site and facilitate development, which can have positive effects for population and human health, material assets, and lands, soil and geology.</p> <p>However, depending on the nature and scale of the works and in the absence of mitigation, there may be adverse effects on other environmental receptors, including effects on valuable built heritage.</p>	+	-	-	+	-	+	-	-	+	+	0

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CMO 14	Carrickmacross Tourism Objectives	To encourage and facilitate sensitive and appropriate development in conjunction with the Market House and Carrickmacross Work House.		+	-	-	+	-	+	-	-	+	+	0

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CMO 15	Carrickmacross Tourism Objectives	To support and encourage the development of appropriately scaled alternative forms of tourism accommodation on suitable sites within the town subject to Chapter 15 Development Management Standards.	<p>The objective has the potential to generate positive effects on population and human health, material assets, and tourism and recreation through the provision of accommodation. However, this objective has the potential to lead to a variety of adverse environmental effects in the absence of good design, proper planning and mitigation, including the following:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity 	+	-	+	-	+	-	-	+	+	+	-

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CMO 16	Carrickmacross Recreation and Amenity Objectives	To further develop lands at the Ardee Road as the primary location for active recreational development in the town.	<p>The objective has the potential to support the sustainable development of the underdeveloped lands at Ardee Road as the town's primary location for active recreational development. This will have positive effects for population and human health through the provision of sports and movement activity facilities and on material assets.</p> <p>The objective supports the carrying out of development (social and recreational infrastructure), which has the potential to result in adverse construction and operational phase effects on a range of environmental receptors.</p>	+/-	-	-	0	-	+/-	-	-	+	0	0
CMO 17	Carrickmacross Recreation and Amenity Objectives	To investigate the potential to develop and expand facilities at Lisanisk Lake during the lifetime of the plan.	<p>Lisanisk Lake, also known as Brother's Lake, covers c.40 acres and hosts a popular fishery alongside Dundalk Road approaching Carrickmacross. The potential to develop and expand angling facilities at the lake will have a positive effect on population and human health due to improved recreational infrastructure.</p> <p>Depending on the nature of the works involved in the delivery of this objective, there may be, in the absence of mitigation, typical construction and operational effects on a range of environmental receptors.</p>	+/-	+/-	+/-	0	+/-	+/-	+/-	+/-	+	+	0

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CMO 18	Carrickmacross Recreation and Amenity Objectives	To protect Convent Avenue from intrusive development.	The objective is centred around the environmental protection of Convent Avenue. The effects generated by this objective is positive for all environmental receptors.	+	+	+	+	+	+	+	+	+	+	+	+
CMO 19	Carrickmacross Recreation and Amenity Objectives	To support and facilitate the development of a swimming pool and leisure complex at a suitable location within the town.	The objective supports the carrying out of development (social and recreational infrastructure), which has the potential to result in adverse construction and operational phase effects on a range of environmental receptors. The construction of the recreational facilities will be positive for the local community, therefore will have positive implications for population and human health, material assets, and tourism and recreation.	+/-	-	0	0	-	-	-	-	+	+	0	

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CMO 20	Carrickmacross Recreation and Amenity Objectives	To support the continued growth of the library facilities, which are operating at full capacity, to ensure that local community needs are adequately met.	The augmentation of the town's library services will have positive effects on the local community (population and human health), and by extension, on cultural heritage through the preservation and promotion of heritage resources. The objective supports the carrying out of development (i.e. expansion of existing facilities or development of new ones), which has the potential to generate construction and operational phase effects on a range of environmental effects.	+/-	0	-	+/-	-	+/-	-	-	+/-	+	0
CMO 21	Carrickmacross Recreation and Amenity Objectives	To review the extent of existing green space within the town and investigate the potential to deliver additional green space areas which can be easily accessed across the town.	The objective intends to investigate the potential for additional, easily accessible green space areas within the town, which has positive effects on the users of the spaces (i.e. population and human health and tourism and recreation), as well as additional positive effects on biodiversity, flora and fauna, the water and soils environments, air quality, and landscape/townscape.	+	+	+	0	+	+	+	+	0	+	0

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CMO 22	Carrickmacross Natural and Built Heritage Objectives	To limit development in Areas of Secondary Amenity to those where it has been proven to the satisfaction of the Planning Authority that the proposed development would not threaten the integrity of these areas.	The objective is concerned with the protection of areas of high amenity and the restriction of development in the same. Development will only be considered where it has been demonstrated no visual impacts on the scenic or environmental quality will occur.	+	0	+	+	0	+	0	0	0	0	+	0
CMO 23	Carrickmacross Natural and Built Heritage Objectives	To protect and enhance the character of the Architectural Conservation Areas within the town.	The objectives intends to protect and enhance the character of the built heritage of the town through the preservation of the town's five designated Architectural Conservation Areas (ACAs). The main purpose of an ACA designation is to control inappropriate development and preserve and enhance the character of an area. By doing so, the objective will have direct positive effects for cultural heritage and landscape, and indirect positive effects for population and human health.	+	0	+	+	+	+	0	0	+	+	+	0
CMO 24	Carrickmacross Natural and Built Heritage Objectives	To limit development within the environs of Lough Naglack, unless in exceptional circumstances, where it has been proven to the satisfaction of the Planning Authority that the integrity of the Lough and its	This objective is centred around the protection of sensitive locations at Lough Naglack and environs, with the intention to restrict or limit development which may result in adverse environmental effects. The objective supports the preservation of the existing environment at the Lough, through the avoidance of development, which results in a positive effects on the biodiversity, flora and fauna and abiotic components of the localised environment, and neutral effects on the remaining environmental components.	+	+	+	+	+	+	0	+	0	0	0	+

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				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC
MTO 4	Monaghan Town Centre Objectives	To encourage developments proposals which seek to refurbish existing buildings and backland areas in order to eliminate dereliction and reinforce the town centre.	<p>This objective has the broad potential to promote good spatial planning and support sustainable land use and sustainable transportation. The objective as the potential to support utilising existing built environment and backland for development which can reduce the requirement for construction of new residential development generally, and the associated embodied GHG emissions associated with such development. It may contribute to the protection and enhancement of built heritage and townscape/streetscape.</p> <p>Any associated building refurbishment works has the potential to generate adverse environmental impacts in the absence of good design and appropriate mitigation - e.g., on built heritage, townscape/streetscape and protected species that may be present in derelict buildings, such as protected bat species.</p>	+/-	-	- +/-	+/-	0	+	+/-	-	+	+/-	+
MTO 5	Monaghan Town Centre Objectives	To encourage and promote a diverse range of retail services within the town centre.	<p>The promotion in diversity of retail offering will have positive implications for population and human health and tourism and recreation. There will be a slight positive effect on air and climate as well by reducing the need to travel longer distances for varied retail offering if the same is provided for within the Plan Area.</p> <p>Depending on the scale and nature of developments required to deliver this objective, in absence of proper planning and mitigation, there is the possibility of typical construction and operational phase effects, e.g. on built heritage, townscape/streetscape, disruption to traffic, etc.</p>	+/-	0	+/ -	+/-	-	+/ -	+/-	-	+/-	+	+/ -

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				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
MTO 6	Saint Louis Convent Objective	To prepare and implement a Masterplan and Development Framework for the Saint Louis Convent site which will act as a blueprint for its evolution and ensure that the development of the site takes place in a sustainable manner.	This objective seeks to prepare a specific masterplan for the Saint Louis Convent site. It has the potential to better encourage sustainable and well-balanced development in this area and generate positive effects across all environmental components. In isolation, this objective does not create any source of adverse environmental impact.	+	+	+	+	+	+	+	+	+	+	+	+
MTO 7	Monaghan Retailing Objective	To extend the retail base of Monaghan Town as the Principal/Key Town in the County and maintain its Tier 1 designation as identified in the County Retail Strategy 2016-2022 and any new or updated/subsequent strategy.	This objective supports sustainable retail development and has the potential to generate positive effects on people, business and local economy.	+	0	0	0	0	0	0	0	0	+	+	0

<p>MTO 8</p>	<p>Monaghan Industry, Enterprise and Employment Objective</p>	<p>To promote Monaghan Town as the key industrial and employment centre of the County in line with its 'Key Town' status as designated in the Northern and Western Regional Assembly Regional Spatial and Economic Strategy (NWRAS)</p>	<p>This objective will promote Monaghan Town as the key industrial and employment centre of the County.</p> <p>This objective will provide for new industrial, enterprise and employment development and facilitate the expansion of existing industrial and employment generating enterprises. This will have a positive impact on population and human health business and the economy. These objectives provide a focus on proper planning and sustainability of industrial development.</p> <p>In the absence of good design and planning and appropriate mitigation, such development has the potential to lead to a variety of construction and operational phase effects, such as:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Construction phase impacts on built heritage and historic fabric present in the context of the settlement area. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity - Operational phase emissions (i.e. air emissions, noise emissions etc.) 	<p>+/-</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>+/-</p>	<p>-</p>	<p>-</p>
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Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)											
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
MTO 9	Monaghan Roads and Traffic Management Objective	To prepare a Local Transport Plan for Monaghan Town, during the lifetime of the Plan, subject to available resources.	<p>Transport Plans for the County and the main towns in the Plan Area, in collaboration with main transport sector stakeholders, will comprise a series of actions and measures covering infrastructural, operational and policy elements relating to the transport sector in County Monaghan. The Plans will set out a framework for delivering transport projects in a phased manner, which will allow for an iterative approach with the integration of environmental considerations. The frameworks provided by these Plans will also ensure there are no conflicts between development proposals by providing land-use guidance with the prioritisation of existing and vital transport corridors.</p> <p>The delivery of these Plans will have positive effects on population and human health, air and climate and material assets.</p> <p>As these objectives support the carrying out of development (e.g., linear infrastructure, parking and charging facilities, etc.), they have the potential to generate construction and operational phase impacts on a range of environmental receptors in the absence of mitigation.</p>	+/-	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+	+/-	+

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MTO 12	Monaghan Roads and Traffic Management Objective	To protect, design and develop new road and road upgrade projects identified during the lifetime of the plan, subject to resources.	<p>Road networks are a key component of the economy, facilitating links between producers, markets and consumers.</p> <p>The objective is centred around the protection and upgrading of existing roads and the development of new roads. This has positive effects on population and human health and material assets.</p> <p>The objective supports the development of projects and maintenance and management strategies. Depending on the nature and scale of these proposals, it has the potential to generate construction and operational phase impacts on a range of environmental receptors.</p>	+	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+	+	0
MTO 12	Monaghan Public and Shared Transport Objective	To investigate the feasibility of creating a Monaghan Town Centre 'hub' that caters for public bus, park and ride facilities and taxi connections.	This objective investigates the feasibility of creating a Monaghan Town Centre 'hub' that caters for public bus, park and ride facilities and taxi connections. As this project is at feasibility options, they will unlikely have an interaction with environmental receptors, at this stage.	+/-	0	0	0	0	0	0	0	0	0	0	0
MTO 13	Monaghan Public and Shared Transport Objective	To plan for and develop infrastructure which will facilitate access to and encourage the increased use of public and shared transport.	<p>The development of ancillary public transport infrastructure supports sustainable development through facilitating a modal shift to public transport over the use of private car. These objectives are therefore positive for population and human health, material assets (provision of community and public infrastructure) and air and climate (reduced emissions from private cars).</p> <p>The objectives support the carrying out of development which, in the absence of mitigation, has the potential for construction phase effects (e.g., dust, noise, surface water run-off) affecting population and human health, biodiversity, the air environment, the water environment etc. These objectives may also result in adverse operational phase effects, such as effects on traffic and transport conditions, or through the generation of road noise.</p>	+/-	-	0	0	-	+/-	+	-	+	+	+	+

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MTO 14	Monaghan Tourism Objectives	To support festivals and events and to encourage the delivery of increased bed nights in suitable locations in Monaghan Town.	<p>This objective will support festivals and events and to encourage the delivery of increased bed nights in suitable locations in Monaghan Town. This has the potential to generate positive effects on environmental components such as population and human health and tourism and recreation.</p> <p>In the absence of mitigation, the carrying out festivals and events may generate adverse effects, including:</p> <ul style="list-style-type: none"> - Noise impacts on residential amenities. - Traffic disruption and congestion. - Impacts on local biodiversity, flora and fauna - via light, noise, human movement etc. 	+	-	0	-	0	0	-	-	0	+	0

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MTO 15	Monaghan Tourism Objectives	To support the re-opening of the Ulster Canal in Monaghan Town and any complementary developments along its route, including the Ulster Canal Greenway network.	<p>This objective supports the reopening of Ulster Canal. This will have a positive impact on population and human health in relation to people that live and visit the area, tourism and recreation and built heritage, among other environmental components. This objectives also supports the development of active travel infrastructure, which could result in the promotion of sustainable transportation and associated positive effects on air quality and climate.</p> <p>This objective may support the carrying out of tourism and recreation related development that could have effects on a range of environmental components, such as:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Impacts on built heritage and historic fabric - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Promotion of human activity/movement in areas that contain sensitive ecological receptors. - Impacts on soils. 	+	-	-	+	-	+	+	-	+	0	+

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MTO 16	Monaghan Tourism Objectives	To develop an Events Strategy for Monaghan Town within the lifetime of the plan, subject to available resources.	This objective will develop an Events Strategy for Monaghan Town within the lifetime of the plan, subject to available resources. No interactions with environmental receptors have been identified at this stage in the process.	0	0	0	0	0	0	0	0	0	0	0	0
MTO 17	Monaghan Tourism Objectives	To support and encourage the development of appropriately scaled alternative forms of tourism accommodation on suitable sites within the town subject to Chapter 15 Development Management Standards.	<p>The objective has the potential to generate positive effects on population and human health, material assets, and tourism and recreation through the provision of accommodation. However, this objective has the potential to lead to a variety of adverse environmental effects in the absence of good design, proper planning and mitigation, including the following:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity 	+/-	+/-	+/-	+/-	-	+/-	-	-	+	+	+/-	

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MPO 14	Monaghan Recreation, Amenity and Open Space Objectives	To protect Peter's Lake and its environs as a key amenity area within the town.	This objective will protect Peter's Lake and its environs as a key amenity area within the town. This will have a positive impact on water and population and human health and potentially ecological receptors, land use, air quality.	+	+	0	0	0	+	0	+	0	+	0
MPO 15	Monaghan Recreation, Amenity and Open Space Objectives	To provide sufficient open space and amenity areas within and adjacent to the town.	This objective will seek to provide sufficient recreation and amenity/open space areas within the towns and prevent the loss of existing public or private open space. This will have a positive impact on population and human health and land use. No other interactions with environmental receptors have been identified.	+	0	0	0	0	+	0	0	0	0	0

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MPO 16	Monaghan Recreation, Amenity and Open Space Objectives	To encourage and facilitate the provision of appropriate and sensitive recreational development within Rossmore Park.	<p>These objectives have the potential to generate positive effects on population and human health and tourism and recreation (through the provision of recreation and amenity facilities).</p> <p>Recreation and amenity development may lead to a variety of adverse environmental effects in the absence of good design, proper planning and the adoption of environmental mitigation, including the following:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity 	+/-	-	-	-	-	-	-	-	-	+/-	0	-
MPO 17	Monaghan Recreation, Amenity and Open Space Objectives	To support appropriate recreation and amenity developments within the Convent Lands site.	<ul style="list-style-type: none"> - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity 	+/-	-	-	-	-	-	-	-	-	+/-	0	-

Castleblayney Town

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				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
CBSO 1	Castleblayney Settlement Plan Strategic Objective	To promote Castleblayney as a prosperous and thriving town where the principles of environmental, economic, and social sustainability including the protection of the town's heritage and natural and built environment are enshrined.	The objective has the potential to promote and base the development of Castleblayney in the principles of social, economical and environmental sustainability. Castleblayney has both rich natural and cultural heritage, with Lough Muckno's natural beauty and Castleblayney's musical history. No adverse effects on any environmental receptors have been identified in relation to this objective due to proposals to protect environmental senilities associated with the town.	+	+	+	+	+	+	+	+	+	+	+	+
CBO 1	Castleblayney Town Centre Objectives	To encourage new developments which will facilitate the restoration and refurbishment of existing buildings in order to regenerate the town centre and eliminate dereliction.	The objective is focused on regeneration and the re-use of underutilised, existing buildings and incorporating new developments to facilitate the restoration and refurbishment of the same. This is positive for population and human health, material assets, soils, and air and climate. The objective supports the carrying out of development, which may generate short-term construction phase effects on receptors, including population and human health and biodiversity.	+/-	+/-	+/-	0	+	+	+/-	0	+	0	+	+

CBO 2	Castleblayney Industry, Enterprise and Employment Objective	To promote Castleblayney as a key industrial, enterprise and employment centre.	<p>This objective will promote Monaghan Town as the key industrial and employment centre of the County.</p> <p>This objective will provide for new industrial, enterprise and employment development and facilitate the expansion of existing industrial and employment generating enterprises. This will have a positive impact on population and human health business and the economy. These objectives provide a focus on proper planning and sustainability of industrial development.</p> <p>In the absence of good design and planning and appropriate mitigation, such development has the potential to lead to a variety of construction and operational phase effects, such as:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Construction phase impacts on built heritage and historic fabric present in the context of the settlement area. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity - Operational phase emissions (i.e. air emissions, noise emissions etc.) 	+/-	-	-	-	-	-	-	-	+/-	-	-
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CBO 3	Clones Roads and Traffic Management Objective	To undertake a feasibility options and viability study regarding the options for potential relief roads around Castleblayney Town during the lifetime of the plan, subject to available resources.	The objective itself pertains to research and a feasibility study for assessing options for relief roads around the town with the intention to offer alternate traffic routes to ease congestion within the town centre(s). This does not interact with any environmental components as no direct land-use implications could be established.	0	0	0	0	0	0	0	0	0	0	0	0
CBO 4	Castleblayney Roads and Traffic Management Objectives	To protect, design and develop new road and road upgrade projects identified during the lifetime of the plan, subject to resources.	<p>Road networks are a key component of the economy, facilitating links between producers, markets and consumers.</p> <p>The objective is centred around the protection and upgrading of existing roads and the development of new roads. This has positive effects on population and human health and material assets.</p> <p>The objective supports the development of projects and maintenance and management strategies. Depending on the nature and scale of these proposals, it has the potential to generate construction and operational phase impacts on a range of environmental receptors.</p>	+	+/-	+/-	-	+/-	+/-	+/-	+/-	+	+	0	
CBO 5	Castleblayney Roads and Traffic Management Objectives	To prepare a Sustainable Urban Mobility Plan for Castleblayney Town, during the lifetime of the Plan, subject to available resources.	<p>These objectives support sustainable development as through the provision of active travel and sustainability urban mobility modes in the Plan Area. This has positive implications for population and human health, air and climate, tourism and recreation, and material assets.</p> <p>However, the objectives support the carrying out of development, which, in the absence of proper planning and mitigation measures, will have typical construction and operational phase effects, such as:</p>	+/-	-	-	-	-	-	-	-	-	+/-	+/-	+/-

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CBO 6	Castleblayney Roads and Traffic Management Objectives	To implement a programme of measures to support and promote active travel in Castleblayney Town, subject to funding and available resources.	<ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Construction phase impacts on built heritage and historic fabric present in the context of the settlement area. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity - Operational phase emissions (i.e. air emissions, noise emissions etc.) 	+/-	-	-	-	-	-	-	-	-	+/-	+/-	+/-
CBO 7	Castleblayney Tourism Objectives	To promote Lough Muckno and its environs as the premier tourist attraction in the town.	<p>These objectives, pertaining to the promotion and development of Lough Muckno and its environs as a tourist attraction, has the potential to lead to developmental activities at various sensitive locations within the area, including Lough Muckno Estate, Hope Castle, Black Island and White Island, and Market Square. In the absence of appropriate mitigation, such development has the potential to generate adverse environmental effects on a variety of environmental components, including biodiversity, landscape and cultural heritage.</p> <p>It is however noted that the Masterplan and Development Framework for Lough Muckno will be subject to its own SEA and AA processes, which will assess and integrate environmental considerations and protections.</p>	+/-	+/-	+/-	+/-	-	+/-	-	-	+	+	+/-	
CBO 8	Castleblayney Tourism Objectives	To accommodate sustainable and appropriate tourism related projects in and around Lough Muckno which are compatible with Chapter 4, Economic Development of the Monaghan County Development Plan 2025-2031.		+/-	+/-	+/-	+/-	-	+/-	-	-	+	+	+/-	

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)										
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CBO 9	Castleblayney Tourism Objectives	To support and encourage the development of appropriately scaled alternative forms of tourism accommodation on suitable sites within the town subject to Chapter 15 Development Management Standards.		+/-	+/-	+/-	+/-	-	+/-	-	-	+	+	+/-
CBO 10	Castleblayney Recreation and Amenity Objectives	To prepare and implement a Masterplan and Development Framework for Lough Muckno and its environs which will act as a blueprint for its evolution as an exemplar recreational and amenity facility.		+/-	+/-	+/-	+/-	-	+/-	-	-	+	+	+/-

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)										
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC
CBO 11	Castleblayney Recreation and Amenity Objectives	To support the implementation of the County Walking and Cycling Strategy 2021-2026 and any new or updated/subsequent versions.	The County Walking and Cycle Strategy centres around the development of walking and cycling infrastructure to support people into transitioning into sustainable and active modes of travel and recreation. This will have a positive effect on population and human health and air and climate. The objective supports the carrying out of development of travel infrastructure, which can generate adverse environmental effects over the construction and operational phases, on a range of environmental components.	+/-	-	-	0	-	+/-	+	-	+	+	+

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				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC
CBO 12	Castleblayney Natural and Built Heritage Objectives	To encourage and facilitate the sensitive restoration and refurbishment of Hope Castle and its annex buildings during the plan period.	<p>The Hope Castle is a protected building of Architectural and Historical Special Interest. The objective intends to restore and refurbish the main castle and its annex buildings, which will contribute positively to the cultural heritage, townscape and the local population. Any refurbishment and restoration works must however be subject to ecological assessments to avoid adverse effects on any potential bat roosts or other wildlife in the derelict buildings.</p> <p>Works involved in refurbished may negatively impinge on Hope Castle as a protected structure/heritage feature if carried out in appropriately.</p>	+	+/-	+	+	0	+	0	0	+	+	0

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				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC
CBO 14	Castleblayney Natural and Built Heritage Objectives	To protect and conserve the River Fane and Gas Lake and their environs from inappropriate development.	<p>This objective is centred around the protection of sensitive locations across River Fane and Gas Lake and their environs, with the intention to restrict or limit development which may result in adverse environmental effects.</p> <p>The objective supports the preservation of the existing environment at the river and the lake, through the avoidance of development, which results in positive effects on biodiversity, flora and fauna and other abiotic components in the local environment, and a neutral effect on the remaining environmental receptors.</p>	0	+	+	+	+	+	0	+	0	0	0
CBO 15	Castleblayney Natural and Built Heritage Objectives	To encourage and facilitate the sensitive restoration and refurbishment of the Courthouse during the plan period subject to resources being available.	The Castleblaney Courthouse and Market House is a protected building with Architectural, Historical and Social Special Interest. The objective intends to restore and refurbish the building, which will contribute positively to the cultural heritage, townscape and the local population.	+	0	+	+	0	0	0	0	+	+	0

Clones Town

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				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC
CLSO 1	Clones Settlement Plan Strategic Objective	To promote and develop Clones as a service town to create a self-sufficient sustainable and vibrant community which will act as a local economic and service centre for the Border and the West Monaghan catchment hinterlands whilst protecting the significant built and archaeological heritage of the town	<p>This strategic objective will promote and develop Clones as a service town to create a self-sufficient sustainable and vibrant community whilst protecting the significant built and archaeological heritage of the town. This objective will have a positive impact on the people and businesses (population and human health) that live, work and visit Clones, and the built and archaeological heritage in Clones.</p> <p>This objective has the potential to support development that could result in adverse effects on a range of environmental components in the absence of good design, proper planning and appropriate mitigation, including:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Construction phase impacts on built heritage and historic fabric present in the context of the settlement area. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Creation of unsustainable transport patterns. 	+	-	-	+	-	-	+	-	+	+	-

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				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
CLO 1	Clones Regeneration Objective	To support Clones Town Team and encourage development which will reverse the economic and social decline of the town and provide an improved quality of life for the people of Clones and its hinterland population.	This regeneration objective will encourage development which will reverse the economic and social decline of the town and provide an improved quality of life. This objective will have a positive impact on the people and businesses (population and human health) that live and work in Clones. In the absence of appropriate mitigation, this objective has the potential to result in adverse effects on a range of environmental components.	+/-	-	-	-	-	-	-	-	-	+/-	0	-

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)										
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC
CLO 7	Clones Roads and Traffic Management Objectives	To prepare a Sustainable Urban Mobility Plan for Clones Town, during the lifetime of the Plan, subject to available resources.	<p>These objectives support sustainable development as through the provision of active travel and sustainability urban mobility modes in the Plan Area. This has positive implications for population and human health, air and climate, tourism and recreation, and material assets.</p> <p>However, the objectives support the carrying out of development, which, in the absence of proper planning and mitigation measures, will have typical construction and operational phase effects, such as:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Construction phase impacts on built heritage and historic fabric present in the context of the settlement area. - Development impacts on the hydrological environment, including increased flood risk. 	+/-	-	-	-	-	-	-	-	+/-	+/-	+/-
CLO 8	Clones Roads and Traffic Management Objectives	To implement a programme of measures to support and promote active travel support and improve access to public and shared transport services in Clones.	<ul style="list-style-type: none"> - Loss of / damage to biodiversity. - Impacts on soils. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity - Operational phase emissions (i.e. air emissions, noise emissions etc.) 	+/-	-	-	-	-	-	-	-	+/-	+/-	+/-

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)										
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC
CLO 9	Clones Tourism Objectives	To encourage the provision of tourist accommodation such as glamping facilities on appropriate sites, particularly were proposed in conjunction with the Ulster Canal and associated marina facilities.	<p>These objectives seek to develop tourist accommodation, recreational and economic development associated with the Marina facilities and angling facilities in Clones. These objectives will have a positive impact on the people and tourists (population and human health) that live and visit Clones.</p> <p>The carrying out such tourism development and activities may generate a variety of adverse environmental effects in the absence of mitigation, such as:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Impacts on built heritage and historic fabric - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity, including aquatic ecology - Promotion of human activity/movement in areas that contain sensitive ecological receptors. - Impacts on soils. 	+/-	-	-	-	-	-	-	-	0	+	-
CLO 10	Clones Tourism Objectives	To promote appropriate recreational and economic development and any associated ancillary facilities proposed in relation with the Marina facilities.	<ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Impacts on built heritage and historic fabric - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity, including aquatic ecology - Promotion of human activity/movement in areas that contain sensitive ecological receptors. - Impacts on soils. 	+/-	-	-	-	-	-	-	-	0	+	-

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)											
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
CLO 11	Clones Tourism Objectives	To upgrade and develop angling facilities in Clones and the Erne East Area in co-operation with Inland Fisheries Ireland and other relevant water bodies.		+/-	-	-	-	-	-	-	-	-	0	+	-

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)										
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC
CLO 12	Clones Tourism Objectives	To encourage and accommodate the reopening of the Ulster Canal and complementary developments along the route of the Ulster Canal including the development of the proposed Ulster Canal Greenway Network, as a vehicle for regeneration.	<p>This objective supports the reopening of Ulster Canal. This will have a positive impact on population and human health in relation to people that live and visit the area, tourism and recreation and built heritage, among other environmental components. This objectives also supports the development of active travel infrastructure, which could result in the promotion of sustainable transportation and associated positive effects on air quality and climate.</p> <p>This objective may support the carrying out of tourism and recreation related development that could have effects on a range of environmental components, such as:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Impacts on built heritage and historic fabric - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Promotion of human activity/movement in areas that contain sensitive ecological receptors. - Impacts on soils. 	+/-	-	-	+/-	-	+	+/-	-	+/-	0	+/-

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)										
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC
CLO 15	Clones Tourism Objectives	To identify a site for the provision of motorhome parking facilities for use in conjunction with Clones Marina, and which provides good connectivity to Clones Town Centre.	The provision of a motorhome parking site will be positive for population and tourism and recreation. However, in the absence of mitigation, there is the potential of impacts on environmental receptors such as water, soil, and biodiversity, through the risk of hydrocarbon spillages from parked vans and motorhomes.	+	-	0	0	-	0	-	-	0	+	0
CLO 15	Clones Tourism Objectives	To support and encourage the development of appropriately scaled alternative forms of tourism accommodation on suitable sites within the town subject to Chapter 15 Development Management Standards.	<p>"The objective has the potential to generate positive effects on population and human health, material assets, and tourism and recreation through the provision of accommodation. However, this objective has the potential to lead to a variety of adverse environmental effects in the absence of good design, proper planning and mitigation, including the following:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity" 	+/-	+/-	+/-	+/-	-	+/-	-	-	+	+	+/-

Ballybay Town Plan

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)										
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC
BBSO 1	Ballybay Settlement Plan Strategic Objective	To promote and develop Ballybay Town to create a self-sufficient, sustainable and vibrant community which will act as a local employment and service centre for the Mid Monaghan hinterland.	<p>This strategic objective will promote and develop Ballybay Town to create a self-sufficient sustainable and vibrant community which will act as local employment and service centre. This objective will have a positive impact on the people and businesses (population and human health).</p> <p>This objective has the potential to support development that could result in adverse effects on a range of environmental components in the absence of good design, proper planning and appropriate mitigation, including:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Construction phase impacts on built heritage and historic fabric present in the context of the settlement area. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Creation of unsustainable transport patterns. 	+/-	-	-	+/-	-	-	+/-	-	+/-	+	-

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)										
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC
BBO 1	Ballybay Town Centre Objective	To encourage and support the refurbishment, renewal and re-use of brownfield lands, existing buildings and derelict sites within the town centre.	<p>This objective has the broad potential to promote good spatial planning and support sustainable land use and sustainable transportation.</p> <p>The objective as the potential to support utilising existing built environment and backland for development which can reduce the requirement for construction of new residential development generally, and the associated embodied GHG emissions associated with such development. It may contribute to the protection and enhancement of built heritage and townscape/streetscape.</p>	+	-	-	+	+	+	+	-	+	+	+
BBO 2	Ballybay Town Centre Objective	To encourage and facilitate the sensitive restoration, refurbishment and reuse of Ballybay Market House during the plan period.	Any associated building refurbishment works has the potential to generate adverse environmental impacts in the absence of good design and appropriate mitigation - e.g., on built heritage, townscape/streetscape and protected species that may be present in derelict buildings, such as protected bat species.	+	-	-	+	+	+	+	-	+	+	+

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)											
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
BBO 5	Ballybay Industry, Enterprise and Employment Objective	To support and encourage the development of research facilities and start-up operators within the food business sector at Ballybay Enterprise Park.	This objective has the potential to support the development of commercial facilities at existing units in Ballybay Enterprise Park, leading to positive effects for people, business and the local economy. It is unlikely such installations will give rise to any significant adverse environmental effects given the scale and likely nature of such facilities.	+	0	0	0	0	0	0	0	0	+	0	0

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)											
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
BBO 6	Ballybay Roads and Traffic Management Objective	To undertake a feasibility and viability study regarding to traffic movements within Ballybay Town and to support any upgrades of the existing road network which facilitates traffic moving through the town.	The objective itself pertains to research and a feasibility study for assessing options for relief roads around the town with the intention to offer alternate traffic routes to ease congestion within the town centre(s). This does not interact with any environmental components as no direct land-use implications could be established.	0	0	0	0	0	0	0	0	0	0	0	0
BBO 7	Ballybay Roads and Traffic Management Objective	To prepare a Sustainable Urban Mobility Plan for Ballybay Town, during the lifetime of the Plan, subject to resources.	<p>These objectives support sustainable development as through the provision of active travel and sustainability urban mobility modes in the Plan Area. This has positive implications for population and human health, air and climate, tourism and recreation, and material assets.</p> <p>However, the objectives support the carrying out of development, which, in the absence of proper planning and mitigation measures, will have typical construction and operational phase effects, such as:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. 	+/-	-	-	-	-	-	-	-	+/-	+/-	+/-	

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)										
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC
BBO 8	Ballybay Roads and Traffic Management Objective	To implement a programme of measures to support and promote active travel support and improve access to public and shared transport services in Ballybay.	<ul style="list-style-type: none"> - Construction phase impacts on built heritage and historic fabric present in the context of the settlement area. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity - Operational phase emissions (i.e. air emissions, noise emissions etc.) 	+/-	-	-	-	-	-	-	-	+/-	+/-	+/-
BBO 9	Ballybay Tourism Objectives	To promote Lough Major and the Dromore River System as the premier tourist attractions in the area.	This objective pertaining to the promotion and development of Lough Major and the Dromore River System as a tourist attraction, has the potential to lead to developmental activities at various sensitive locations within the area, including. In the absence of appropriate mitigation, such development has the potential to generate adverse environmental effects on a variety of environmental components, including biodiversity, landscape and cultural heritage.	+/-	+/-	+/-	+/-	-	+/-	-	-	+	+	+/-

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)										
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC
BBO 10	Ballybay Tourism Objectives	To accommodate sustainable tourism related projects in and around Lough Major and the Dromore River System which are compatible with objectives and policies for the protection of natural heritage set out in Chapter 6 Heritage, Conservation and Landscape of the Monaghan County Development Plan 2025-2031.		+/-	+/-	+/-	+/-	-	+/-	-	-	+	+	+/-
BBO 11	Ballybay Tourism Objectives	To upgrade and develop angling facilities in Ballybay in co-operation with Inland Fisheries Ireland and all other relevant water bodies.		+/-	+/-	+/-	+/-	-	+/-	-	-	+	+	+/-
BBO 12	Ballybay Tourism Objectives	To develop a new image for the town through the promotion of its heritage assets such as Lough Major and the wetland site	This objective will seek to develop a new image for the town through the promotion of its heritage assets. This objective will have a positive impact on the people and tourists (population and human health) that live and visit Clones, and on cultural heritage assets. No other interactions with environmental receptors have been identified.	+	0	+	+	0	0	0	0	0	+	0

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)											
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
		located along the Dromore River.													
BBO 13	Ballybay Tourism Objectives	To support and encourage the development of appropriately scaled alternative forms of tourism accommodation on suitable sites within the town subject to Chapter 15 Development Management Standards.	<p>The objective has the potential to generate positive effects on population and human health, material assets, and tourism and recreation through the provision of accommodation. However, this objective has the potential to lead to a variety of adverse environmental effects in the absence of good design, proper planning and mitigation, including the following:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity 	+/-	-	-	-	-	-	-	-	-	+/-	+	-

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)											
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
BBO 14	Ballybay Recreation and Amenity Objectives	To support the development of social, recreational, sporting and community facilities in Ballybay in appropriate locations.	<p>These objectives have the potential to generate positive effects on population and human health and tourism and recreation (through the provision of recreation and amenity facilities).</p> <p>Recreation and amenity development may lead to a variety of adverse environmental effects in the absence of good design, proper planning and the adoption of environmental mitigation, including the following:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity 	+/-	-	-	-	-	-	-	-	-	+/-	0	-
BBO 15	Ballybay Recreation and Amenity Objectives	To maintain existing rights of way and investigate the creation of additional public rights of way either, by agreement or by use of compulsory powers to create and enhance walkways around the town, with particular emphasis on the lands around Lough Major.	<ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. - Impacts on landscape character and visual amenity 	+/-	-	-	-	-	-	-	-	-	+/-	0	-

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)										
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC
BBO 16	Ballybay Recreation and Amenity Objectives	To support the further development of the Ballybay-Castleblayney Greenway and the Dromore River Blueway, connecting Lough Major to the Dromore River.	<p>This objective supports further greenway development in the area. This has the potential to have positive impacts on population and human health in relation to people that live and visit the area, tourism and recreation and built heritage, among other environmental components. This objectives also supports the development of active travel infrastructure, which could result in the promotion of sustainable transportation and associated positive effects on air quality and climate.</p> <p>This objective will support the carrying out of linear active travel development that could have effects on a range of environmental components, such as:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Impacts on built heritage and historic fabric - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity - e.g, from habitat loss/fragmentation, light etc. - Promotion of human activity/movement in areas that contain sensitive ecological receptors. - Impacts on soils. 	+	-	-	+	-	+	+	-	+	0	+

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs												
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC		
		Development Plan 2025-2031.														
ROSP 1	Recreational Facilities, Public and Private Open Space Policies	Proposals for recreational facilities and public open space in multi-unit residential developments shall comply with Section 15.8.12 and Table 15.2 of the Monaghan County Development Plan 2025-2031, unless a relaxation of standards is acceptable in accordance with Section 15.8.14 of the Monaghan County Development Plan 2025-2031.	This policy will support the provision of recreational facilities such as open spaces, formal play areas, playing pitches, all weather surfaces, changing facilities, etc is essential in all areas of multi-unit residential development. The provision of public open space within new developments should facilitate the retention of existing landscape features such as mature trees, hedgerows, biodiversity rich areas, streams, watercourses and archaeological features. The landscaping of the open space areas should include semi mature trees. This will have a positive impact on PHH, biodiversity, land, soils, water, cultural heritage. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	+	0	+	+	0	0	0	+	0	0	0	0
ROSP 2	Recreational Facilities, Public and Private Open Space Policies	Proposals for private open space in multi-unit residential developments shall comply with Section 15.8.13 and Table 15.3 of the Monaghan County Development Plan 2025-2031, unless a relaxation of standards is acceptable in accordance with Section 15.8.14 of the Monaghan County Development Plan 2025-2031.	This policy will support the provision of outdoor private amenity space for residential properties and all new residential units should have access to an area of private amenity space. ACAs and protected structures will be protected in open space. This will have a positive impact on landscape / streetscape, cultural heritage and population and human health. No other interactions with environmental receptors have been identified. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	0	+	+	0	0	0	0	0	0	0	0	0
CFRDP 1	Childcare Facilities (Standalone and within Multi-Unit Residential Developments) Policy	Proposals for childcare facilities within Multi-Unit Residential Development shall comply with Section 15.8.15 in Chapter 15 of the Monaghan County	This policy will ensure child-care facilities are provided for development of 75 units or more. In respect of proposed multi-unit residential development of less than 75 units, the Planning Authority shall determine the need for the developer to provide a childcare facility based on the total number of units proposed. This will have a positive impact on PHH and material assets. The Development Management provisions are primarily focused on contributing	+	0	0	0	0	0	0	0	0	+	0	0	0

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs											
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
		of the Monaghan County Development Plan 2025-2031.	effects upon sustainable mobility and the protection / management of all environmental components.												
RSDP 1	Rural Housing Siting and Design Policy	Proposals for rural housing shall generally comply with Section 15.9.2 and Table 15.4 in Chapter 15 of the Monaghan County Development Plan 2025-2031.	This policy notes that housing in rural areas will require careful consideration to ensure that it integrates successfully into the landscape. This will be in line with guidelines and have a positive impact on landscape, and PHH. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	0	+	0	0	0	0	0	0	0	0	0
RRDP 1	Restoration and Replacement of Vernacular and Non-Vernacular Buildings and Dwellings Policy	Proposals for restoration or replacement of vernacular/non-vernacular buildings and dwellings in the rural area shall comply with Section 15.9.3 and Section 15.9.4 of the Monaghan County Development Plan 2025-2031.	<p>This policy looks at the designed extensions and sensitive restoration, vernacular buildings and dwellings within the rural area. Proposals shall generally comply with a number of criteria. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components, with a particular focus on population and human health, material assets, cultural heritage, and landscape.</p> <p>The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.</p>	+	0	+	+	0	0	0	0	0	+	0	0
DABP 1	Dwellings within 100m of agricultural buildings Policy	Proposals for dwellings within 100m of agricultural buildings in the rural area shall comply with Section 15.9.5 in Chapter 15 of the Monaghan County Development Plan 2025-2031.	<p>This policy will seek to protect the current operations of a working farm from development that could prejudice its expansion. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.</p> <p>There will be positive implications from this policy on population and human health and material assets (protecting farmers' interests) and land-use. No interactions with other receptors has been identified.</p>	+	0	0	0	0	+	0	0	0	+	0	0

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs											
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
		County Development Plan 2025-2031.	<p>policy is positive particularly for population and human health and material assets.</p> <p>The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.</p>												
DGP 1	Domestic Garages, Sheds, Ancillary Outbuildings and Car Ports Policy	Proposals for domestic garages, sheds, ancillary outbuildings and car ports shall comply with Section 15.10.4 in Chapter 15 of the Monaghan County Development Plan 2025-2031.	<p>This policy looks at proposal for domestic garages, sheds and ancillary outbuildings, car ports by way of a proposal to convert and/or extend an existing house, or the conversion and/or extension of an existing garage/outbuilding within the curtilage of the main dwelling. Proposals shall generally comply with a number of criteria. This is positive for population and human health and material assets.</p> <p>The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.</p>	+	0	0	0	0	0	0	0	0	+	0	0
TRAP 1	Temporary Residential Accommodation Policy	Proposals for temporary residential accommodation shall comply with Section 15.10.5 of the Monaghan County Development Plan 2025-2031.	<p>This policy looks at proposal for temporary residential accommodation to facilitate site specific, exceptional and/or personal circumstances. This is positive for population and human health due to meeting housing needs. Proposals shall generally comply with a number of criteria, which are additionally positive for the soils and water environments. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.</p>	+	0	0	0	+	0	0	0	+	0	0	0
HBUP 1	Home Based Work Units Policy	Proposals for home based work units shall comply with Section 15.10.6 of the Monaghan County Development Plan 2025-2031.	<p>This policy looks at proposal for home based work units, which are secondary to the use of the dwelling. This is positive for population and human health and air and climate due to reduced work-related travel and travel-related emissions. Proposals shall generally comply with a number of criteria. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.</p>	+	0	0	0	0	0	+	0	0	0	0	+

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs											
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
NRHP 1	Nursing Homes, Retirement Homes, and Care Facilities Policy	Proposals for nursing homes, retirement homes, and care facilities shall comply with Section 15.10.7 in Chapter 15 of the Monaghan County Development Plan 2025-2031.	This policy looks at proposal for the development of nursing homes, retirement homes, care facilities and associated services, which have grown as life expectancy has increased. There is a presumption against permitting nursing homes, retirement homes and care facilities in the rural area and the policy seeks to remedy that, particularly where a need for the same has been identified in a rural location. This is positive for population and human health and material assets. Proposals shall generally comply with a number of criteria. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	0	0	0	0	0	0	0	0	+	0	0
WSP 1	Integrated Living Centres/Accommodation Centres Policy	Proposals for serviced and sustainable neighbourhood developments shall comply with Section 15.10.8 of the Monaghan County Development Plan 2025-2031.	This policy looks at proposals for the development of serviced and sustainable neighbourhoods for migrants, which is compatible with and in support of compact and sustainable development principles. Proposals shall generally comply with a number of criteria aimed at balancing community needs and environmental protections. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	+	+	+	+	+	+	+	+	+	+	+
CFP 1	Community Facilities Policy	Proposals for community facilities shall comply with Section 15.11 of the Monaghan County Development Plan 2025-2031.	This policy looks at proposals for the development of community facilities on suitable sites. This is positive for population and human health. Proposals shall generally comply with a number of criteria. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	+	+	+	+	+	+	+	+	+	+	+
ICDP 1	Industrial and Commercial Development Policy	Proposals for industrial and commercial development shall comply with Sections 15.12.1 to 15.12.3 of the Monaghan County Development Plan 2025-2031.	These policies will support proposals for new development of industrial and commercial development, which are to be based in and designed with the principles of sustainable development and comply with a strict set of guidelines combating adverse environmental effects. The resultant effect on environmental receptors will be positive and/or neutral. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	0	+	0	0	+	0	0	0	+	0	0

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs											
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
AGP 1	General Agricultural Development Policy	Proposals for agricultural developments shall comply with Sections 15.13.1 in Chapter 15 of the Monaghan County Development Plan 2025-2031.	<p>These policies ensure agricultural development will be done in a sustainable manner, and that some intensive agricultural installations are important to the economy, but must be regulated to minimise or ensure no adverse environmental impacts. The policies note that the diversification of the rural economy from mainstream farming can both supplement existing rural incomes.</p> <p>Farming development must comply with a number of guidelines and criteria. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.</p>	+	+	+	0	+	+	0	+	+	0	0	
AGP 2	Intensive Agriculture /Poultry and Pig Farming Policy	Proposals for intensive agricultural developments shall comply with Sections 15.13.2 in Chapter 15 of the Monaghan County Development Plan 2025-2031.		+	+	+	0	+	+	+	+	+	+	0	0
FDP 1	Farm Diversification Policy	Proposals for farm diversification development shall comply with Section 15.14 of the Monaghan County Development Plan 2025-2031.		+	0	+	+	0	0	0	0	0	+	+	0
FP 1	Forestry Policy	Proposals for forestry development shall comply with Section 15.15 of the Monaghan County Development Plan 2025-2031.	<p>This policy notes that the Planning Authority will facilitate afforestation in appropriate locations in accordance with the principles of sustainable forest management and code of best practice. Forestry has direct benefits for local communities, and environmental components, air and climate and biodiversity. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.</p>	+	+	+	0	+	+	+	+	0	0	0	
TOUP 1	Tourism Policy	Proposals for tourist development shall comply with Section 15.16 in Chapter 15 of the	<p>This policy notes that tourism is an important aspect for County Monaghan and needs to be developed in a sustainable manner that supports integration within communities and optimises the economic benefit for the County. In general, the Council shall encourage and promote the development of tourist</p>	+	0	0	+	0	0	0	0	+	+	0	

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs											
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
		Monaghan County Development Plan 2025-2031.	facilities, attractions and accommodation in order to develop this industry throughout County Monaghan. This will have a positive impact on PHH, biodiversity and CH. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.												
REP 1	Renewable Energy Policy	Proposals for renewable energy development shall comply with Section 15.17 in Chapter 15 of the Monaghan County Development Plan 2025-2031.	This policy notes that Planning Authority will encourage and facilitate renewable energy proposals at suitable locations. Development must meet the requirement for a number of guidelines. This will have a positive impact on PHH, Climate, air, biodiversity, and cultural heritage. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	+	0	+	0	0	+	0	+	0	+	
EIP 1	Extractive Industry Policy	Proposals for extractive industry shall comply with Section 15.18 in Chapter 15 of the Monaghan County Development Plan 2025-2031.	This policy supports any application for an extractive industry shall have regard to a number of guidelines. Proposals for extractive industry shall normally be resisted for a number circumstances, including the location within sensitive ecological or conservation areas. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	+	+	0	+	+	+	+	+	0	+	

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs												
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC		
TASP 1	Telecommunication s Antennae and Support Structures Policy	Proposals for telecommunications antennae and support structures development shall comply with Section 15.19 in Chapter 15 of the Monaghan County Development Plan 2025-2031.	These policies support the development of infrastructure - utilities to support existing and new developments, in line with relevant guidance. This will have a positive impact on PHH and material assets. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	0	0	0	0	0	0	0	0	+	0	0	
EGP 1	Electricity and Gas Infrastructure Policies	Proposals for electricity and gas infrastructure development and any ancillary development shall comply with Section 15.20 and Policy EGP2 in Chapter 15 of the Monaghan County Development Plan 2025-2031.		+	0	0	0	0	0	0	0	0	0	+	0	0
EGP 2	Electricity and Gas Infrastructure Policies	The undergrounding of electricity transmission lines must be considered in the first instance, as part of a detailed consideration and evaluation of all options available in delivering and providing		+	0	0	0	0	0	0	0	0	0	+	0	0

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs											
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
		this type of infrastructure. The development shall be consistent with international best practice with regard to materials and technologies that will ensure a safe, secure, reliable, economic, efficient and high-quality network, and mitigation measures shall be provided where impacts are inevitable.													
DSP 1	Ducting, Servicing and Public Lighting Policy	Proposals for ducting, servicing and public lighting shall comply with Section 15.21 and in Chapter 15 of the Monaghan County Development Plan 2025-2031.	This policy require that open access is made available to all ducting networks provided to support a competitive telecommunications service. Public lighting shall be provided by the developer in accordance with the specifications required by Monaghan County Council. This will have a positive impact on Population and human health and material assets. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	0	0	0	0	0	0	0	0	+	0	0
RERP 1	Renewable Energy Requirement Policy	Proposals for all development shall comply with Section 15.22.1 of the Monaghan County Development Plan 2025-2031.	This policy supports the provision of at least one energy efficient measure in the design of all new developments. This will have a positive impact on PHH, climate, air. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	0	0	0	0	0	+	0	+	0	0	+
RAP 1	Residential Amenity Policy	Proposals for all development shall comply with Section 15.22.2 of the Monaghan County Development Plan 2025-2031.	This policy supports residential amenity for new and existing developments. This will have a positive impact on PHH, material assets and landscape. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	0	+	0	0	0	0	0	0	+	0	0
RRP 1	Rural Accesses Policy	Proposals for all new rural accesses shall comply with	This policy supports the location and design of rural access and the regard for loss of hedgerow and existing natural boundaries. This will have a positive	+	+	+	0	+	0	+	0	0	0	0	+

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs											
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
		Section 15.22.3 in Chapter 15 of the Monaghan County Development Plan 2025-2031.	impact on PHH and Landscape, biodiversity, land and soils, climate and air. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.												
LCP 1	Landscaping and Boundary Treatment Policy	Proposals for landscaping and boundary treatments shall comply with Section 15.22.4 in Chapter 15 of the Monaghan County Development Plan 2025-2031.	This policy supports the use of landscaping plans should be submitted with all planning application. Walls, fences, railings and gates used to define spaces can have a significant impact on the visual character of the area and as such should be carefully considered as part of the overall design concept. Materials must be appropriate and of good quality. This will have a positive impact on PHH and Landscape. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	0	+	0	0	0	0	0	0	0	0	0
WWTP 1	On-Site Wastewater Treatment Policy	Proposals for all on-site wastewater treatment systems shall comply with Section 15.22.5 in Chapter 15 of the Monaghan County Development Plan 2025-2031.	This policy will ensure On-site wastewater treatment systems constructed and maintained to the highest standards to protect SW and GW. This will have a positive impact on PHH, water, land, soils and biodiversity. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	+	0	0	+	0	0	+	0	0	0	0
WPP 1	Water Protection Policy	Proposals for developments shall comply with Section 15.22.6 of the Monaghan County Development Plan 2025-2031.	This policy will seek the protection of water in terms of water status and in the protection of existing high and good quality waters. Water protection plans should aim to prevent contamination of storm water, minimise soiled and waste waters, install proper containment for material storage, install appropriate treatment and disposal arrangement for soiled and waste waters and take account of legal requirements for discharges to ground and surface waters. SuDS should be taken into consideration. In stream works should be carried out under the guidance of Inland Fisheries Ireland (IFI) document. This will have a positive impact on PHH, water, land, soils and biodiversity. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	+	0	0	+	0	0	+	0	0	0	0

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs											
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
SWDP 1	Surface Water Drainage Policy	Development proposals shall include provision for SuDS in accordance with Section 15.22.7 of the Monaghan County Development Plan 2025-2031.	<p>This policy ensures that all development proposals are required to be adequately serviced with surface water drainage infrastructure and water recycling and conservations measures as appropriate to minimise the effect of a development on flooding and pollution of existing waterways. SuDS will be a requirement. Developments in urban areas will be required to implement Nature Based Solutions in accordance with Nature Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (DHLGH, 2022). This will have a positive impact on PHH, water, land, soils and biodiversity.</p> <p>The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.</p>	+	+	0	0	+	0	0	0	+	0	0	0
RASP 1	Road Access Standards Policy	Proposals for new accesses or the intensification of use of an existing access shall comply with Section 15.23 to 15.23.8 of the Monaghan County Development Plan 2025-2031.	These policies deal with road standards in relation to access, visibility splays and standards across a number of scenarios. This will have a positive impact on PHH and traffic. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	0	0	0	0	0	0	0	0	+	0	0
CP 1	Car Parking Standards Policy	Proposals for car parking shall comply with Section 15.24 of the Monaghan County Development Plan 2025-2031.	This policy will ensure all developments shall be required to provide within the site suitable provision for servicing, parking and manoeuvring of vehicles. The minimum car parking standards will be required. This will have a positive impact on PHH. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	0	0	0	0	0	0	0	0	+	0	0
BSP 1	Bicycle and Scooter Parking and Associated Facilities Policy	Proposals for bicycle and scooter parking and cycling facilities shall comply with Section 15.25 of the Monaghan County	The policy is intended towards adequate provision of bicycle and scooter parking and associated facilities. Standards will be built upon existing documentation from other local authorities in the absence of national guidelines. This has positive implications for population and human health, air and climate, and material assets.	+	0	0	0	0	0	+	0	+	0	+	+

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs												
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC		
		Development Plan 2025-2031.														
CEMP 1	Construction and Environmental Management Plan Policy	All development proposals, where applicable, shall comply with Section 15.29 of the Monaghan County Development Plan 2025-2031.	This policy sets out the appropriate approach for CEMP and Waste Management Plans. This policy will have a positive impact on PHH, land, soils, air, noise, water, landscape, waste, material assets, biodiversity. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	+	+	0	+	+	+	+	+	+	0	0	
CLP 1	Contaminated Lands Policy	Proposals for development on contaminated lands shall comply with Section 15.30 of the Monaghan County Development Plan 2025-2031.	This policy will address the existing contaminated land and which has the potential to cause negative environmental impacts. Any contaminated land will require appropriate remediation prior to redevelopment, including, in some instances, removal of material from a site which may require a licence. Contaminated land risk assessments will have a positive impact on PHH, land, soils, water, biodiversity when assessed in accordance with international best practice. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	+	+	0	0	+	+	0	+	0	0	0	0	
CEMP 1	Infilling of lands Policy	Development proposals for infilling of lands shall comply with Section 15.31 of the Monaghan County Development Plan 2025-2031.	This policy will address the infilling of lands with inert construction and demolition waste. This policy will ensure there is no adverse impact upon surface and groundwaters. This will have a positive impact on land, soils and water. The Development Management provisions are primarily focused on contributing towards both sustainable development and beneficial effects upon sustainable mobility and the protection / management of all environmental components.	0	0	0	0	+	+	0	+	0	0	0	0	
PAIP 1	Protection of Public Assets and Infrastructure Policy	Development proposals shall generally comply with Section 15.32 of the Monaghan County Development Plan 2025-2031.	This policy will see the protection of public assets and infrastructure including resources such as: public open spaces, parks and recreational areas; public buildings and services; and utility infrastructure. Development proposals will be assessed, inter alia, in terms of the potential impact on existing adjacent developments, existing land uses and/or the surrounding landscape. Any potential impacts will be mitigated against. This will have a positive impact on PHH, material assets, landscape, soils, water, noise, air, climate. The Development Management provisions are	+	+	+	+	0	0	0	0	+	+	0	0	

Ref.	Type of Objective/Policy	Objective/Policy	Potential Environmental Effects (in the absence of Environmental Mitigation) - including Cumulative and Transboundary Environmental Effects	Relationship with SEA Environmental Components and SEOs (prior to mitigation)											
				PHH	BFF	L	CH	S	LU	AQN	W	MA	TR	CC	
		Monaghan in the context of its strategic location along the border, adjacent to the eastern economic corridor and to improve linkages and communications between Monaghan and its neighbouring counties.	economic corridor and to improve linkages and communications between Monaghan and its neighbouring counties. This will have a positive impact on population and human health and on local communities.												
SO 5	Plan Strategic Objectives	To support balanced economic development throughout the county by delivering improved infrastructure and services.	<p>This objective seeks to support balanced economic development throughout the county by delivering improved infrastructure and services, potentially generating positive effects across a range of environmental components.</p> <p>The delivery of infrastructure at scale has the potential to lead to a variety of construction and operational phase effects in the absence of good design and planning and appropriate mitigation, such as:</p> <ul style="list-style-type: none"> - Construction dust, noise and surface water run-off affecting sensitive human and ecological receptors, and water quality. - Construction phase impacts on built heritage and historic fabric present in the context of the settlement area. - Development impacts on the hydrological environment, including increased flood risk. - Loss of / damage to biodiversity. - Impacts on soils. - Impacts on climate due to embodied carbon associated with construction works and operational phase energy related GHG emissions. - Failure to provide adequate provision of water supply and wastewater services. - Effects on traffic and transport dynamics and conditions. 	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-
SO 6	Plan Strategic Objectives	To protect and nurture the County's	This objective will protect and nurture the County's rich natural resources, heritage, tourism assets and amenities along with the environmental	+	+	+	+	+	+	+	+	+	0	+	+



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Appendix 23

Natura Impact Report



CONSULTANTS IN ENGINEERING,
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PLANNING

MONAGHAN COUNTY DEVELOPMENT PLAN 2025-2031

Draft Natura Impact Report

Prepared for:
Monaghan County Council



Date: July 2024

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Draft Natura Impact Report for Monaghan County Development Plan 2025-2031

REVISION CONTROL TABLE, CLIENT, KEYWORDS AND ABSTRACT

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Rev. No.	Description of Changes	Prepared by:	Checked by:	Approved by:	Date:
1	Issue to Client	EW/JC/NSC	RD	RD	26/07/2024

Client: Monaghan County Council

Keywords: Monaghan, Appropriate Assessment, AA, Natura Impact Report, CDP, County Development Plan.

Abstract: Fehily Timoney and Company is pleased to submit this Draft Natura Impact Report to Monaghan County Council for the Monaghan County Development Plan 2025-2031.

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1. INTRODUCTION

1.1 Background

This Natura Impact Report (NIR) was prepared in support of the Appropriate Assessment (AA) of the Monaghan County Development Plan (CDP) 2025-2031 in accordance with the requirements of Article 6(3) of Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (as amended) (hereafter referred to as the “Habitats Directive”).

This report is part of the AA process that was undertaken alongside the preparation of the Draft CDP.

1.2 Legislative Context

The Habitats Directive provides legal protection for habitats and species of European importance. The overall aim of the Habitats Directive is to maintain or restore the “favourable conservation status” of habitats and species of European Community Interest. These habitats and species are listed in the Habitats and Birds Directives (Council Directive 2009/147/EC on the conservation of wild birds) with Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designated to afford protection to the most vulnerable of them. These two designations are collectively known as European sites which form the Natura 2000 Network.

AA is required by the Habitats Directive, as transposed into Irish legislation by the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended) and the Planning and Development Act (as amended). AA is an assessment of the potential for adverse or negative effects of a plan or project, in combination with other plans or projects, on the conservation objectives of a European site. These sites consist of SACs and SPAs and provide for the protection and long-term survival of Europe’s most valuable and threatened species and habitats.

1.3 Approach

The AA is based on best scientific knowledge and has utilised ecological and hydrological expertise. In addition, a detailed online review of published scientific literature and grey literature¹ was conducted. This included a detailed review of the National Parks and Wildlife (NPWS) website including mapping and available reports for relevant sites and in particular sensitive qualifying interests/special conservation interests described and their conservation objectives (including spatial data collected for the most recent Article 17 conservation status reporting cycle, 2019).

All of these data sources are likely to be useful for AAs that must be undertaken for lower-tier plans/projects under the Plan.

The ecological desktop study completed for the AA of the Draft CDP comprised the following elements:

- Identification of European sites within 15km of the CDP boundary with identification of potential pathways links for specific sites (if relevant) greater than 15km from the CDP boundary.

¹ Various documents where publishing, in journals for example, is not the primary activity of the producing body. Examples include: conference presentations; regulatory data; unpublished trial data; government publications; and dissertations/theses.



- Review of the NPWS site synopsis and conservation objectives for European sites with identification of potential pathways from the CDP area.
- Examination of available information on protected species.

There are four main stages in the AA process as follow:

Stage One: Screening

The process that identifies the likely impacts upon a European site of a project or plan, either alone or in combination with other projects or plans and considers whether these impacts are likely to be significant.

Stage Two: Appropriate Assessment

The consideration of the impact on the integrity of the European site of the project or plan, either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives. Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts. If adequate mitigation is proposed to ensure no significant adverse impacts on European sites, then the process may end at this stage. However, if the likelihood of significant impacts remains, then the process must proceed to Stage Three.

Stage Three: Assessment of Alternative Solutions

The process that examines alternative ways of achieving the objectives of the project or plan that avoids adverse impacts on the integrity of the European site.

Stage Four: Assessment where no alternative solutions exist and where adverse impacts remain

An assessment of compensatory measures where, in the light of an assessment of imperative reasons of overriding public interest (IROPI), it is deemed that the project or plan should proceed.

The Habitats Directive promotes a hierarchy of avoidance, mitigation and compensatory measures. This approach aims to avoid any effects on European sites by identifying possible effects early in the plan-making process and avoiding such effects. Second, the approach involves the application of mitigation measures, if necessary, during the AA process to the point where no adverse effects on the site(s) remain. If potential effects on European sites remain, the approach requires the consideration of alternative solutions. If no alternative solutions are identified and the plan/project is required for imperative reasons of overriding public interest, then compensation measures are required for any remaining adverse effect(s).

The assessment of potential effects on European sites is conducted following a standard source-pathway-receptor model², where, in order for an effect to be established all three elements of this mechanism must be in place. The absence or removal of one of the elements of the model is sufficient to conclude that a potential effect is not of any relevance or significance.

In the interest of this report, receptors are the ecological features that are known to be utilised by the qualifying interests or special conservation interests of a European site. A source is any identifiable element of the CDP provision that is known to interact with ecological processes. The pathways are any connections or links between the source and the receptor. This report provides information on whether direct, indirect and cumulative adverse effects could arise from the CDP.

² Source(s) – e.g. pollutant run-off from proposed works; Pathway(s) – e.g. groundwater connecting to nearby qualifying wetland habitats; and Receptor(s) – qualifying aquatic habitats and species of European Sites



The NIR exercise has been prepared taking into account legislation including the aforementioned legislation and guidance including the following:

- Appropriate Assessment of Plans and Projects in Ireland. Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, 2009.
- “Commission Notice: Managing Natura 2000 sites - The provisions of Article 6 of the ‘Habitats’ Directive 92/43/EEC”, European Commission 2018.
- “Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC”, European Commission Environment DG, 2002.
- “Managing Natura 2000 sites: The Provisions of Article 6 of the Habitats Directive 92/43/EEC”, European Commission, 2000.
- Appropriate Assessment Screening for Development Management; OPR Practice Note PN01; Office of the Planning Regulator, 2021.

The scope of the AA was informed by the submissions received on the scope of the accompanying Strategic Environmental Assessment³ (SEA) process being undertaken on the CDP.

³ Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt it.



2. DESCRIPTION OF THE DRAFT COUNTY DEVELOPMENT PLAN

2.1 Overview

The Monaghan County Development Plan 2025 – 2031 (CDP) is a framework for the planning and development of Monaghan County for the next six years. It contains a collection of the planning objectives and policies that will:

- Provide and facilitate infrastructure such as roads, footpaths, cycleways
- Improve and develop local amenities
- Facilitate the provision of services for the community
- Zone land to be used for amenity, civic, community, housing, business, and industry purposes
- Ensure proper planning and sustainable development

Section 10(1) of the Planning and Development Act (as amended) states that:

- ‘A development plan shall set out an overall strategy for the proper planning and sustainable development of the area of the development plan and shall consist of a written statement and a plan or plans indicating the development objectives for the area in question.’

The development plan gives spatial expression to the physical, economic, social and environmental needs of the community, in order to support and regulate new development, enhance valued assets and amenities and protect the environment.

The CDP has been prepared in accordance with Development Plans: Guidelines for Planning Authorities prepared by the Department of Housing, Local Government and Heritage (June 2022) and is consistent with national, regional and local plans, policies, and strategies, including the National Planning Framework (NPF) and the Northern and Western Region Regional Spatial and Economic Strategy 2020-2032 (RSES).

2.2 Plan Content

The CDP defines planning objectives and policies across the themes presented below.

1. Introduction
2. Core Strategy
3. Housing Strategy
4. Economic Development
5. Community
6. Heritage
7. Transport and Infrastructure
8. Environment, Energy and Climate Change
9. Strategic Objectives for Settlements
10. Monaghan Town Settlement Plan 2025-2031



11. Carrickmacross Town Settlement Plan 2025-2031
12. Castleblayney Town Settlement Plan 2025-2031
13. Clones Town Settlement Plan 2025-2031
14. Ballybay Town Settlement Plan 2025-2031
15. Development Management Standards
16. Implementation and Monitoring

2.3 Overall Vision and Strategic Outcomes

The Strategic Aim of the CDP is as follows:

- *‘To facilitate sustainable development and to build on the strengths of County Monaghan by supporting the provision of employment opportunities and residential developments within quality urban and rural environments that provide a high standard of physical and social infrastructure necessary for their respective communities.’*

The realisation of this aim will be pursued by seeking to secure the following overall strategic objectives of the Plan.

Plan Strategic Objectives	
SO 1	To develop to its full potential each part of County Monaghan in economic, social and environmental terms.
SO 2	To sustain traditional settlement patterns while developing the role and function of each town, village, and settlement throughout the County in accordance with the settlement strategy.
SO 3	To promote sustainable compact development forms, including more comprehensive backland development where appropriate, ensuring the efficient use of available public infrastructure and services.
SO 4	To realise the potential of County Monaghan in the context of its strategic location along the border, adjacent to the eastern economic corridor and to improve linkages and communications between Monaghan and its neighbouring counties.
SO 5	To support balanced economic development throughout the county by delivering improved infrastructure and services.
SO 6	To protect and nurture the County’s rich natural resources, heritage, tourism assets and amenities along with the environmental quality of the natural and built environment in both the urban and rural areas.
SO 7	To prepare and implement a Masterplan and Development Framework for Lough Muckno and its environs, which will act as a blueprint for its evolution and sustainable development as an exemplar recreational and amenity facility.
SO 8	To plan for greater social inclusion and to improve the quality of life of all who live and work in County Monaghan.
SO 9	To provide a framework for the management and regulation of development and use of land that will guide day to day planning decisions.
SO 10	To maintain the strategic capacity and safety of the national roads network and to safeguard the investment in national roads.



2.4 Relationship of the Plan with other Relevant Plans and Programmes

An examination of how the CDP interrelates with other national, regional and local plans and programmes has taken place and is documented in Appendix 2.



3. SCREENING FOR APPROPRIATE ASSESSMENT

3.1 Introduction to Screening

This stage of the process identifies any potential significant effects to European sites from a project or plan, either alone or in combination with other projects or plans.

An important element of the AA process is the identification of the “conservation objectives”, “Qualifying Interests” (QIs) and/ or “Special Conservation Interests” (SCIs) of European sites requiring assessment. QIs are the habitat features and species listed in Annexes I and II of the Habitats Directive for which each European Site has been designated and afforded protection. SCIs are wetland habitats and bird species listed within Annex I of the Birds Directive. It is also vital that the threats to the ecological / environmental conditions that are required to support QIs and SCIs are considered as part of the assessment.

The following NPWS Generic Conservation Objectives have been considered in the screening:

- For SACs, to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.
- For SPAs, to maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.

Where available, Site-Specific Conservation Objectives (SSCOs) designed to define favourable conservation status for a particular habitat⁴ or species⁵ at that site have been considered.

3.2 Identification of Relevant European Sites

The Department of the Environment (2009) Guidance on AA recommends a 15 km buffer zone to be considered. Although sites beyond this buffer zone would be considered if relevant, a review of all sites within this zone has allowed the conclusion to be made that in the absence of significant hydrological links the characteristics of the Draft CDP will not impose effects beyond the 15 km buffer. The assessment process also considers hydrogeological processes and possible effects to ground water with respect to ground water sensitive habitats and species.

⁴ Favourable conservation status of a habitat is achieved when: its natural range, and area it covers within that range, are stable or increasing; the specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future; and the conservation status of its typical species is favourable.

⁵ The favourable conservation status of a species is achieved when: population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats; the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future; and there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.



Details of European sites that occur within 15 km of the Draft CDP boundary are provided in Table 3-1. European sites and EPA Rivers Catchments are also mapped in Figure 3-1 below. Information on QIs, SCIs and site-specific vulnerabilities and sensitivities (see Appendix 1) and background information (such as that within Ireland's Article 17 Report to the European Commission, site synopses and Natura 2000 standard data forms) have been considered by both the AA screening assessment (provided under this section) and Stage 2 AA (provided under Section 4). Conservation objectives that have been considered by the assessment are included in the following National Parks and Wildlife Service documents:

- NPWS (2021) Conservation Objectives for Kilroosky Lough Cluster SAC [IE0001786] Version 1.
- NPWS (2022) Generic Conservation Objectives for Slieve Beagh SPA [IE0004167] Version 9.
- NPWS (2021) Conservation Objectives for Lough Oughter and Associated Loughs SAC [IE0000007] Version 1.
- NPWS (2022) Generic Conservation Objectives for Lough Oughter SPA [IE0004049] Version 9.
- NPWS (2011) Conservation Objectives for Dundalk Bay SPA [IE0004026] Version 1.
- NPWS (2011) Conservation Objectives for Dundalk Bay SAC [IE0000455] Version 1.
- NPWS (2022) Generic Conservation Objectives for Stabannan-Braganstown SPA [IE0004091] Version 9.
- NPWS (2012) Conservation Objectives for Donegal Bay SPA [IE0004151] Version 1.

The assessment considers available conservation objectives. Since conservation objectives focus on maintaining the favourable conservation condition of the QIs/SCIs of each site, the screening process concentrated on assessing the potential effects of the Draft CDP against the QIs/SCIs of each site. The conservation objectives for each site were consulted throughout the assessment process.

3.3 Assessment Criteria and Screening

3.3.1 Is the Draft CDP Necessary to the Management of European Sites?

The overarching objective of the Draft CDP is to provide a framework for sustainable development within the County. Therefore, the Draft CDP is not considered to be directly connected with or necessary to the management of European sites.



3.3.2 Elements of the Draft CDP with Potential to Give Rise to Effects

The Draft CDP provides a land use planning framework for the Plan Area. There are a number of environmental sensitivities within the area and an assessment of effects indicates the potential effects relate to the following:

- *Arising from both construction and operation of development and associated infrastructure.*
- *Loss of/damage to biodiversity in designated sites (including European sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna.*
- *Habitat loss, fragmentation and deterioration, including patch size and edge effects.*
- *Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species.*
- *Potential interactions if effects upon environmental vectors such as water and air.*
- *Adverse effects from tourism, amenity and recreation.*
- *Damage to the hydrogeological and ecological function of the soil resource.*
- *Adverse effects upon the status of water bodies arising from changes in quality, flow and/or morphology.*
- *Increase in the risk of flooding.*
- *Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts).*
- *Emissions to air including greenhouse gas emissions and other emissions.*

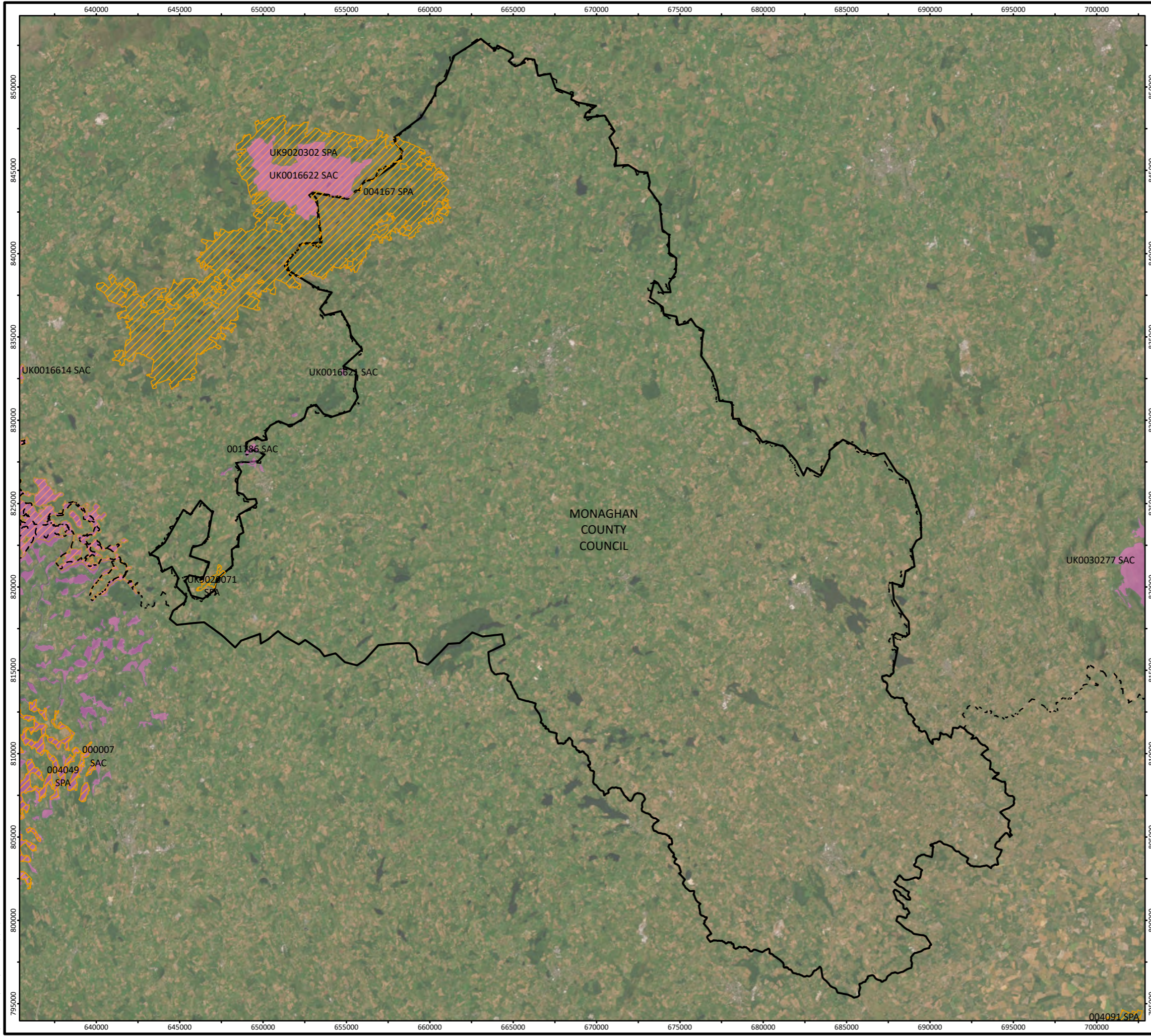
All policies and objectives defined in the Draft CDP are considered in this assessment with respect to the ecological integrity of all relevant European sites identified - considering the sensitivities/vulnerabilities of the QIs and SCIs in relation to all potential sources for effects and potential pathways for such effects. Where sources and pathways for effects are identified potential effects will be assessed in relation to the SSCOs.

3.3.3 Screening of Sites

Table 3-1 examines whether there is potential for effects on European sites considering information provided above, including Appendix 1. Sites are screened in based on one or a combination of the following criteria:

- The existence of potential for pathways for significant effects, such as hydrological links, Draft CDP proposals and the site to be screened.
- The distance of the relevant site from the Draft CDP boundary.
- The existence of a link between identified threats or vulnerabilities at a site to potential impacts that may arise from the Draft CDP.

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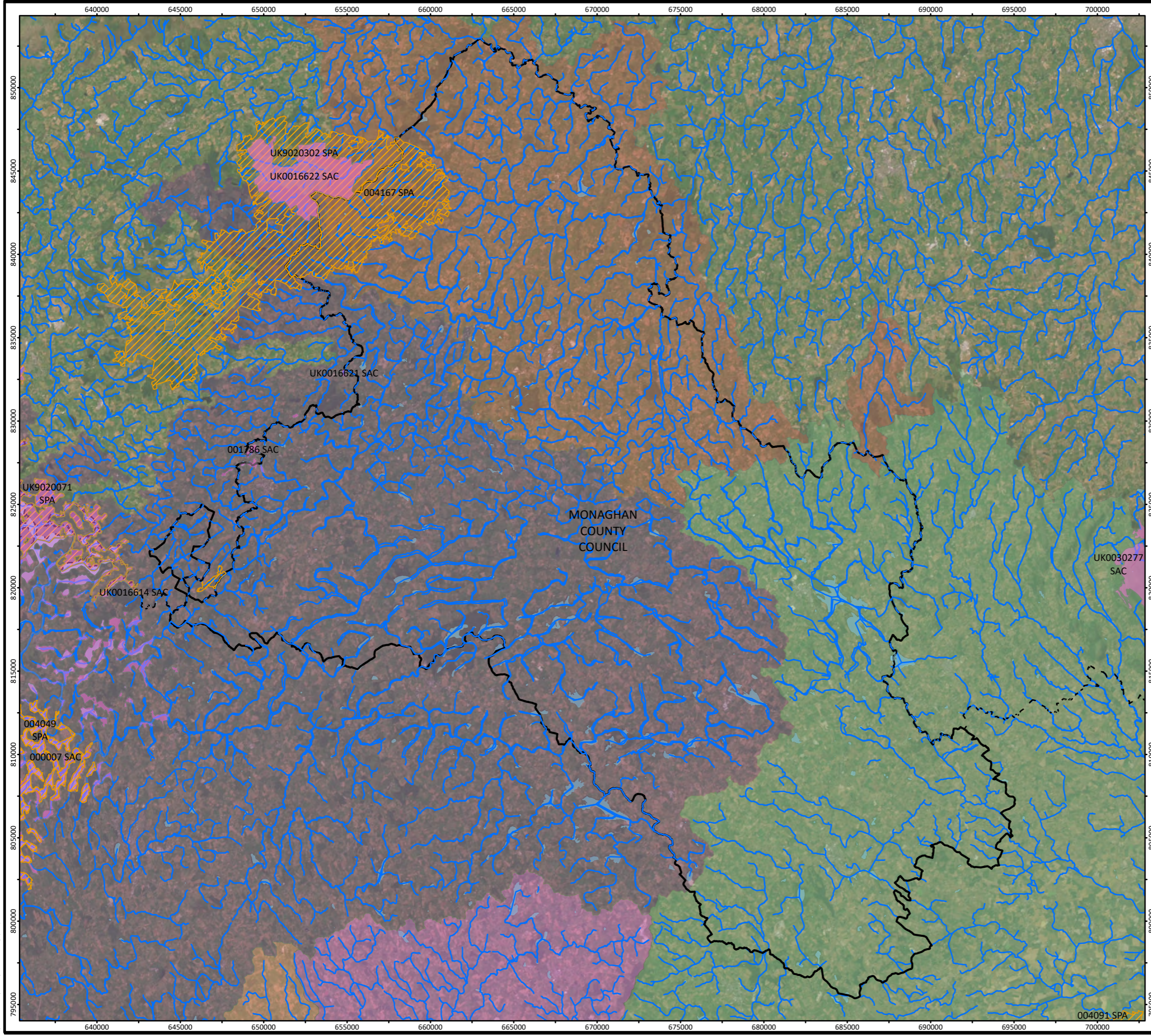
Legend

- Local Authority Boundary
- Northern Ireland
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)

Special Areas of Conservation and Special Protected Areas	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	3.1
CLIENT:	Monaghan County Council
DATE: 12/06/2024	SCALE: 1:225,000 @ A3

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Legend

- Local Authority Boundary
- Northern Ireland
- Rivers
- WFD Lake Segments
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)

WFD Catchments

Catchment Name

- Boyne
- Erne
- Lough Neagh & Lower Bann
- Newry, Fane, Glyde and Dee
- Upper Shannon

Note: There is no catchment data available for Northern Ireland

Hydrological Connectivity to European Sites	
Monaghan County Council County Development Plan 2025-2031	
FIGURE NO:	3.2
CLIENT:	Monaghan County Council
DATE: 12/06/2024	SCALE: 1:225,000 @ A3

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Table 3-1: Screening of European sites which have ecological pathways for potential effects

Site Code	Site Name	Distance	Qualifying Feature	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
001786	Kilroosky Lough Cluster SAC	0	Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140], White-clawed crayfish (Austropotamobius pallipes) [1092], Alkaline fens [7230], Calcareous fens with Cladium mariscus and species of the Caricion davallianae [7210]	<p>The European Site is within the Monaghan CDP area.</p> <p>The CDP provides for policy objectives which may result in land use change and infrastructure development etc. Therefore, there is potential for effects such as hydrological interactions, land take, disturbance etc. Which could affect European Sites.</p> <p>Thus, there is the potential for significant effects to this European Site and its Qualifying Interests as a result of activities proposed under the CDP.</p>	Yes	Yes
004167	Slieve Beagh SPA	0	Hen harrier (Circus cyaneus) [A082]	<p>The European Site is within the Monaghan CDP area.</p> <p>The CDP provides for policy objectives which may result in land use change and infrastructure development etc. Therefore, there is potential for effects such as hydrological interactions, land take, disturbance etc. Which could affect European Sites.</p> <p>Thus, there is the potential for significant effects to this European Site and its Qualifying Interests as a result of activities proposed under the CDP.</p>	Yes	Yes



Site Code	Site Name	Distance	Qualifying Feature	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
000007	Lough Oughter and Associated Loughs SAC	0.88	Otter (<i>Lutra lutra</i>) [1355], Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation [3150], Bog woodland [91D0]	<p>There is a separation distance of ca. 880 m between this European Site and the area of Monaghan CDP and a hydrological connection of 3.16km (instream distance) is present.</p> <p>The CDP provides for actions which may result in land use change and infrastructure development etc. Therefore, there is potential for effects such as hydrological interactions, land take, disturbance etc. Which could affect European Sites.</p> <p>There is the potential for significant effects to the Qualifying Interests of this European site as a result of activities proposed under the CDP.</p>	Yes	Yes
004049	Lough Oughter SPA	8.55	Wetland and Waterbirds [A999], Whooper Swan (<i>Cygnus cygnus</i>) [A038], Great Crested Grebe (<i>Podiceps cristatus</i>) [A005], Wigeon (<i>Anas penelope</i>) [A050]	<p>This European Site is located 8.55km from the area of Monaghan CDP, which is greater than the known foraging range of the SCI species. However, there is hydrological connectivity between the Monaghan CPD area and this SPA. Therefore, there is a pathway for potential effects.</p> <p>The CDP provides for actions which may result in land use change and infrastructure development etc.</p> <p>Therefore, there is potential for effects such as hydrological interactions which could affect European Sites.</p> <p>There is the potential for significant effects to the Special Conservation Interests of this European site as a result of activities proposed under the CDP.</p>	Yes	Yes



Site Code	Site Name	Distance	Qualifying Feature	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
004026	Dundalk Bay SPA	9.11	Ringed Plover (<i>Charadrius hiaticula</i>) [A137], Wetland and Waterbirds [A999], Redshank (<i>Tringa totanus</i>) [A162], Curlew (<i>Numenius arquata</i>) [A160], Teal (<i>Anas crecca</i>) [A052], Lapwing (<i>Vanellus vanellus</i>) [A142], Greylag Goose (<i>Anser anser</i>) [A043], Dunlin (<i>Calidris alpina</i>) [A149], Shelduck (<i>Tadorna tadorna</i>) [A048], Great Crested Grebe (<i>Podiceps cristatus</i>) [A005], Herring Gull (<i>Larus argentatus</i>) [A184], Common Gull (<i>Larus canus</i>) [A182], Knot (<i>Calidris canutus</i>) [A143], Common Scoter (<i>Melanitta nigra</i>) [A065], Oystercatcher (<i>Haematopus ostralegus</i>) [A130], Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179], Pintail (<i>Anas acuta</i>) [A054], Mallard (<i>Anas platyrhynchos</i>) [A053], Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046], Golden Plover (<i>Pluvialis apricaria</i>) [A140], Bar-tailed Godwit	<p>This European Site is within 15km of the area of Monaghan CDP which is within the known foraging range of the SCI species Greylag Goose [A043]. Therefore, there is a pathway for potential effects.</p> <p>The CDP provides for actions which may result in land use change and infrastructure development etc. Therefore, there is potential for effects such as hydrological interactions, land take, disturbance etc. Which could affect European Sites.</p> <p>There is the potential for significant effects to the Special Conservation Interests of this European site as a result of activities proposed under the CDP.</p>	Yes	Yes



Site Code	Site Name	Distance	Qualifying Feature	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
			(Limosa lapponica) [A157], Black-tailed Godwit (Limosa limosa) [A156], Grey Plover (Pluvialis squatarola) [A141], Red-breasted Merganser (Mergus serrator) [A069]			
000455	Dundalk Bay SAC	10.35	Mudflats and sandflats not covered by seawater at low tide [1140], Perennial vegetation of stony banks [1220], Estuaries [1130], Salicornia and other annuals colonising mud and sand [1310], Mediterranean salt meadows (Juncetalia maritimi) [1410], Atlantic salt meadows (Glaucopuccinellietalia maritimae) [1330]	<p>There is a separation distance of ca. 10.35 km between this European Site and the area of Monaghan CDP and hydrological connectivity at an instream distance of 14.94km.</p> <p>The CDP provides for actions which may result in land use change and infrastructure development etc. Therefore, there is potential for effects such as hydrological interactions, land take, disturbance etc. Which could affect European Sites.</p> <p>There is the potential for significant effects to the Special Conservation Interest of this European site as a result of activities proposed under the CDP.</p>	Yes	Yes
004091	Stabannan-Braganstown SPA	11.23	Greylag goose (Anser anser) [A043]	<p>This European Site is within 15km of the area of Monaghan CDP which is within the known foraging range of the SCI species. Therefore, there is a pathway for potential effects.</p> <p>The CDP provides for actions which may result in land use change and infrastructure development etc. Therefore, there is potential for effects such as hydrological interactions, land take, disturbance etc. Which could affect European Sites.</p>	Yes	Yes



Site Code	Site Name	Distance	Qualifying Feature	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
				There is the potential for significant effects to the Special Conservation Interest of this European site as a result of activities proposed under the CDP.		
004151	Donegal Bay SPA	70.02	Great Northern Diver (<i>Gavia immer</i>) [A003], Wetland and Waterbirds [A999], Sanderling (<i>Calidris alba</i>) [A144], Common Scoter (<i>Melanitta nigra</i>) [A065], Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]	<p>There is a separation distance of ca. 70.02 km between this European Site and the area of Monaghan County and a hydrological connection of 101.33 km (instream distance) is present.</p> <p>The CDP provides for actions which may result in land use change and infrastructure development etc. Therefore, there is potential for effects such as hydrological interactions, land take, disturbance etc. Which could affect European Sites.</p> <p>There is the potential for significant effects to the Qualifying Interests of this European site as a result of development supported by the CDP.</p>	Yes	Yes



3.4 In-combination effects with Other Plans and Programmes

Article 6(3) of the Habitats Directive requires an assessment of a plan or project to consider other plans or programmes that might, in combination with the plan or project, have the potential to adversely affect European sites. Appendix 2 outlines a selection of plans or projects that may interact with the Draft CDP to cause in-combination effects to European sites. These plans, programmes, strategies etc. were considered throughout the assessment.

The Draft CDP sits within a hierarchy of statutory documents setting out public policy for, among other things, land use planning, infrastructure, sustainable development, recreation, environmental protection and environmental management, which have been subject to their own environmental assessment processes, as relevant. The Plan must comply with relevant higher-level strategic actions and will, in turn, guide lower level strategic actions.

The National Planning Framework (NPF) sets out Ireland's planning policy direction for the next 20 years. The NPF is to be implemented through Regional Spatial and Economic Strategies (RSESs) and lower tier Local Area Plans. The RSES for the Northern and Western Region sets out objectives for land use planning, tourism, infrastructure, sustainable development, environmental protection and environmental management that have been subject to environmental assessment and must be implemented through the Draft CDP. As required by the Planning and Development Act 2000, as amended, the Draft CDP is consistent with and conforms with national and regional policies, plans and programmes, including the NPF and the RSES for the Northern and Western Region.

In order to be realised, projects included in the Draft CDP (in a similar way to other projects from any other sector) will have to comply, as relevant, with various legislation, policies, plans and programmes (including requirements for lower-tier Appropriate Assessment, Environmental Impact Assessment and other licencing requirements as appropriate) that form the statutory decision-making and consent-granting framework.

All projects within the Draft CDP area and receiving environment will be considered in combination with any and all lower tier projects that may arise due to the implementation of the Draft CDP. Given the uncertainties that exist with regard to the scale and location of developments facilitated by the Draft CDP, it is recognised that the identification of in-combination effects is limited and that the assessment of in-combination effects will need to be undertaken in a more comprehensive manner at the project-level.

Additional information on the in-combination effects relationship with other plans and programmes is provided at Appendix 2.

3.5 AA Screening Conclusion

The effects that could arise from the Draft CDP have been examined in the context of several factors that could potentially affect the integrity of any European site. On the basis of the findings of this Screening for AA, it is concluded that the Draft CDP:

- Is not directly connected with or necessary to the management of any European site.

May, if unmitigated, have significant adverse effects on 8 (no.) European sites.

Therefore, a Stage 2 AA is required for the Draft CDP (see Section 4 of this report). An AA Screening Determination undertaken by the planning authority accompanies this report and the Draft CDP.



4. STAGE 2 APPROPRIATE ASSESSMENT

4.1 Introduction

The Stage 2 AA assesses whether the Draft CDP alone, or in-combination with other plans, programmes, and/or projects, would result in adverse effects on the integrity of the 8 European sites brought forward from screening (those considered on Table 3-1 for which there is “Potential Pathway for Significant Effects” and/or “Potential for In-Combination Effects”), with respect to site structure, function and/or conservation objectives.

4.2 Characterisation of European sites Potentially Affected

The AA Screening identified 8 European sites with pathway receptors for potential effects arising from the implementation of the Draft CDP. Appendix 1 characterises each of the qualifying features of the All European sites brought forward from Stage 1 in context of each of the sites’ vulnerabilities. Each of these site characterisations were taken from the NPWS website⁶.

4.3 Identifying and Characterising Potential Significant Effects

The following parameters can be used when characterising impacts⁷:

- Direct and Indirect Impacts - An impact can be caused either as a direct or as an indirect consequence of a Plan/Project.
- Magnitude - Magnitude measures the size of an impact, which is described as high, medium, low, very low or negligible.
- Extent - The area over that the impact occurs – this should be predicted in a quantified manner.
- Duration - The time that the effect is expected to last prior to recovery or replacement of the resource or feature.
- Temporary: Up to 1 Year.
- Short Term: The effects would take 1-7 years to be mitigated.
- Medium Term: The effects would take 7-15 years to be mitigated.
- Long Term: The effects would take 15-60 years to be mitigated.
- Permanent: The effects would take 60+ years to be mitigated.
- Likelihood – The probability of the effect occurring taking into account all available information.
- Certain/Near Certain: >95% chance of occurring as predicted.
- Probable: 50-95% chance as occurring as predicted.
- Unlikely: 5-50% chance as occurring as predicted.
- Extremely Unlikely: <5% chance as occurring as predicted.

⁶ Last accessed 14th June 2024; <https://www.npws.ie/protected-sites>

⁷ These descriptions are informed by publications including: Chartered Institute of Ecology and Environmental Management (2016) “Guidelines for ecological impact assessment”; Environmental Protection Agency (2002) “Guidelines on the Information to be contained in Environmental Impact Statements”; and National Roads Authority (2009) “Guidelines for Assessment of Ecological Impacts of National Roads Schemes”.



- Ecologically Significant Impact - An impact (negative or positive) on the integrity of a defined site or ecosystem and/or the conservation status of habitats or species within a given geographic area.
- Integrity of a Site - The coherence of its ecological structure and function, across its whole area, which enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified.

The Habitats Directive requires the focus of the assessment at this stage to be on the integrity of the site as indicated by its Conservation Objectives. It is an aim of the NPWS to draw up conservation management plans for all areas designated for nature conservation. These plans will, among other things, set clear objectives for the conservation of the features of interest within a site.

Site-Specific Conservation Objectives (SSCOs) have been prepared for a number of European sites. These detailed SSCOs aim to define favourable conservation condition for the qualifying habitats and species at that site by setting targets for appropriate attributes that define the character habitat. The maintenance of the favourable condition for these habitats and species at the site level will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.

Favourable conservation status of a species can be described as being achieved when: 'population data on the species concerned indicate that it is maintaining itself, and the natural range of the species is neither being reduced or likely to be reduced for the foreseeable future, and there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.'

Favourable conservation status of a habitat can be described as being achieved when: 'its natural range, and area it covers within that range, is stable or increasing, and the ecological factors that are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and the conservation status of its typical species is favourable'.

Generic Conservation Objective for SACs:

To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species that the SAC has been selected.

One generic Conservation Objective for SPAs:

To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.

4.3.1 Types of Potential Effects

Assessment of potential effects on European sites is conducted utilising a standard source-pathway model (see approach referred to under Sections 1.3 and 3). The 2001 European Commission AA guidance outlines the following potential changes that may occur at a designated site, which may result in effects on the integrity and function of that site: loss/reduction of habitat area; habitat or species fragmentation; disturbance to key species; reduction in species density; changes in key indicators of conservation value (water quality etc.); and climate change. Each of these potential changes are considered below and in Table 4-1 with reference to the QIs/SCIs of all of the European sites brought forward from Stage 1 of the AA process (see Section 3).



4.3.1.1 Loss/Reduction of Habitat Area

The Draft CDP provides a framework for granting consent for land use developments and activities across various sectors (see Section 2) for the whole of County Monaghan. Potential effects arising from developments and activities include land take, habitat destruction, disturbance effects, light pollution, dust, hydrological interactions, airborne pollution and excessive noise. Two European sites occur within or partially within the County and have the potential to be impacted. A further six sites outside the county also have the potential to be impacted. Various measures have been integrated into the CDP with the objective of ensuring that there are no significant effects on the ecological integrity of any European Site (see Section 5; for example, HCLP 1, HCLP 2, HCLP 3, HCLP 4, HCLP 6, HCLP 7, HCLP 8, TWP 1) as a result of loss of habitat or supporting habitat for species that are necessary to maintain the ecological integrity of European Sites.

These policies ensure that there will be no loss of habitat or supporting habitat for species that are necessary to maintain the ecological integrity of European sites throughout the lifetime of the CDP.

Ref.	Objective/Policy
HCLP 1	No projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this plan (either individually or in combination with other plans or projects).
HCLP 2	To protect the landscapes and natural environments of the County by ensuring that any new developments in designated sensitive rural landscapes do not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area. Any development which could unduly impact upon such landscapes shall be resisted.
HCLP 3	Proposals for development that have the potential to significantly adversely impact upon these designations shall be accompanied by an assessment of the potential landscape and visual impacts of the proposed development. This shall demonstrate that landscape impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape and the nature of the designation.
HCLP 4	To resist development in or adjacent to any Natura 2000 site (SPA or SAC) where it would result in the deterioration of that habitat or any species reliant on it. The onus will be on the developer to demonstrate that any such development will not adversely impact on the qualifying interest of such sites subject to the preparation of an appropriate assessment exercise under the provisions of the EU Habitats Directive.
HCLP 6	To ensure that all proposed developments comply with the DECLG publication, Appropriate Assessment of Plans and Projects in Ireland-Guidance for Planning Authorities 2010.
HCLP 7	Any plan or projects that could have a significant adverse impact (either by themselves or in combination with other plans and projects) upon the conservation objectives of any Natura 2000 site will not be permitted.
HCLP 8	Any plan or project which is likely to impact on the conservation objectives of a Natura 2000 site shall be screened for Appropriate Assessment (AA) and where pertinent a Stage 2 Appropriate Assessment (Natura Impact Statement) shall be undertaken in order to make a determination. Natura 2000 sites outside the county and located within 15km of the proposed development site should also be screened for Appropriate Assessment. A Natura Impact Statement (NIS) shall incorporate a written statement which sets out mitigation measures to prevent the risk of invasive species onto a Natura 2000 site.



Ref.	Objective/Policy
TWP 1	To minimise loss of tree(s) and hedgerow associated with any development proposal and encourage the retention of existing mature trees, hedgerows and woodlands in new developments. Where removal is unavoidable consideration should be given to transplanting trees and/or providing compensatory planting on the site.

4.3.1.2 Habitat or species Fragmentation

The CDP provides a framework for granting consent for land use developments and activities across various sectors (see Section 2). Potential effects arising from developments and activities include the fragmentation of habitat and or species through, for example, light pollution, habitat loss or removal of stepping stone habitats.

The CDP includes measures to minimise potential fragmentation and to facilitate the enhancement of ecological corridors such as riparian zones, planting of native tree species, management of habitats such as woodlands and minimising inappropriate lighting (for example, HCLP 1, HCLP 2, HCLP 3, HCLP 4, HCLP 6, HCLP 7, HCLP 8, BFF 1, LP 1, LP 3, WPO 5, WPO 8, TWP 1 - see Section 5).

Further to the provisions referred to above, there are provisions related to non-designated sites (that the Plan recognises the role of non-designated sites for the maintenance and enhancement of European sites due to the connectivity and accessibility of ecological resources) and specific ecological resources and/or habitats such as waterways, wetlands and hedgerows that will ensure that habitat or species fragmentation does not occur in relation to the connectivity of the ecological resources necessary to maintain the ecological integrity of European Sites.

Ref.	Objective/Policy
HCLP 1	No projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this plan (either individually or in combination with other plans or projects).
HCLP 2	To protect the landscapes and natural environments of the County by ensuring that any new developments in designated sensitive rural landscapes do not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area. Any development which could unduly impact upon such landscapes shall be resisted.
HCLP 3	Proposals for development that have the potential to significantly adversely impact upon these designations shall be accompanied by an assessment of the potential landscape and visual impacts of the proposed development. This shall demonstrate that landscape impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape and the nature of the designation.
HCLP 4	To resist development in or adjacent to any Natura 2000 site (SPA or SAC) where it would result in the deterioration of that habitat or any species reliant on it. The onus will be on the developer to demonstrate that any such development will not adversely impact on the qualifying interest of such sites subject to the preparation of an appropriate assessment exercise under the provisions of the EU Habitats Directive.
HCLP 6	To ensure that all proposed developments comply with the DECLG publication, Appropriate Assessment of Plans and Projects in Ireland-Guidance for Planning Authorities 2010.



Ref.	Objective/Policy
HCLP 7	Any plan or projects that could have a significant adverse impact (either by themselves or in combination with other plans and projects) upon the conservation objectives of any Natura 2000 site will not be permitted.
HCLP 8	Any plan or project which is likely to impact on the conservation objectives of a Natura 2000 site shall be screened for Appropriate Assessment (AA) and where pertinent a Stage 2 Appropriate Assessment (Natura Impact Statement) shall be undertaken in order to make a determination. Natura 2000 sites outside the county and located within 15km of the proposed development site should also be screened for Appropriate Assessment. A Natura Impact Statement (NIS) shall incorporate a written statement which sets out mitigation measures to prevent the risk of invasive species onto a Natura 2000 site.
BFF 1	Promote and encourage planting of native hedgerow species in new developments and as part of the Council's own landscaping works.
LP 1	To control lighting in urban and rural areas and in sensitive locations, in order to minimise impacts on residential amenity and habitats and species of importance.
LP 3	To require that lighting fixtures should provide only the amount of light necessary and should be designed to avoid creating glare or emitting light above a horizontal plane. Lighting fixtures should also have minimum environmental impact and protect light sensitive species such as bats.
WPO 5	To prevent river fragmentation and to encourage where possible the connectivity or the re-connectivity of fisheries waters in consultation with Inland Fisheries Ireland.
WPO 8	To protect waterbodies and watercourses from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in riverine and wetland areas as appropriate.
TWP 1	To minimise loss of tree(s) and hedgerow associated with any development proposal and encourage the retention of existing mature trees, hedgerows and woodlands in new developments. Where removal is unavoidable consideration should be given to transplanting trees and/or providing compensatory planting on the site.

4.3.1.3 Disturbance to Key Species

The Draft CDP provides a framework for granting consent for land use developments and activities across various sectors. Disturbance effects are caused by any activity or development that has potential to alter the movement patterns or distribution of species, for example direct disturbance through human activity/movement as a result of human activity/movement or noise pollution.

Noise and light will be managed through provisions such as LP 1, LP 3, NPO 1, NO2, ATIP 14, ATIP 15. Other disturbance effects could relate to a reduction in habitat quality for species. Policies to ensure the protection of habitat quality have been built into the plan as identified above (see also Section 5).

The Draft CDP includes various provisions that would, if unmitigated, have the potential to add sources of effects; however, Policy Objectives such as HCLP 1, HCLP 2, HCLP 3, HCLP 4 (see Section 5) will mitigate such effects. Policies to ensure the protection of habitat quality have been built into the Plan; identified above (further details see Section 5).



Ref.	Objective/Policy
LP 1	To control lighting in urban and rural areas and in sensitive locations, in order to minimise impacts on residential amenity and habitats and species of importance.
LP 3	To require that lighting fixtures should provide only the amount of light necessary and should be designed to avoid creating glare or emitting light above a horizontal plane. Lighting fixtures should also have minimum environmental impact and protect light sensitive species such as bats.
NPO 1	To promote the implementation of the Noise Directive 2002/49/EC and associated Environmental Noise Regulations 2006.
NO2	Ensure development design considers noise alleviation measures to reduce noise and vibration impacts on surrounding amenities, particularly residential amenity and other noise sensitive locations (e.g., places of worship, healthcare facilities).
ATIP 14	Ensure that traffic noise levels are considered as part of new developments along major roads in accordance with best practice guidelines.
ATIP 15	Apply the provisions of the County Noise Action Plan to protect the designated 'Quiet Areas' within the Plan Area from increased exposure to noise.
HCLP 1	No projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this plan (either individually or in combination with other plans or projects).
HCLP 2	To protect the landscapes and natural environments of the County by ensuring that any new developments in designated sensitive rural landscapes do not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area. Any development which could unduly impact upon such landscapes shall be resisted.
HCLP 3	Proposals for development that have the potential to significantly adversely impact upon these designations shall be accompanied by an assessment of the potential landscape and visual impacts of the proposed development. This shall demonstrate that landscape impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape and the nature of the designation.
HCLP 4	To resist development in or adjacent to any Natura 2000 site (SPA or SAC) where it would result in the deterioration of that habitat or any species reliant on it. The onus will be on the developer to demonstrate that any such development will not adversely impact on the qualifying interest of such sites subject to the preparation of an appropriate assessment exercise under the provisions of the EU Habitats Directive.

4.3.1.4 Reduction in species density

Species densities are reliant on species distributions, habitat condition, connectivity of ecological resources and availability of resources such as prey/food. The Draft CDP introduces potential sources for effects to affect these four determinant factors for species densities in the form of construction phase effects such as habitat destruction, light pollution, hydrological interaction or operational effects such as disturbance effects, habitat encroachment and trampling.



The Draft CDP includes provisions related to non-designated sites (that the Draft CDP recognises the role of non-designated sites for the maintenance and enhancement of European sites due to the connectivity and accessibility of ecological resources) and specific ecological resources and/or habitats such as waterways, wetlands and hedgerows that will ensure that habitat or species fragmentation does not occur in relation to the connectivity of the ecological resources necessary to maintain the ecological integrity of European Sites. Measures relating to light pollution, noise pollution, habitat loss and fragmentation are addressed above. In addition to this, the CDP identifies policy objectives to protect and improve water quality interactions which can influence species densities. There are also a number of provisions relating to protective buffer zones, further assessment requirements as well as commitments to increasing water quality standards. Further details in relation to the mitigation measures incorporated into the text of the CDP are provided at Section 5.

Ref.	Objective/Policy
LP 1	To control lighting in urban and rural areas and in sensitive locations, in order to minimise impacts on residential amenity and habitats and species of importance.
LP 3	To require that lighting fixtures should provide only the amount of light necessary and should be designed to avoid creating glare or emitting light above a horizontal plane. Lighting fixtures should also have minimum environmental impact and protect light sensitive species such as bats.
TWP 1	To minimise loss of tree(s) and hedgerow associated with any development proposal and encourage the retention of existing mature trees, hedgerows and woodlands in new developments. Where removal is unavoidable consideration should be given to transplanting trees and/or providing compensatory planting on the site.
HCLP 1	No projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this plan (either individually or in combination with other plans or projects).
HCLP 2	To protect the landscapes and natural environments of the County by ensuring that any new developments in designated sensitive rural landscapes do not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area. Any development which could unduly impact upon such landscapes shall be resisted.
HCLP 3	Proposals for development that have the potential to significantly adversely impact upon these designations shall be accompanied by an assessment of the potential landscape and visual impacts of the proposed development. This shall demonstrate that landscape impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape and the nature of the designation.
HCLP 4	To resist development in or adjacent to any Natura 2000 site (SPA or SAC) where it would result in the deterioration of that habitat or any species reliant on it. The onus will be on the developer to demonstrate that any such development will not adversely impact on the qualifying interest of such sites subject to the preparation of an appropriate assessment exercise under the provisions of the EU Habitats Directive.
WPO 5	To prevent river fragmentation and to encourage where possible the connectivity or the re-connectivity of fisheries waters in consultation with Inland Fisheries Ireland.
WPO 8	To protect waterbodies and watercourses from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in riverine and wetland areas as appropriate.



4.3.1.5 Changes of Indicators of Conservation Value

Indicators of conservation value are identified as key ecological resources such as water quality, air quality, habitat quality, population health of ecosystem engineers or ‘keystone species’ etc. The protection of these resources is a key focus of the Plan including provisions contained within Chapter 6 ‘Heritage’. Other chapters such as Chapter 8 ‘Environment, Energy and Climate Change’ also contain provisions for ensuring future developments and forward planning is managed in a sustainable manner.

There is potential for interactions at local level between agricultural waste and soil, water, biodiversity and human health – including nitrogen deposition as a result of agricultural activities.

Plan mitigation relating to water status and the provision of water services includes WPO 3, WPO 6, WPO 8 (see Section 5). Emissions to air also have potential to adversely affect the conservation status of European Sites. Various provisions have been integrated into the CDP with the objective of protecting air quality (for example AQO 1, AQO 2, HCLP 10 - see Section 5). Additionally, the policies provide broader scope to ensure the protection of the wider landscape associated with riparian zones and habitats sensitive to hydrological interactions; such as FROM 4, WPO 8.

Ref.	Objective/Policy
WPO 3	To contribute towards the protection of existing and potential water resources, and their use by humans and wildlife, including rivers, streams, groundwater and associated habitats and species in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC), the European Union (Water Policy) Regulations 2003 (as amended), the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009) (as amended), the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (Groundwater) Regulations, 2010 (S.I. No. 9 of 2010) (as amended) and other relevant EU Directives, including relevant transposing regulations and policy guidance and any superseding versions of same).
WPO 6	To support the application and implementation of a catchment planning and management approach to development and conservation, including the implementation of Sustainable Drainage System techniques (SuDS) for new development.
AQO 1	To promote the preservation of best ambient air quality compatible with sustainable development in accordance with the EU Ambient Air, to ensure that all air emissions associated with new developments are within Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) and Environmental Quality Standards as out in the Air Quality Standards Regulations 2011 (SI No. 180 of 2011) (or any updated/superseding documents).
AQO 2	To contribute towards compliance with air quality legislation, greenhouse gas emission targets, management of noise levels, and reductions in energy usage.
HCLP 10	The effects of agriculture related air pollution on habitats and species shall be considered by the Planning Authority when deciding on planning applications for significantly scaled agriculture development proposals. Where necessary, Applicants shall be asked to provide appropriate supporting air dispersion modelling and ecological assessment - completed in accordance with relevant guidelines - confirming proposals will not generate adverse effects on protected species or designated sites in Ireland or Northern Ireland.
FRMO 4	To protect rivers, streams, riparian corridors, flood plains and wetlands from inappropriate development which will contribute to increased flood risk.
WPO 8	To protect waterbodies and watercourses from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in riverine and wetland areas as appropriate.



4.3.1.6 Climate Change

The CDP includes provisions that potentially conflict with climate mitigation and provisions that will help to contribute towards climate mitigation. Section 6 ‘Heritage’ of the CDP provides that ‘No projects giving rise to significant direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Development Plan (either individually or in combination with other plans and projects, except as provided for in Article 6(4) of the Habitats Directive).’ Greenhouse gas emissions arising from the Plan will not affect changes projected to arise from climate change to the degree that it would affect the QIs or SCIs of the European Sites considered.

Ref.	Objective/Policy
HCLP 1	No projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this plan (either individually or in combination with other plans or projects).
CAO 1	To support and encourage the implementation of the National Climate Action Plan 2024, the National Adaptation Framework, Preparing for a Climate Resilient Ireland 2024 and the National Energy and Climate Plan for Ireland 2021–2030 and any updated versions during the lifetime of this Development Plan.
CAO 3	To support and assist a shift to a low carbon society and a reduction in the dependence on fossil fuels in County Monaghan by implementing measures to deliver reduced energy use, energy efficiency, compact urban forms and sustainable transport patterns.
CAO 6	To support the implementation of the Monaghan County Council Climate Action Plan 2024-2029 in consultation and partnership with stakeholders including the Eastern & Midlands Climate Action Regional Office (CARO).
CAO 8	To encourage those measures which address climate change by way of both effective mitigation and adaptation having regard to the measures listed in Tables 8.8 and 8.9 within Chapter 8 of the Monaghan County Development Plan 2025-2031.



Table 4-1: Characterisation of Potential Effects arising from the subject land area

Site Code	Site Name	Characterisation of Potential Effects - in the absence of mitigation
001786	Kilroosky Lough Cluster SAC	<p>The Draft CDP supports the carrying out of development which could result in effect to European sites such as land take, hydrological interactions, alterations to land use etc.</p> <p>The known threats and pressures of this SAC relate to agriculture, invasive species, direct interaction with species and populations through fishing, hydrological interactions, waste management, recreation, and other direct land uses.</p> <p>Therefore, mitigation measures are required to ensure no such impacts will affect the ecological integrity of the Europeans site. These measures are detailed in section 5 below.</p>
004167	Slieve Beagh SPA	<p>The Draft CDP supports the carrying out of development which could result in effect to European sites such as land take, hydrological interactions, alterations to land use etc.</p> <p>The known threats and pressures of this SPA relate to agriculture and other direct land uses.</p> <p>Therefore, mitigation measures are required to ensure no such impacts will affect the ecological integrity of the Europeans site. These measures are detailed in section 5 below.</p>
000007	Lough Oughter and Associated Loughs SAC	<p>The Draft CDP supports the carrying out of development which could result in effect to European sites such as land take, hydrological interactions, alterations to land use etc.</p> <p>The known threats and pressures of this SAC relate to agriculture, forestry, invasive species, climatic conditions, hydrological interactions, waste management, recreation, and other direct land uses.</p> <p>Therefore, mitigation measures are required to ensure no such impacts will affect the ecological integrity of the Europeans site. These measures are detailed in section 5 below.</p>
004049	Lough Oughter SPA	<p>The Draft CDP supports the carrying out of development which could result in effect to European sites such as land take, hydrological interactions, alterations to land use etc.</p> <p>The known threats and pressures of this SPA relate to agriculture, forestry, direct interaction with species and populations through hunting and fishing, and recreation.</p> <p>Therefore, mitigation measures are required to ensure no such impacts will affect the ecological integrity of the Europeans site. These measures are detailed in section 5 below.</p>
004026	Dundalk Bay SPA	<p>The Draft CDP supports the carrying out of development which could result in effect to European sites such as land take, hydrological interactions, alterations to land use etc.</p> <p>The known threats and pressures of this SPA relate to agriculture, invasive species, direct interaction with species and populations through fishing, hydrological interactions, waste management, recreation, and other direct land uses.</p>



Site Code	Site Name	Characterisation of Potential Effects - in the absence of mitigation
		Therefore, mitigation measures are required to ensure no such impacts will affect the ecological integrity of the Europeans site. These measures are detailed in section 5 below.
000455	Dundalk Bay SAC	<p>The Draft CDP supports the carrying out of development which could result in effect to European sites such as land take, hydrological interactions, alterations to land use etc.</p> <p>The known threats and pressures of this SAC relate to Angling, agriculture, transport and infrastructure, recreation, waste management, flooding, land reclamation.</p> <p>Therefore, mitigation measures are required to ensure no such impacts will affect the ecological integrity of the Europeans site. These measures are detailed in section 5 below.</p>
004091	Stabannan-Braganstown SPA	<p>The Draft CDP supports the carrying out of development which could result in effect to European sites such as land take, hydrological interactions, alterations to land use etc.</p> <p>The known threats and pressures of this SPA relate to agriculture and other direct land uses.</p> <p>Therefore, mitigation measures are required to ensure no such impacts will affect the ecological integrity of the Europeans site. These measures are detailed in section 5 below.</p>
004151	Donegal Bay SPA	<p>The Draft CDP supports the carrying out of development which could result in effect to European sites such as land take, hydrological interactions, alterations to land use etc.</p> <p>The known threats and pressures of this SPA relate to agriculture, aquaculture, recreation, and other direct land uses.</p> <p>Therefore, mitigation measures are required to ensure no such impacts will affect the ecological integrity of the Europeans site. These measures are detailed in section 5 below.</p>



5. MITIGATION MEASURES

This section outlines measures that have been incorporated into the Draft CDP in order to mitigate against potential effects to European sites as identified above. The Draft CDP was prepared in an iterative manner whereby the Plan and AA documents have informed subsequent versions of the other. These mitigation measures ensure that there will be no significant effects to the ecological integrity of any European site from implementation of the Draft CDP. The mitigation measures most relevant to the protection of European sites are identified in Table 5-1 below⁸.

The plan making process was carried out in parallel with the SEA and AA processes. Regular communication and interaction took place between the environmental assessment team and the plan making team. Environmental considerations that came to light during the SEA and AA processes, including consultation processes, were regularly communicated to the plan making team during the plan making process. As necessary, environmental mitigation measures to ameliorate the potential negative environmental effects of implementing the Draft CDP were developed and then integrated into the Draft CDP. Much of the environmental mitigation was embedded in the plan early on in the process as a result of this. This process was carried out in an iterative manner to ensure optimal plan making and environmental outcomes. Environmental considerations were also integrated into the plan so as to facilitate maximizing identified positive environmental effects of the Draft CDP.

Mitigation measures have been proposed that maximize the co-benefits of positive environmental action for other environmental components such local air quality, human health, biodiversity, water quality and other interrelated areas (i.e., win-win solutions).

Environmental mitigation measures integrated into early iterations the Draft Plan to mitigate potential effects on European sites are presented in Table 5-1.

Additional Environmental Mitigation Measures (additional objectives/policies) recommended to mitigate potential effects on European sites are presented in Table 5-2.

Additional text clarifying environmental protection related obligations and environmental enhancement opportunities has been attached to various previously defined objectives/policies in the Draft Plan. Such recommendations that serve to mitigate potential effects on European site are presented in Table 5-3.

⁸ For a complete assessment of the Plan, against all environmental components (These components comprise biodiversity, fauna, flora, population, human health, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors), refer to the Strategic Environmental Assessment (SEA) Environmental Report of the Plan.



Table 5-1: Embedded Environmental Mitigation

Objective/Policy Reference	Objective/Policy
WPO 1	The protection of groundwater reserves in the Plan Area will have direct positive effects on population and human health, biodiversity, flora and fauna, water and soil. No interactions with other environmental receptors have been identified.
WPO 2	To support the implementation of the relevant recommendations and measures as outlined in the relevant River Basin Management Plan, and associated Programmes of Measures, or any such plans that may supersede same during the lifetime of the plan.
WPO 3	To contribute towards the protection of existing and potential water resources, and their use by humans and wildlife, including rivers, streams, groundwater and associated habitats and species in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC), the European Union (Water Policy) Regulations 2003 (as amended), the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009) (as amended), the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (Groundwater) Regulations, 2010 (S.I. No. 9 of 2010) (as amended) and other relevant EU Directives, including relevant transposing regulations and policy guidance and any superseding versions of same).
WPO 6	To support the application and implementation of a catchment planning and management approach to development and conservation, including the implementation of Sustainable Drainage System techniques (SuDS) for new development.
WPO 8	To protect waterbodies and watercourses from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in riverine and wetland areas as appropriate.
FRMO 4	To protect rivers, streams, riparian corridors, flood plains and wetlands from inappropriate development which will contribute to increased flood risk.
SWDO 1	To promote and encourage the use of Sustainable Drainage Systems and Green-Blue Infrastructure in new developments including the public realm and retrofitted in existing developed areas, in line with National Policy Objective 57 of the National Planning Framework.
AQO 1	To promote the preservation of best ambient air quality compatible with sustainable development in accordance with the EU Ambient Air, to ensure that all air emissions associated with new developments are within Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) and Environmental Quality Standards as out in the Air Quality Standards Regulations 2011 (SI No. 180 of 2011) (or any updated/superseding documents).
HCLSO 1	To promote and encourage the conservation and preservation of the County's natural environment, cultural heritage and amenities in accordance with legislation, plans and policies developed to specifically address these areas and to ensure a rich cultural landscape, healthy environment and the full provision of ecosystems services in the county.



Objective/Policy Reference	Objective/Policy
HCLO 2	To contribute as appropriate towards the protection of designated sites in compliance with relevant EU Directives and applicable National Legislation.
HCLP 1	No projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this plan (either individually or in combination with other plans or projects).
HCLO 6	To ensure the preservation of the County's landscapes, by having regard to the character, value and sensitivity of the landscape as identified in the County Monaghan Landscape Character Assessment (2008), and any new or updated/subsequent versions, when considering planning applications.
HCLP 2	To protect the landscapes and natural environments of the County by ensuring that any new developments in designated sensitive rural landscapes do not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area. Any development which could unduly impact upon such landscapes shall be resisted.
HCLP 4	To resist development in or adjacent to any Natura 2000 site (SPA or SAC) where it would result in the deterioration of that habitat or any species reliant on it. The onus will be on the developer to demonstrate that any such development will not adversely impact on the qualifying interest of such sites subject to the preparation of an appropriate assessment exercise under the provisions of the EU Habitats Directive.
HCLP 7	Any plan or projects that could have a significant adverse impact (either by themselves or in combination with other plans and projects) upon the conservation objectives of any Natura 2000 site will not be permitted.
SRP 1	To prohibit development that would disrupt or adversely affect a view from/along any scenic route as identified in Appendix 5 of the Monaghan County Development Plan 2025 - 2031.
GIO 4	To contribute towards the protection and enhancement of biodiversity and ecological connectivity, including woodlands, trees, hedgerows, wetlands, rivers, streams, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones in the context of Article 10 of the Habitats Directive.
TWP 2	To preserve trees and/or groups of trees that have a significant amenity value, and to designate Tree Preservation Orders where appropriate.
ISP 1	To ensure that development proposals do not lead to the spread of invasive species and to ensure that landscaping proposals do not include invasive species.
PMP 3	To protect the setting of archaeological sites and monuments which are listed in the Record of Monuments and Places in Appendix 4 (and any subsequent additions by the National Monuments Service) from being adversely impacted upon, co-operating with all of the recommendations of statutory bodies in the achievement of this objective.



Objective/Policy Reference	Objective/Policy
TISO 1	To promote and facilitate a sustainable, efficient, and integrated transport system and ease of movement throughout County Monaghan by enhancing the existing and delivering new transport infrastructure in terms of road transport, public transport, cycling and pedestrian facilities, and by promoting more compact urban forms close to existing facilities to encourage more sustainable movement patterns and to reduce carbon emissions.
TO 4	To support the creation of an integrated and sustainable transport system to promote a choice of transport modes and low-carbon travel options, including public transport and transport sharing, cycling, and walking facilities, and through the provision of ancillary infrastructure that facilitates modal shift or improves user experiences.
TO 5	To optimise use of the County’s transport infrastructure through projects, maintenance strategies and traffic management solutions to manage traffic appropriately, improve road safety, support sustainable mobility, improve climate resilience and reduce the impact of climate change on transportation in the County.
TO 7	To support transport options that provide for reductions in carbon emissions by facilitating the transition to lower emission fuels and energy sources, promoting public transport, walking, and cycling, and by actively seeking to reduce car use in circumstances where alternative options are available.
TO 8	To identify and develop projects that can deliver climate resilience, subject to funding and resources.
ATP 3	With reference to national, regional and local plans and strategies, develop over time an integrated network of high-quality Active Travel and recreational walking, wheeling and cycling routes with ancillary infrastructure that enhances and improves the user experience and comfort to create an environment where people are encouraged and supported to make a modal shift toward sustainable, low-carbon travel options for everyday journeys.
ATP 4	To encourage that all new developments are designed to integrate into an active travel network, linking with adjoining developments and institutions, providing cycle and pedestrian-friendly development layouts, infrastructure, and facilities. Pedestrian and cycling infrastructure shall be designed in accordance with DMURS and/or the NTA’s Cycle Design Manual. The interface with the road network and connectivity to other local walking, wheeling and cycling infrastructure will be considered as part of the design, and where appropriate proposals shall be included to mitigate or improve connectivity to the network as part of the development. Such proposals may include the payment of a contribution toward the cost of any required mitigation or improvement works.
PTO 4	Support the creation of safe and appropriately located bus stops and ancillary facilities along the road network, and make provision for the safe and effective use of those facilities by passengers and bus service operators.
PTO 5	Support the development of an integrated public transport service through the development of bus depots, bus parking or bus waiting areas in appropriate locations and where a need has been identified.



Objective/Policy Reference	Objective/Policy
PTO 6	Provide and support the development of Park and Ride facilities that support the dispersed population of County Monaghan to access public transport services.
PTO 7	Provide Park and Share facilities that can safely and efficiently allow people to opt for low-carbon travel options.
PTO 10	Where viable, to support the delivery (or development) of the infrastructure required to support cycle sharing or rental schemes.
PTO 11	Support the development of mobility hubs that can support and integrate a range of transport modes and can connect with other complementary facilities such as bus services, Park and Ride and/or Park and Share facilities.
CAO 3	To support and assist a shift to a low carbon society and a reduction in the dependence on fossil fuels in County Monaghan by implementing measures to deliver reduced energy use, energy efficiency, compact urban forms and sustainable transport patterns.
CAO 6	To support the implementation of the Monaghan County Council Climate Action Plan 2024-2029 in consultation and partnership with stakeholders including the Eastern & Midlands Climate Action Regional Office (CARO).
GIP 1	Development proposals located within or adjacent to areas of Green Infrastructure shall incorporate any important biodiversity features into the overall development in a sustainable manner.
BHP 3	Planning permission for the demolition or inappropriate alteration of any protected structure shall not be granted except in exceptional circumstances and in accordance with Section 57(10)(b) of the Act 2000 (as amended).
PMPO 1	To safeguard and enhance archaeological monuments, town defences, medieval structures, historic graveyards, industrial heritage, battlefields, national monuments, and heritage sites that offer tangible historical evidence.
NPO 1	To promote the implementation of the Noise Directive 2002/49/EC and associated Environmental Noise Regulations 2006.
LP 1	To control lighting in urban and rural areas and in sensitive locations, in order to minimise impacts on residential amenity and habitats and species of importance.
LP 3	To require that lighting fixtures should provide only the amount of light necessary and should be designed to avoid creating glare or emitting light above a horizontal plane. Lighting fixtures should also have minimum environmental impact and protect light sensitive species such as bats.
EECSO 1	To afford a high level of environmental protection in County Monaghan through: <ul style="list-style-type: none"> • the provision of quality environmental services which adhere to the precautionary principle. • the adoption and application of the principles of sustainable development



Objective/Policy Reference	Objective/Policy
	<ul style="list-style-type: none"> • the promotion of reduced energy consumption, energy efficiency and renewable energy to deliver a low carbon future for County Monaghan, and • the implementation of measures to reduce the human causes of climate change and to consider its effects when formulating development plan policies.
AQO 2	To contribute towards compliance with air quality legislation, greenhouse gas emission targets, management of noise levels, and reductions in energy usage.
HCLO 3	To recognise that nature conservation is not just confined to designated sites and acknowledge the need to protect non-designated habitats and landscapes, and to conserve their biological diversity and provide ecosystem services.
HCLO 4	To support the implementation of any relevant recommendations contained in the National Biodiversity Action Plan 2020 - 2030, Heritage Ireland 2030, the All – Ireland Pollination Plan 2021 - 2025 and the National Peatlands Strategy and any new or updated/subsequent versions.
WPO 4	To encourage the use of catchment-sensitive farming practices, in order to meet Water Framework Directive targets and comply with the relevant River Basin Management Plan.
WPO 7	To encourage collaboration with relevant stakeholders, including government departments, the Environmental Protection Agency and the Irish Farmers Association with the aim of facilitating sustainable development related to intensive farming.
WMO 4	To encourage best environmental practice in all agricultural, industry, business and local authority activities.
AGFO 2	To control, through the development management process and the relevant environmental legislation, effluent spreading on land in order to protect ground and surface water sources in the County. Developers are required to comply with relevant Department of Agriculture, Food and the Marine Guidelines and the Nitrates Regulations in this regard.
HCLO 1	To implement in partnership with all relevant stakeholders the objectives and actions detailed within the Monaghan Biodiversity and Heritage Strategic Plan 2020 – 2025 and any new or updated/subsequent versions.
FRMO 1	To fully implement and support, in conjunction with the Office of Public Works, the provisions of the EU Flood Risk Directive, The Flood Risk Regulations, The Planning System and Flood Risk Management - Guidelines for Planning Authorities (2009) and any updated legislation or guidelines issued during this plan period.
TMO 17	To work in conjunction with adjoining local authorities to extend and design new walking and cycling routes that will promote sustainable tourism development and enhance access and links to the great outdoors of Monaghan.
TO 1	To support the delivery of EU, national, regional and local plans, strategies and policies in relation to supporting development and transport objectives and climate actions by developing transport plans and projects, protecting



Objective/Policy Reference	Objective/Policy
	identified transport projects from development that could prejudice their future delivery, and protect existing transport routes from development that could reduce their efficiency or contribution to those plans or policies.
ISO 1	To support, as appropriate, the National Parks and Wildlife Service's efforts to seek to control and manage the spread of non-native invasive species on land and water. Where the presence of non-native invasive species is identified at the site of any proposed development or where the proposed activity has an elevated risk of resulting in the presence of these species, details of how these species will be managed and controlled will be required.
TO 4	To support the creation of an integrated and sustainable transport system to promote a choice of transport modes and low-carbon travel options, including public transport and transport sharing, cycling, and walking facilities, and through the provision of ancillary infrastructure that facilitates modal shift or improves user experiences.
TO 5	To optimise use of the County's transport infrastructure through projects, maintenance strategies and traffic management solutions to manage traffic appropriately, improve road safety, support sustainable mobility, improve climate resilience and reduce the impact of climate change on transportation in the County.
TO 6	To protect, improve and invest in our national, regional, and local roads and to safeguard the strategic transport links to and from urban centres which are identified as key economic drivers in the region.
TP 5	To develop and implement strategies and projects to optimise the operation and maintenance of the Regional and Local Road network in line with available resources and priorities, including improvement works, road resurfacing and surface maintenance, bridge replacements, upgrades and repairs, signage, road markings, footpaths, public lighting, and traffic management facilities to improve road safety and traffic management, with a focus on critical infrastructure routes, strategic routes or roads carrying higher volumes of traffic.
TP 6	Subject to funding and resources, design and implement projects and traffic management solutions to manage traffic appropriately, improve road safety, support sustainable mobility, improve climate resilience and reduce the impact of climate change on transportation in the County.
HCLO 7	To co-operate with adjoining local authorities north and south of the Border, to ensure that the natural environment is maintained in a sustainable manner, to encourage a collaborative and consistent policy approach with adjoining areas on matters of environmental and landscape protection, and to identify threats to the integrity of such sites through a transboundary approach.
HCLO 8	To contribute towards the protection of County and local level landscape designations from incompatible developments.
WWO 1	To support and co-operate with Uisce Éireann, as appropriate, to deliver a sustainable water supply in line with the objectives set out in the Core Strategy.



Objective/Policy Reference	Objective/Policy
WWO 2	To co-operate with Uisce Éireann in order to identify, prioritise and advance the delivery of water and waste water projects throughout the County during the Development Plan period.
WWP 1	To only permit development in instances where there is sufficient capacity in the public water and wastewater infrastructure.
WMO 8	To require that treatment/management of any contaminated material shall comply as appropriate with the Waste Management Act 1996 (waste licence, waste facility permit) and under the Environmental Protection Act 1992 (Industrial Emissions licensing, in particular the First Schedule, Class 11 Waste).
TO 3	To promote sustainable land use planning to facilitate transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the greater use of public and active transport throughout the County.



Table 5-2: Additional Environmental Mitigation

Objective / Policy Reference	Objective / Policy
NO 2	Ensure development design considers noise alleviation measures, where appropriate, to reduce noise and vibration impacts on surrounding amenities, particularly residential amenity and other noise sensitive locations (e.g., places of worship, healthcare facilities).
ATIP 14	Ensure that traffic noise levels are considered as part of new developments along major roads in accordance with best practice guidelines.
ATIP 15	Apply the provisions of the County Noise Action Plan to protect the designated 'Quiet Areas' within the Plan Area from increased exposure to noise.
HCLO 17	Promote and encourage planting of native hedgerow species in new developments and as part of the Council's own landscaping works.
HCLO 16	To consult with the National Parks and Wildlife Service, where appropriate, and take account of their views and any licensing requirements, when undertaking, approving or authorising development which is likely to affect plant, animal or bird species protected by law.
CAO 14	Promote the use of construction materials that have low to zero embodied energy and CO2 emissions.
HCLO 18	A Construction Environmental Management Plan shall be prepared and implemented for all development projects, where appropriate, that may give rise to significant, adverse construction related environmental effects.
ATIP 17	A Mobility Management Plan shall be prepared for all major development in the county, where appropriate.
HCLO 15	To consult with, as appropriate, the Inland Fisheries Ireland in relation to any development that could have a potential impact on the aquatic ecosystems and associated riparian habitats.
HCLP 10	The effects of agriculture related air pollution on habitats and species shall be considered by the Planning Authority when deciding on planning applications for significantly scaled agriculture development proposals. Where necessary, Applicants shall be asked to provide appropriate supporting air dispersion modelling and ecological assessment - completed in accordance with relevant guidelines - confirming proposals will not generate adverse effects on protected species or designated sites in Ireland or Northern Ireland.



Table 5-3: Amendments to Pre-existing Plan Objectives/Policies

Objective / Policy Reference	Objective / Policy	Amendment
SO 7	To prepare and implement a Masterplan and Development Framework for Lough Muckno and its environs, which will act as a blueprint for its evolution and sustainable development as an exemplar recreational and amenity facility.	To prepare and implement a Masterplan and Development Framework for Lough Muckno and its environs, which will act as a blueprint for its evolution and sustainable development as an exemplar recreational and amenity facility - having due regard to constraints and sensitivities associated with the area and relevant environmental protection requirements.
HSO 3	To encourage and promote the re-use of vacant units for residential use subject to compatibility with existing and proposed surrounding uses.	To encourage and promote the re-use of vacant units for residential use subject to compatibility with existing and proposed surrounding uses - whilst also having due regard to the need to not adversely affect: surrounding residential amenity, protected bat species, European sites, and areas of biodiversity value; and the need to appropriately conserve built heritage.
RTO 6	To encourage reuse of derelict sites and vacant town centre commercial premises for alternative uses and adapt a flexible approach to reoccupation, particularly where this can complement the existing service base.	To encourage reuse of derelict sites and vacant town centre commercial premises for appropriate and acceptable alternative uses, and adapt a flexible approach to reoccupation, particularly where this can complement the existing service base - whilst also having due regard to the need to not adversely affect: surrounding residential amenity, protected bat species, European sites, and areas of biodiversity value; and the need to appropriately conserve built heritage.
TMO 3	To support potential tourist and amenity attractions of scale in partnership with Fáilte Ireland and other relevant authorities.	To support potential tourist and amenity attractions of scale in partnership with Fáilte Ireland and other relevant authorities - having due regard to the existing character, sense of place, distinctive features and environmental constraints and sensitivities of the Plan Area.
CFO 15	To promote and facilitate the development of walkways, cycleways and recreational routes in appropriate locations throughout the County, in accordance with the objectives of the County Walking and Cycling Strategy 2021-2026 and any updated or subsequent strategy document.	To promote and facilitate the sustainable development of walkways, cycleways and recreational routes in appropriate locations throughout the County, in accordance with the objectives of the County Walking and Cycling Strategy 2021-2026 and any updated or subsequent strategy document - having due regard to relevant environmental considerations, including the need to protect and enhance biodiversity, prevent habitat fragmentation, and maintain and enhance ecological connectivity.



Objective / Policy Reference	Objective / Policy	Amendment
CFO 16	To promote and encourage the development of walks and cycle ways in accordance with the National Sustainable Mobility Policy (SMP), Department of Transport, 2022 and to protect established routes from development which would adversely impact upon them.	To promote and encourage the sustainable development of walks and cycle ways in accordance with the National Sustainable Mobility Policy (SMP), Department of Transport, 2022 and to protect established routes from development which would adversely impact upon them.
GIP 2	Any development which impacts on the integrity of existing Green Infrastructure shall be resisted, an exception to this may be where compensatory features can be provided.	Any development which impacts on the integrity of existing Green Infrastructure shall be resisted, an exception to this may be where compensatory features comprising native species can be provided.
TWP 1	To minimise loss of tree(s) and hedgerow associated with any development proposal and encourage the retention of existing mature trees, hedgerows and woodlands in new developments. Where removal is unavoidable consideration should be given to transplanting trees and/or providing compensatory planting on the site.	To minimise loss of tree(s) and hedgerow associated with any development proposal and encourage the retention of existing mature trees, hedgerows and woodlands in new developments. Where removal is unavoidable consideration should be given to transplanting and/or providing compensatory planting of native tree species on the site.
TO 3	To promote sustainable land use planning to facilitate transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the greater use of public and active transport throughout the County.	To promote sustainable land use planning, having due regard to existing constraints and environmental sensitivities and relevant environmental protection requirements , to facilitate transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the greater use of public and active transport throughout the County.
TP 5	To develop and implement strategies and projects to optimise the operation and maintenance of the Regional and Local Road network in line with available resources and priorities, including improvement works, road resurfacing and surface maintenance, bridge replacements, upgrades and repairs, signage, road markings, footpaths, public lighting, and traffic management facilities to improve road safety and traffic management, with a focus on critical infrastructure routes, strategic routes or roads carrying higher volumes of traffic.	To develop and implement strategies and projects to optimise the operation and maintenance of the Regional and Local Road network in line with available resources and priorities, including improvement works, road resurfacing and surface maintenance, bridge replacements, upgrades and repairs, signage, road markings, footpaths, public lighting, and traffic management facilities to improve road safety and traffic management, with a focus on critical infrastructure routes, strategic routes or roads carrying higher volumes of traffic, and in accordance with all relevant environmental protection requirements, including conservation requirements.



Objective / Policy Reference	Objective / Policy	Amendment
LRP 1	To prioritise improvement works at locations where road safety and traffic management issues can be addressed, including specific works at junctions, at bridges, signage, road markings, footpaths, public lighting, and traffic management facilities, subject to available resources.	To prioritise improvement works at locations where road safety and traffic management issues can be addressed, including specific works at junctions, at bridges, signage, road markings, footpaths, public lighting, and traffic management facilities, subject to available resources, and in accordance with all relevant environmental protection requirements, including conservation requirements.
ATIP 3	To support the development of infrastructure for Renewable Transport Fuel	To support the development of infrastructure for Renewable Transport Fuel - having due regard for the need for interoperability, requirements of Alternative Fuel Infrastructure Regulations and all relevant health and safety considerations.
WSP 1	To prepare an annual Winter Maintenance Plan to maintain a clearly defined network of priority traffic routes in a passable manner in adverse winter conditions, subject to resource availability.	To prepare an annual Winter Maintenance Plan to maintain a clearly defined network of priority traffic routes in a passable manner in adverse winter conditions, subject to resource availability. Best available methods should be adopted to ensure Winter Maintenance activities do not generate significant adverse environmental effects.
WWO 2	To co-operate with Uisce Éireann in order to identify, prioritise and advance the delivery of water and waste water projects throughout the County during the Development Plan period.	To co-operate with Uisce Éireann in order to identify, prioritise and advance the delivery of appropriately designed water and waste water projects at appropriate locations, having due regard to the existing constraints and environmental sensitivities and relevant protections, throughout the County during the Development Plan period.
REO 2	To prepare a Renewable Energy Strategy for the County over the lifetime of this plan and subject to the availability of resources.	To prepare a Renewable Energy Strategy for the County over the lifetime of this plan and subject to the availability of resources. Such a Strategy shall be shaped and informed by environmental considerations, constraints and sensitivities relevant to the Plan Area - including biodiversity, European sites, and landscape and visual amenity related designations.
SSO 12	To designate development envelopes around the towns and Tier 4 villages in order to manage development in a sustainable manner and restrict urban sprawl and the merging of distinctive areas.	To designate development envelopes around the towns and Tier 4 villages in order to manage development in a sustainable manner and restrict urban sprawl and the merging of distinctive areas - having due regard to environmental constraints and sensitivities.



Objective / Policy Reference	Objective / Policy	Amendment
URO 5	To support the preparation and implementation of Town Centre First Plans in accordance with the Town Centre First Policy.	To support the preparation and implementation of Town Centre First Plans in accordance with the Town Centre First Policy - having due regard to the protection of biodiversity and protected species, and the need to conserve/enhance built heritage (including protected structures and historic fabric) and townscape/streetscape.
CMO 79	To facilitate the provision of a Park and Ride facility at an appropriate location subject to planning criteria, within the lifetime of the plan.	To facilitate the provision of a Park and Ride facility at an appropriate location subject to relevant planning and environmental criteria , within the lifetime of the plan.
CMO 17	To investigate the potential to develop and expand facilities at Lisanisk Lake during the lifetime of the plan.	To investigate the potential to develop and expand facilities at Lisanisk Lake in a sensitive manner with appropriate planning and environmental considerations during the lifetime of the plan.
MTO 14	To support festivals and events and to encourage the delivery of increased bed nights in suitable locations in Monaghan Town.	To support sustainable and well-planned festivals and events and to encourage the delivery of increased bed nights in suitable locations in Monaghan Town.
CBO 10	To prepare and implement a Masterplan and Development Framework for Lough Muckno and its environs which will act as a blueprint for its evolution as an exemplar recreational and amenity facility.	To prepare and implement a Masterplan and Development Framework for Lough Muckno and its environs, which will act as a blueprint for its evolution and sustainable development as an exemplar recreational and amenity facility - having due regard to constraints and sensitivities associated with the area and relevant environmental protection requirements.



6. CONCLUSION

Stage 1 AA Screening and Stage 2 AA of the Draft Monaghan County Development Plan has been carried out. Implementation of the Draft CDP has the potential to result in effects to the integrity of any European sites, if unmitigated.

The risks to the safeguarding and integrity of the qualifying interests, special conservation interests and conservation objectives of the European sites have been addressed by the inclusion of mitigation measures that will prioritise the avoidance of effects in the first place and mitigate effects where these cannot be avoided. In addition, all lower-level plans and projects arising through the implementation of the Draft CDP will themselves be subject to AA when further details of design and location are known.

In-combination effects from interactions with other plans and projects was considered in the assessment and the mitigation measures incorporated into the plan are seen to be robust to ensure there will be no significant adverse effects as a result of the implementation of the Draft CDP either alone or in-combination with other plans/projects.

Having incorporated mitigation measures, it is concluded that the Draft Monaghan CDP is not foreseen to give rise to any significant adverse effects on designated European sites, alone or in combination with other plans or projects⁹. This evaluation is made in view of the conservation objectives of the habitats or species, for which these sites have been designated.

The AA process is ongoing and will inform and will be concluded at adoption of the CDP.

6.1 Transboundary Effects

All potential effects that may be transmitted to designated sites in Northern Ireland will also be appropriately mitigated with the adoption of the defined mitigation measures. Mitigation measures have been adopted to ensure that the environmental effects of the Draft Plan are controlled at the source. Thus, it can be concluded that the Draft CDP is not foreseen to have any significant adverse effects on designated sites situated in Northern Ireland, alone or in combination with other plans or projects.

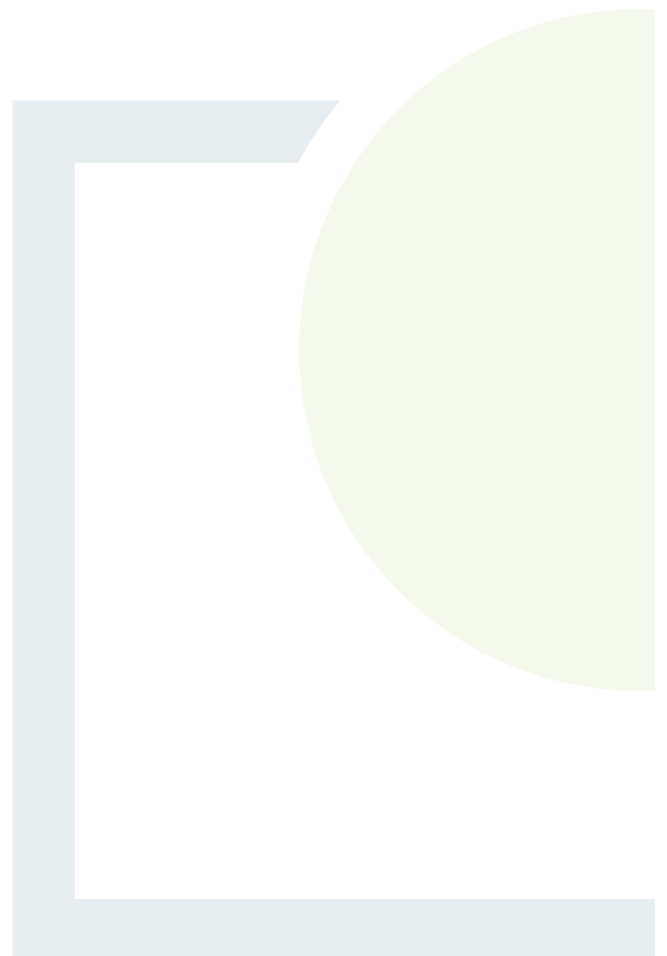
⁹ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the plan to proceed; and c) Adequate compensatory measures in place.



CONSULTANTS IN ENGINEERING,
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APPENDIX 1

Background Information to
European sites



Appendix 1 - Table 1 Quality and site characteristics of European sites considered in the assessment

Site Code	Site Name	Quality of Site	Other Site Characteristics
001786	Kilroosky Lough Cluster SAC	Typical marl lakes with good Chara beds and moderate to good quality in a catchment where many wetlands have been drained or damaged. A zone of <i>Cladium mariscus</i> fen occurs at each of the lakes though this is limited in extent. Interesting diversity of species including a population of <i>Austropotamobius pallipes</i> and a Red Data Book plant <i>Pyrola rotundifolia</i> .	A series of four calcareous oligo-mesotrophic lakes developed in drumlin hollows surrounded by reedswamp and fen vegetation with some wet woodland and poor agricultural wet grassland. Well-developed Chara beds occur on the marl covered lake beds.
004167	Slieve Beagh SPA	The SPA is one of the strongholds for Hem Harrier in the country representing over 1% of the all-Ireland total. However when the Northern Ireland sector of Slieve Beagh is considered there were a total of 10 breeding pairs in 2005. The mix of forestry and open areas provides optimum habitat conditions for this rare bird. The early stage of new and second-rotation conifer plantation are the most frequently used nesting sites though some pairs may still nest in tall heather of unplanted bog and heath. Merlin have also been recorded within the site.	The Slieve Beagh SPA comprises much of the eastern and south-eastern sectors of the Slieve Beagh upland area that extends from County Monaghan into Northern Ireland. The site consists of mountain blanket bog which is well developed at the higher altitudes and especially at Eshbrack (peak of 365m). In places the bog is cutover and there are also wet and dry heaths present. The mid-slopes are afforested with plantations of various ages. The remainder of the site is rough or marginal grassland. Some of the old fields system support species-rich wet grassland vegetation dominated by soft rush. Several small dystrophic lakes are present within the site.
000007	Lough Oughter and Associated Loughs SAC	The site contains substantial areas of natural eutrophic lakes and bog woodland. Plant species of limited distribution in Ireland but which achieve local prominence include <i>Stratiotes aloides</i> <i>Sagittaria saggitifolia</i> <i>Butomus umbellatus</i> <i>Rumex hydrolapathum</i> and two species of duckweed <i>Lemna gibba</i> and <i>Lemna polyrhiza</i> . The lake system provides optimum habitat for <i>Lutra lutra</i> and supports an important population. Part of the site is designated SPA. The Annex I <i>Cygnus cygnus</i> and <i>Anser albifrons flavirostris</i> are both very stable in their numbers here. Wildfowl Sanctuaries occupy approximately 5% of the site. The area is also listed as a Ramsar Site. The Lough Oughter and Associated Loughs complex connects with the cross border Upper Lough Erne which is proposed as a SAC in Northern Ireland.	The Lough Oughter complex at over 5000 ha comprises a maze of small to medium sized lakes and river sections and is considered the best inland example of a flooded drumlin landscape. The River Erne is the main inflowing and outflowing river. The lakes are classified as naturally eutrophic. Most are relatively shallow (<10 m) with well-developed marginal vegetation including swamp marshes and wet woodland. There are many small islands within the lakes.

Site Code	Site Name	Quality of Site	Other Site Characteristics
004049	Lough Oughter SPA	<p>Lough Oughter is of importance for a range of wintering waterfowl. Of particular note is an internationally important population of <i>Cygnus cygnus</i> that is based in the area and which use the lakes as a roost. A population of <i>Anser albifrons flavirostris</i> of regional importance also roost on the lakes. The site supports nationally important wintering populations of four species: <i>Podiceps cristatus</i> <i>Cygnus olor</i> <i>Anas penelope</i> and <i>Bucephala clangula</i> plus a range of other wintering species such as <i>Anas crecca</i> and <i>Aythya fuligula</i>. Lough Oughter is at the centre of the breeding range of <i>Podiceps cristatus</i> in Ireland and the site supports in excess of 10% of the estimated national breeding total. A small colony of <i>Sterna hirundo</i> occurs within the site.</p>	<p>Lough Oughter is a medium-sized lake that extends over a wide area. Its situation in submerged drumlin country accounts for the extremely ramified nature of its basin. The main feeders to the lake are the River Erne and the Annalee River. These flow over relatively insoluble rock (Ordovician and Silurian strata) so that the lake water is only moderately hard despite the fact that most of the immediate surroundings are on Carboniferous limestone. Lough Oughter is a shallow lake (maximum depth 10 m) and is considered to be a naturally eutrophic system. Since the 1970s the lake has however shown clear signs of organic enrichment and has most recently been classified as hypertrophic (though chlorophyll levels have dropped markedly in recent years). The lakes have a well-developed aquatic flora. Around much of the shorelines there are swamp and marsh communities. In places wet woodland is well-developed at the lake margins.</p>
004026	Dundalk Bay SPA	<p>Estuaries and particularly intertidal sand and mud flats are very well represented at this site and support the largest concentration of wintering waterfowl on the east coast (regularly in excess of 20000 wintering waterfowl). The bay has internationally important populations of <i>Branta bernicla hrota</i> <i>Calidris canutus</i> <i>Limosa limosa</i> and <i>Limosa lapponica</i>. It is the top site in the country for <i>Calidris canutus</i> with over 38% of the national total. A further 13 species have populations of national importance with particular notable numbers for <i>Haematopus ostralegus</i> (12.4% of national total) <i>Calidris alpina</i> (8.4% of national total) and <i>Vanellus vanellus</i> (7.4% of national total). Dundalk Bay is an important roost site for <i>Anser anser</i> and small numbers of <i>Anser albifrons flavirostris</i>. Shallow bay waters support divers grebes and diving duck with nationally important populations of <i>Podiceps cristatus</i> and <i>Mergus serrator</i>. This bay is a regular site for passage waders such as <i>Philomachus pugnax</i> <i>Calidris ferruginea</i> and <i>Tringa erythropus</i>.</p>	<p>The site is a large bay-like estuarine complex extending c.15 km from north to south and on average of 4-5 km in width. It contains the estuaries of a number of moderately sized rivers principally the Castletown the Flurry the Fane and the Glyde/Dee. These rivers drain fairly intensive agricultural catchments and the Castletown flows through Dundalk town and serves the port. The site contains the largest expanse of intertidal flats on the east coast and has a very marked tidal range. The sediments are predominantly sands though fine muds or muddy sands occur in the sheltered areas at Dundalk and Ballymascanlan. Salt marshes are well represented especially in the more sheltered areas such as the estuaries of the Castletown and Flurry rivers. <i>Spartina</i> is frequent in parts. Post-glacial raised beaches are a feature of the shoreline.</p>

Site Code	Site Name	Quality of Site	Other Site Characteristics
		<p>It is also an important site for wintering gulls especially <i>Larus ridibundus</i> and <i>Larus canus</i>. The site provides both feeding and roosting areas for the waterfowl species and habitat quality for most of the estuarine habitats is very good. Wintering bird populations have been well monitored in recent years.</p>	
000455	Dundalk Bay SAC	<p>Estuaries and particularly intertidal sand and mud flats are well represented at this site. The site contains the largest expanse of intertidal flats on the east coast. The bay is fringed in places by salt marshes with good examples of <i>Salicornia</i> sand flats Atlantic salt meadows and to a lesser extent Mediterranean salt meadows. The quality of estuarine habitats is generally good. The site has excellent examples of perennial vegetation of stony banks with the Red Data Book plant <i>Crambe maritima</i>. The site is of high importance for wintering waterfowl with internationally important populations of <i>Branta bernicla hrota</i> <i>Calidris canutus</i> and <i>Limosa lapponica</i>. It also supports nationally important populations of a further 16 species including <i>Pluvialis apricaria</i>. The overall site is also of international importance as it regularly has in excess of 20000 wintering waterfowl.</p>	<p>The site is a large bay-like estuarine complex extending c.15 km from north to south and on average between 2-3 km in width. It contains the estuaries of a number of moderately sized rivers principally the Castletown the Flurry the Fane and the Glyde/Dee. These rivers drain fairly intensive agricultural catchments and the Castletown flows through Dundalk town and serves the port. The site has a marked tidal range. The estuaries of the Castletown and Flurry rivers are well sheltered and have extensive salt marshes. Post-glacial raised beaches are a feature of the shoreline. Some agricultural fields which adjoin the bay are included in the site for ornithological interests.</p>
004091	Stabannan-Braganstown SPA	<p>The site supports an internationally important wintering population of <i>Anser anser</i> with approximately 35% of the national total. It also has a regular population of <i>Anser albifrons flavirostris</i> though numbers are relatively low. It formerly supported an internationally important population of <i>Cygnus cygnus</i> though numbers have declined in recent years and the flock is now only of regional importance.</p> <p>Numbers of <i>Cygnus columbianus bewickii</i> have dwindled to only a few each winter reflecting a decline throughout Ireland. The site is utilised for feeding and at night most of the geese and swans roost in Dundalk Bay. Other species typical of agricultural land also occur notably <i>Pluvialis apricaria</i> and <i>Vanellus vanellus</i>.</p>	<p>This site situated approximately 4 km from Dundalk Bay is a small very flat alluvial plain adjacent to the River Glyde. It is bounded to the north and south by low rolling hills. Much of the site was formerly marshland or wet grassland but is now drained and agriculturally improved. It is farmed intensively for grass cereals and root crops.</p>

Site Code	Site Name	Quality of Site	Other Site Characteristics
004151	Donegal Bay SPA	<p>This site supports an excellent diversity of waterfowl species associated with shallow bays. It has an internationally important wintering population of <i>Gavia immer</i> and is one of the top sites in the country for this species. Also has one of the few regular populations of <i>Gavia arctica</i> in the country and a regionally important population of <i>Gavia stellata</i>. The site has nationally important populations of <i>Melanitta nigra</i> (up to 4.6% of all-Ireland total) and <i>Branta bernicla hrota</i>. A range of other species associated with estuarine and shoreline habitats occur.</p> <p>The site provides both feeding and roost sites for most of the species. Habitat quality is mostly good. The site has a population of <i>Phoca vitulina</i>.</p>	<p>The Donegal Bay SPA is a very large marine dominated site. It extends from Doorin Point to the west of Donegal town to Tullaghan Point in Co. Leitrim a distance of approximately 15 km along its north-east/south-west axis. It varies in width from about 3 km to over 8 km. The site includes the estuary of the River Eske which flows through Donegal town and the estuary of the River Erne which flows through Ballyshannon. Much of the shoreline is rocky or stony with well-developed littoral reefs in places.</p> <p>There are also extensive stretches of sandy beach especially from the Murvagh peninsula southwards to Rossowlagh and at the outer part of the Erne estuary. Shingle or cobble beaches are also represented. There are extensive areas of intertidal flats associated with the Eske Estuary reflecting the very sheltered conditions in this part of the bay. These have been shown to be biotope rich. Elsewhere a narrow fringe of intertidal flats are exposed at low tides. Salt marshes are found in the sheltered conditions of the innermost part of the bay. A number of small grassy islands occur in the innermost part of the bay. The shallow bay waters overlie mostly sandy substrates though reefs occur in places.</p>

Appendix 1 - Table 2 Background data for European sites considered in the assessment; including the Qualifying features (Qualifying Interests or Special Conservation Interests) and the known threats and pressures as recorded by the National Parks and Wildlife Services

Site Code	Site Name	Qualifying Feature	Pressures Codes	Known Threats and Pressures
001786	Kilroosky Lough Cluster SAC	Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140], Alkaline fens [7230], White-clawed crayfish (<i>Austropotamobius pallipes</i>) [1092], Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> [7210]	A02.01, G02, E01.03, H01, I01, J02.06, F02.03, E03.03, X	Agricultural intensification, Sport and leisure structures, Dispersed habitation, Pollution to surface waters (limnic & terrestrial, marine & brackish), Invasive non-native species, Water abstractions from surface waters, Leisure fishing, Disposal of inert materials, No threats or pressures
004167	Slieve Beagh SPA	Hen harrier (<i>Circus cyaneus</i>) [A082]	D01.01, C01.03, D01.02	Paths, tracks, cycling tracks, Peat extraction, Roads, motorways
000007	Lough Oughter and Associated Loughs SAC	Otter (<i>Lutra lutra</i>) [1355], Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation [3150], Bog woodland [91D0]	H01.03, A10.01, B01.02, J02.01.03, I01, H01.05, E01.03, G01, B01.01, H01.04, M01.03	Other point source pollution to surface water, Removal of hedges and copses or scrub, Artificial planting on open ground (non-native trees), Infilling of ditches, dykes, ponds, pools, marshes or pits, Invasive non-native species, Diffuse pollution to surface waters due to agricultural and forestry activities, Dispersed habitation, Outdoor sports and leisure activities, recreational activities, Forest planting on open ground (native trees), Diffuse pollution to surface waters via storm overflows or urban run-off, Flooding and rising precipitations
004049	Lough Oughter SPA	Wetland and Waterbirds [A999], Whooper Swan (<i>Cygnus cygnus</i>) [A038], Great Crested Grebe (<i>Podiceps cristatus</i>) [A005], Wigeon (<i>Anas penelope</i>) [A050]	A05.01, G01.01, F03.01, F02.03, A08, B	Animal breeding, Nautical sports, Hunting, Leisure fishing, Fertilisation, Sylviculture, forestry

Site Code	Site Name	Qualifying Feature	Pressures Codes	Known Threats and Pressures
004026	Dundalk Bay SPA	Common Gull (<i>Larus canus</i>) [A182], Dunlin (<i>Calidris alpina</i>) [A149], Curlew (<i>Numenius arquata</i>) [A160], Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157], Lapwing (<i>Vanellus vanellus</i>) [A142], Herring Gull (<i>Larus argentatus</i>) [A184], Wetland and Waterbirds [A999], Ringed Plover (<i>Charadrius hiaticula</i>) [A137], Golden Plover (<i>Pluvialis apricaria</i>) [A140], Redshank (<i>Tringa totanus</i>) [A162], Common Scoter (<i>Melanitta nigra</i>) [A065], Shelduck (<i>Tadorna tadorna</i>) [A048], Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179], Greylag Goose (<i>Anser anser</i>) [A043], Teal (<i>Anas crecca</i>) [A052], Knot (<i>Calidris canutus</i>) [A143], Great Crested Grebe (<i>Podiceps cristatus</i>) [A005], Oystercatcher (<i>Haematopus ostralegus</i>) [A130], Mallard (<i>Anas platyrhynchos</i>) [A053], Pintail (<i>Anas acuta</i>) [A054], Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046], Grey Plover (<i>Pluvialis squatarola</i>) [A141], Red-breasted Merganser (<i>Mergus serrator</i>) [A069], Black-tailed Godwit (<i>Limosa limosa</i>) [A156]	E03, D03.02, A04, F02.03, E01.03, D01.02, J02.12, J02.11, E01, E02, I01, A08, G01.02, G01.01	Discharges, Shipping lanes, Grazing, Leisure fishing, Dispersed habitation, Roads, motorways, Dykes, embankments, artificial beaches, general, Siltation rate changes, dumping, depositing of dredged deposits, Urbanised areas, human habitation, Industrial or commercial areas, Invasive non-native species, Fertilisation, Walking, horseriding and non-motorised vehicles, Nautical sports

Site Code	Site Name	Qualifying Feature	Pressures Codes	Known Threats and Pressures
000455	Dundalk Bay SAC	Perennial vegetation of stony banks [1220], Mudflats and sandflats not covered by seawater at low tide [1140], Salicornia and other annuals colonising mud and sand [1310], Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410], Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330], Estuaries [1130]	F02.03.01, H01, H01.06, G02.09, G01.01.01, H05.01, G02, I01, G05.02, F05, J02.01.02, E03.01, J02.01.03, E03.03, J02.04.01, H02.06, H04.02, H05, J02.12.01, J03.01, J03.02, K01.01, K02, K04.01, G01, M02.04, J02.04	Bait digging or collection, Pollution to surface waters (limnic & terrestrial, marine & brackish), Diffuse pollution to surface waters due to transport and infrastructure without connection to canalization or sweepers, Wildlife watching, Motorized nautical sports, Garbage and solid waste, Sport and leisure structures, Invasive non-native species, Shallow surface abrasion or mechanical damage to seabed surface, Illegal taking or removal of marine fauna, Reclamation of land from sea, estuary or marsh, Disposal of household or recreational facility waste, Infilling of ditches, dykes, ponds, pools, marshes or pits, Disposal of inert materials, Flooding, Diffuse groundwater pollution due to agricultural and forestry activities, Nitrogen-input, Soil pollution and solid waste (excluding discharges), Sea defense or coast protection works, tidal barrages, Reduction or loss of specific habitat features, Anthropogenic reduction of habitat connectivity, Erosion, Biocenotic evolution, succession, Competition (flora), Outdoor sports and leisure activities, recreational activities, Migration of species (natural newcomers), Flooding modifications
004091	Stabannan-Braganstown SPA	Greylag goose (<i>Anser anser</i>) [A043]	A01, A02, A04, A08, D01.02	Cultivation, Modification of cultivation practices, Grazing, Fertilisation, Roads, motorways
004151	Donegal Bay SPA	Great Northern Diver (<i>Gavia immer</i>) [A003], Wetland and Waterbirds [A999], Sanderling (<i>Calidris alba</i>) [A144], Common Scoter (<i>Melanitta nigra</i>) [A065], Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]	A08, A04, G01.02, F01, G01.01, E01.01, D01.02	Fertilisation, Grazing, Walking, horseriding and non-motorised vehicles, Marine and Freshwater Aquaculture, Nautical sports, Continuous urbanisation, Roads, motorways

Appendix 1 - Table 3 Known threats and pressures related to the qualifying interests from each Special Area of Conservation as per article 17 reporting from the National Parks and Wildlife Services

Qualifying Interests	EU Code	Current threats to Qualifying Interests	Sensitivity of Qualifying Interests
White-clawed Crayfish (<i>Austropotamobius pallipes</i>)	[1092]	Poor substrate quality due to increased growth of algal and macrophyte vegetation as a result of severe nutrient enrichment, as well as physical siltation.	Invasive species, disease, surface water dependent. Highly sensitive to hydrological change. Very highly sensitive to pollution.
Estuaries	[1130]	Pollution, fishing /aquaculture and habitat quality.	Inappropriate development, changes in turbidity
Mudflats and sandflats not covered by seawater at low tide	[1140]	Aquaculture, fishing, bait digging, removal of fauna, reclamation of land, coastal protection works and invasive species, particularly cord-grass; hard coastal defence structures; sea-level rise.	Surface and marine water dependent. Moderately sensitive to hydrological change. Moderate sensitivity to pollution. Changes to salinity and tidal regime. Coastal development.
Perennial vegetation of stony banks	[1220]	Disruption of the sediment supply, owing to the interruption of the coastal processes, caused by developments such as car parks and coastal defence structures including rock armour and sea walls. The removal of gravel.	Marine water dependent. Low sensitivity to hydrological changes. Coastal development, trampling from recreational activity and gravel removal.
Salicornia and other annuals colonising mud and sand	[1310]	Invasive Species; erosion and accretion.	Marine water dependent. Medium sensitivity to hydrological change. Changes in salinity and tidal regime. Infilling, reclamation, invasive species.
Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>)	[1330]	Overgrazing; erosion; invasive species, particularly common cordgrass (<i>Spartina anglica</i>); infilling and reclamation.	Marine and groundwater dependent. Medium sensitivity to hydrological change. Changes in salinity and tidal regime. Overgrazing, erosion and accretion.
Otter (<i>Lutra lutra</i>)	[1355]	Decrease in water quality: Use of pesticides; fertilization; vegetation removal; professional fishing (including lobster pots and fyke nets); hunting; poisoning; sand and gravel extraction; mechanical removal of peat; urbanised areas; human habitation; continuous urbanization; drainage; management of aquatic and bank vegetation for drainage purposes; and canalization or modifying structures of inland water course.	Surface and marine water dependent. Moderately sensitive to hydrological change. Sensitivity to pollution.

Qualifying Interests	EU Code	Current threats to Qualifying Interests	Sensitivity of Qualifying Interests
Mediterranean salt meadows (<i>Juncetalia maritimi</i>)	[1410]	Over-grazing by cattle or sheep; infilling and reclamation.	Marine and groundwater dependent. Medium sensitivity to hydrological change. Changes in salinity and tidal regime. Coastal development and reclamation.
Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles	[91A0]	The introduction of alien species; sub-optimal grazing patterns; general forestry management; increases in urbanisation and human habitation adjacent to oak woodlands; and the construction of communication networks through the woodland.	Changes in management. Changes in nutrient or base status. Introduction of alien species.
Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp.	[3140]	Hydrological changes, afforestation; waste water; invasive alien species; sport and leisure activities.	Surface and groundwater dependant. Highly sensitive to hydrological changes. Highly sensitive to pollution.
White-clawed crayfish (<i>Austropotamobius pallipes</i>)	[1092]	Poor substrate quality due to increased growth of algal and macrophyte vegetation as a result of severe nutrient enrichment, as well as physical siltation.	Invasive species, disease, surface water dependent. Highly sensitive to hydrological change. Very highly sensitive to pollution.
Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i>	[7210]	Hydrological changes, pollution to surface waters, urbanisation, roads development, groundwater interactions, grazing and cultivation practices and the inappropriate use of pesticides.	Surface and groundwater dependent. Highly sensitive to hydrological changes. Inappropriate management.
Blanket bogs * if active bog	[7130]	Land reclamation, peat extraction; afforestation; erosion and landslides triggered by human activity; drainage; burning and infrastructural development.	Surface water interactions. Drainage and land use management are the key things.
Natural dystrophic lakes and ponds	[3160]	Nutrient alterations; management shifts in the associated peatland habitat, afforestation; waste water; invasive alien species; sport and leisure activities.	Surface and groundwater dependant. Highly sensitive to hydrological changes. Highly sensitive to pollution
European dry heaths	[4030]	Afforestation, overburning, over-grazing, under-grazing and bracken invasion.	Moderately sensitive to hydrological change. Changes in management. Changes in nutrient status.
Hard oligo-mesotrophic waters with benthic vegetation of muskgrass(<i>Chara</i> spp.)	[3140]	Hydrological changes, afforestation; waste water; invasive alien species; sport and leisure activities.	Surface and groundwater dependant. Highly sensitive to hydrological changes. Highly sensitive to pollution.

Qualifying Interests	EU Code	Current threats to Qualifying Interests	Sensitivity of Qualifying Interests
Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation	[3150]	Hydrological changes, afforestation; waste water; invasive alien species; sport and leisure activities.	Surface and groundwater dependant. Highly sensitive to hydrological changes. Highly sensitive to pollution.
Calcareous fens with species of mariscus sedge and bog cotton (Cladium mariscus and Caricion davallianae)	[7210]	Hydrological changes, pollution to surface waters, urbanisation, roads development, groundwater interactions, grazing and cultivation practices and the inappropriate use of pesticides.	Surface and groundwater dependent. Highly sensitive to hydrological changes. Inappropriate management.
Alkaline fens	[7230]	Land reclamation, peat extraction; afforestation; erosion and landslides triggered by human activity; drainage; burning and infrastructural development.	Surface and groundwater dependent. Highly sensitive to hydrological changes. Inappropriate management.
Bog woodland	[91D0]	The introduction of alien species; sub-optimal grazing patterns; general forestry management; increases in urbanisation and human habitation adjacent to oak woodlands; and the construction of communication networks through the woodland.	Changes in management. Changes in nutrient or base status. Introduction of alien species.

Appendix 1 - Table 4 Known threats and pressures related to the qualifying interests from each Special Area of Conservation as per article 17 reporting from the National Parks and Wildlife Services

Species Code	Common Name	Scientific Name	Threats and Pressures Codes	Known Threats and Pressures
A005	Great Crested Grebe	Podiceps cristatus	Xxp/Xxt	No threats and pressures identified by the NPWS
A038	Whooper Swan	Cygnus cygnus	A02, A11, C03, D02, G01, H07	Modification of cultivation practices, Agriculture activities not referred to above, Renewable abiotic energy use, Utility and service lines, Outdoor sports and leisure activities, recreational activities, Other forms of pollution
A043	Greylag Goose	Anser anser	A02, A11, C03, D02, F03, G01, H07	Modification of cultivation practices, Agriculture activities not referred to above, Renewable abiotic energy use, Utility and service lines, Hunting and collection of wild animals (terrestrial), Outdoor sports and leisure activities, recreational activities, Other forms of pollution
A046	Light-Bellied Brent Goose	Branta bernicla hrota	A02, A11, C03, D02, F01, G01, G05, H03, H07, I01, J03	Modification of cultivation practices, Agriculture activities not referred to above, Renewable abiotic energy use, Utility and service lines, Marine and Freshwater Aquaculture, Outdoor sports and leisure activities, recreational activities, Other Human intrusions and disturbances, Marine water pollution, Other forms of pollution, Invasive non-native species, Other Ecosystem Modifications
A048	Common Shelduck	Tadorna tadorna	F01, F02, G01, H03, M01	Marine and Freshwater Aquaculture, Fishing and harvesting aquatic resources, Outdoor sports and leisure activities, recreational activities, Marine water pollution, Changes in abiotic conditions
A050	Eurasian Wigeon	Anas penelope	C03, F01, F03, G01, H01, H03, H07, I01, J02, J03	Renewable abiotic energy use, Marine and Freshwater Aquaculture, Hunting and collection of wild animals (terrestrial), Outdoor sports and leisure activities, recreational activities, Pollution to surface waters (limnic & terrestrial, marine & brackish), Marine water pollution, Other forms of pollution, Invasive non-native species, Human induced changes in hydraulic conditions, Other Ecosystem Modifications
A052	Teal	Anas crecca	Xxp/Xxt	No threats and pressures identified by the NPWS

Species Code	Common Name	Scientific Name	Threats and Pressures Codes	Known Threats and Pressures
A053	Mallard	Anas platyrhynchos	Xxp/Xxt	No threats and pressures identified by the NPWS
A054	Northern Pintail	Anas acuta	C03, F01, F03, G01, H01, H03, H07, J02	Renewable abiotic energy use, Marine and Freshwater Aquaculture, Hunting and collection of wild animals (terrestrial), Outdoor sports and leisure activities, recreational activities, Pollution to surface waters (limnic & terrestrial, marine & brackish), Marine water pollution, Other forms of pollution, Human induced changes in hydraulic conditions
A065	Common Scoter	Melanitta nigra nigra	A04, C03, F02, G01, H01, H03, I01, K03, M02	Grazing, Renewable abiotic energy use, Fishing and harvesting aquatic resources, Outdoor sports and leisure activities, recreational activities, Pollution to surface waters (limnic & terrestrial, marine & brackish), Marine water pollution, Invasive non-native species, Interspecific faunal relations, Changes in biotic conditions
A069	Red-Breasted Merganser	Mergus serrator	C03, F01, F02, G01, H03	Renewable abiotic energy use, Marine and Freshwater Aquaculture, Fishing and harvesting aquatic resources, Outdoor sports and leisure activities, recreational activities, Marine water pollution
A082	Hen Harrier	Circus cyaneus	A02, B01, B02, C01, C03, F03, G01, I01, J01, J03	Modification of cultivation practices, Forest planting on open ground, Forest and Plantation management & use, Mining and quarrying, Renewable abiotic energy use, Hunting and collection of wild animals (terrestrial), Outdoor sports and leisure activities, recreational activities, Invasive non-native species, Fire and Fire suppression, Other Ecosystem Modifications
[A003]	Great Northern Diver (Gavia immer)	Gavia immer	C03, F02, G01, H03	Renewable abiotic energy use, Fishing and harvesting aquatic resources, Outdoor sports and leisure activities, recreational activities, Marine water pollution
[A144]	Sanderling (Calidris alba)	Calidris alba	C03, F01, G01, H03, M01	Renewable abiotic energy use, Marine and Freshwater Aquaculture, Outdoor sports and leisure activities, recreational activities, Marine water pollution, Changes in abiotic conditions

Species Code	Common Name	Scientific Name	Threats and Pressures Codes	Known Threats and Pressures
[A050]	Wigeon (Anas penelope)	Anas penelope	C03, F01, F03, G01, H01, H03, H07, I01, J02, J03	Renewable abiotic energy use, Marine and Freshwater Aquaculture, Hunting and collection of wild animals (terrestrial), Outdoor sports and leisure activities, recreational activities, Pollution to surface waters (limnic & terrestrial, marine & brackish), Marine water pollution, Other forms of pollution, Invasive non-native species, Human induced changes in hydraulic conditions, Other Ecosystem Modifications
A130	Eurasian Oystercatcher	Haematopus ostralegus	C03, F01, F02, G01, H03, J02	Renewable abiotic energy use, Marine and Freshwater Aquaculture, Fishing and harvesting aquatic resources, Outdoor sports and leisure activities, recreational activities, Marine water pollution, Human induced changes in hydraulic conditions
A137	Common Ringed Plover	Charadrius hiaticula	C03, F01, F02, G01, H03, J02, J03, M01	Renewable abiotic energy use, Marine and Freshwater Aquaculture, Fishing and harvesting aquatic resources, Outdoor sports and leisure activities, recreational activities, Marine water pollution, Human induced changes in hydraulic conditions, Other Ecosystem Modifications, Changes in abiotic conditions
A140	European Golden Plover	Pluvialis apricaria	A02, A04, B01, C01, C03, F01, G01, H03, J01, K03, M02	Modification of cultivation practices, Grazing, Forest planting on open ground, Mining and quarrying, Renewable abiotic energy use, Marine and Freshwater Aquaculture, Outdoor sports and leisure activities, recreational activities, Marine water pollution, Fire and Fire suppression, Interspecific faunal relations, Changes in biotic conditions
A141	Grey Plover	Pluvialis squatarola	C03, F01, F02, G01, H03, J02, J03, M01	Renewable abiotic energy use, Marine and Freshwater Aquaculture, Fishing and harvesting aquatic resources, Outdoor sports and leisure activities, recreational activities, Marine water pollution, Human induced changes in hydraulic conditions, Other Ecosystem Modifications, Changes in abiotic conditions
A142	Northern Lapwing	Vanellus vanellus	A02, C03, F01, G01, H03	Modification of cultivation practices, Renewable abiotic energy use, Marine and Freshwater Aquaculture, Outdoor sports and leisure activities, recreational activities, Marine water pollution

Species Code	Common Name	Scientific Name	Threats and Pressures Codes	Known Threats and Pressures
A143	Red Knot	<i>Calidris canutus</i>	C03, F01, F02, G01, H03, J02, J03, M01	Renewable abiotic energy use, Marine and Freshwater Aquaculture, Fishing and harvesting aquatic resources, Outdoor sports and leisure activities, recreational activities, Marine water pollution, Human induced changes in hydraulic conditions, Other Ecosystem Modifications, Changes in abiotic conditions
A149	Dunlin	<i>Calidris alpina</i>	C03, F01, F02, G01, H03, J02, J03, M01	Renewable abiotic energy use, Marine and Freshwater Aquaculture, Fishing and harvesting aquatic resources, Outdoor sports and leisure activities, recreational activities, Marine water pollution, Human induced changes in hydraulic conditions, Other Ecosystem Modifications, Changes in abiotic conditions
A156	Black-Tailed Godwit	<i>Limosa limosa islandica</i>	A02, C03, F01, F02, G01, H03, J02, J03	Modification of cultivation practices, Renewable abiotic energy use, Marine and Freshwater Aquaculture, Fishing and harvesting aquatic resources, Outdoor sports and leisure activities, recreational activities, Marine water pollution, Human induced changes in hydraulic conditions, Other Ecosystem Modifications
A157	Bar-Tailed Godwit	<i>Limosa lapponica</i>	C03, F01, F02, G01, H03, J02, J03, M01	Renewable abiotic energy use, Marine and Freshwater Aquaculture, Fishing and harvesting aquatic resources, Outdoor sports and leisure activities, recreational activities, Marine water pollution, Human induced changes in hydraulic conditions, Other Ecosystem Modifications, Changes in abiotic conditions
A160	Eurasian Curlew	<i>Numenius arquata arquata</i>	C03, F01, F02, G01, H03, J02, J03	Renewable abiotic energy use, Marine and Freshwater Aquaculture, Fishing and harvesting aquatic resources, Outdoor sports and leisure activities, recreational activities, Marine water pollution, Human induced changes in hydraulic conditions, Other Ecosystem Modifications
A162	Common Redhank	<i>Tringa totanus</i>	C03, F01, F02, G01, H03, J02, J03, M01	Renewable abiotic energy use, Marine and Freshwater Aquaculture, Fishing and harvesting aquatic resources, Outdoor sports and leisure activities, recreational activities, Marine water pollution, Human induced changes in hydraulic conditions, Other Ecosystem Modifications, Changes in abiotic conditions

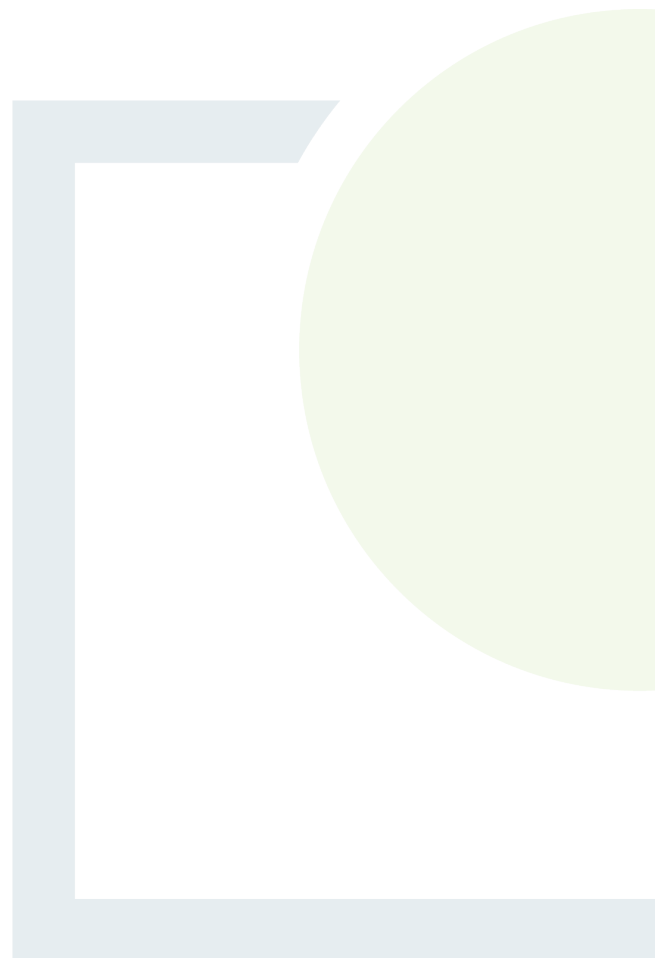
Species Code	Common Name	Scientific Name	Threats and Pressures Codes	Known Threats and Pressures
A179	Black-Headed Gull	Larus ridibundus	A04, C03, F02, H03, J03, M01	Grazing, Renewable abiotic energy use, Fishing and harvesting aquatic resources, Marine water pollution, Other Ecosystem Modifications, Changes in abiotic conditions
A182	Common Gull	Larus canus	A04, C03, F02, H03, J03, M01	Grazing, Renewable abiotic energy use, Fishing and harvesting aquatic resources, Marine water pollution, Other Ecosystem Modifications, Changes in abiotic conditions
A184	European Herring Gull	Larus argentatus	C03, F02, H03, J03	Renewable abiotic energy use, Fishing and harvesting aquatic resources, Marine water pollution, Other Ecosystem Modifications



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APPENDIX 2

Relationship with Other Plans
and Programmes



This appendix is not intended to be a full and comprehensive review of inter-related Plans or Programmes, EU Directives, the transposing regulations or the regulatory framework for environmental protection and management. The information is not exhaustive and it is recommended to consult the Plan or Programme, Directive or Regulation to become familiar with the full details of each.

European Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
SEA Directive (2001/42/EC)	<ul style="list-style-type: none"> • Contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development. • Provide for a high level of protection of the environment by carrying out an environmental assessment of plans and programmes which are likely to have significant effects on the environment. 	<ul style="list-style-type: none"> • Carry out an environmental assessment for plans or programmes referred to in Articles 2 to 4 of the Directive. • Prepare an environmental report which identifies, describes and evaluates the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives that consider the objectives and the geographical scope of the plan or programme. • Consult with relevant authorities, stakeholders and public allowing sufficient time to make a submission. • Consult other Member States where the implementation of a plan or programme is likely to have transboundary environmental effects. • Inform relevant authorities and stakeholders on the decision to implement the plan or programme. • Issue a statement to include requirements detailed in Article 9 of the Directive. • Monitor and mitigate significant environmental effects identified by the assessment. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

European Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
EIA Directive (2011/92/EU as amended by 2014/52/EU)	<ul style="list-style-type: none"> Requires the assessment of the environmental effects of public and private projects which are likely to have significant effects on the environment. Aims to assess and implement avoidance or mitigation measures to eliminate environmental effects, before consent is given of projects likely to have significant effects on the environment by virtue, inter alia, of their nature, size or location are made subject to a requirement for development consent and an assessment with regard to their effects. Those projects are defined in Article 4. 	<ul style="list-style-type: none"> All projects listed in Annex I are considered as having significant effects on the environment and require an EIA. For projects listed in Annex II, a "screening procedure" is required to determine the effects of projects on the basis of thresholds/criteria or a case by case examination. This should take into account Annex III. The environmental impact assessment shall identify, describe and assess in an appropriate manner, in the light of each individual case and in accordance with Articles 4 to 12, the direct and indirect effects of a project on the following factors: human beings, fauna and flora, soil, water, air, climate and the landscape, material assets and the cultural heritage, the interaction between each factor. Consult with relevant authorities, stakeholders and public allowing sufficient time to make a submission before a decision is made. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Habitats Directive (92/43/EEC)	<ul style="list-style-type: none"> Promote the preservation, protection and improvement of the quality of the environment, including the conservation of natural habitats and of wild fauna and flora. Contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora. Maintain or restore to favourable conservation status, natural habitats and species of wild fauna and flora of community interest. Promote the maintenance of biodiversity, taking account of economic, social, cultural and regional requirements. 	<ul style="list-style-type: none"> Propose and protect sites of importance to habitats, plant and animal species. Establish a network of European sites hosting the natural habitat types listed in Annex I and habitats of the species listed in Annex II, to enable the natural habitat types and the species' habitats concerned to be maintained or, where appropriate, restored at a favourable conservation status in their natural range. Carry out comprehensive assessment of habitat types and species present. Establish a system of strict protection for the animal species and plant species listed in Annex IV. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

European Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Birds Directive (79/409/EEC as amended by 2009/147/EC)	<ul style="list-style-type: none"> • Conserve all species of naturally occurring birds in the wild state including their eggs, nests and habitats. • Protect, manage and control these species and comply with regulations relating to their exploitation. • The species included in Annex I shall be the subject of special conservation measures concerning their habitat in order to ensure their survival and reproduction in their area of distribution. 	<ul style="list-style-type: none"> • Preserve, maintain or re-establish a sufficient diversity and area of habitats for all the species of birds referred to in Annex 1. • Preserve, maintain and establish biotopes and habitats to include the creation of protected areas (Special Protection Areas). • Ensure the upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones, re-establish destroyed biotopes and creation of biotopes. • Measures for regularly occurring migratory species not listed in Annex I is required as regards their breeding, moulting and wintering areas and staging posts along their migration routes. The protection of wetlands and particularly wetlands of international importance. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
EU Bathing Water Directive (revised) 2006 [2006/7/EC]	The purpose of this Directive is to preserve, protect and improve the quality of the environment and to protect human health by complementing Directive 2000/60/EC	<p>This Directive lays down provisions for:</p> <ul style="list-style-type: none"> • the monitoring and classification of bathing water quality; • the management of bathing water quality; and • the provision of information to the public on bathing water quality 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

European Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
EU Nitrates Directive (91/676/EC)	Reducing water pollution caused or induced by nitrates from agricultural sources and - preventing further such pollution.	<p>Ireland's Nitrates Action Programme is designed to prevent pollution of surface waters and ground water from agricultural sources and to protect and improve water quality. Ireland's third NAP came into operation in 2014.</p> <p>Each Member State's NAP must include:</p> <ul style="list-style-type: none"> • a limit on the amount of livestock manure applied to the land each year • set periods when land spreading is prohibited due to risk • set capacity levels for the storage of livestock manure 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Directive 2010/75/EU on Industrial Emissions	The purpose of this Directive is lay down rules to prevent or, where that is not practicable, to reduce industrial emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of environmental protection.	<p>The legislation covers industrial activities in the following sectors:</p> <ul style="list-style-type: none"> • energy; • metal production and processing; • minerals; • chemicals; • waste management; • and other sectors such as pulp and paper production, slaughterhouses and the intensive rearing of poultry and pigs. <p>All installations covered by the directive must prevent and reduce pollution by applying the best available techniques (BATs)* and address efficient energy use, waste prevention and management and measures to prevent accidents and limit their consequences.</p>	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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EU Plant Protection (products) Directive 2009/127/EC	The Directive aims at reducing the risks and impacts of pesticide use on human health and the environment by introducing different targets, tools and measures such as Integrated Pest Management (IPM) or National Action Plans (NAPs).	<ul style="list-style-type: none"> • The Framework Directive applies to pesticides which are plant protection products. • Regarding pesticide application equipment already in professional use, the Framework Directive introduces requirements for the inspection and maintenance to be carried out on such equipment. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Renewable Energy Directive (EU) 2023/2413 (recast)	This Directive sets an overall renewable energy target of at least 42.5% binding at EU level by 2030 - but aiming for 45%.	<ul style="list-style-type: none"> • Building on the 2009 and 2018 directives, the revised directive introduces stronger measures to ensure that all possibilities for the further development and uptake of renewables are fully utilised. • Strong policy framework to facilitate electrification in different sectors, with new increased sector-specific targets for renewables in heating and cooling, transport, industry, buildings and district heating/cooling, but also with a framework promoting electric vehicles and smart recharging. • Permitting procedures will also be easier and faster both for renewable energy projects (including through shorter approval periods and the creation of 'Renewables acceleration areas') and for the necessary infrastructure projects. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Council Regulation (EU) 2022/2577 (laying down a framework to accelerate the deployment of renewable energy)	This regulation introduces faster permitting processes for projects that have the highest potential for a quick roll-out of renewable energy and the least impact on the environment.	The regulation introduces urgent and targeted measures that address specific technologies and types of projects, which have the highest potential for quick deployment and the least impact on the environment.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Alternative Fuels Infrastructure Directive (2014/94/EU)	This Directive establishes a common framework of measures for the deployment of alternative fuels infrastructure in the Union in order to minimise dependence on oil and to mitigate the environmental impact of transport.	This Directive sets out minimum requirements for the building-up of alternative fuels infrastructure, including recharging points for electric vehicles and refueling points for natural gas (LNG and CNG) and hydrogen, to be implemented by means of Member States' national policy frameworks, as well as common technical specifications for such recharging and refueling points, and user information requirements.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Energy Efficiency Directive (EU) 2023/1791	The new directive introduces a series of measures to help accelerate energy efficiency, including embracing the “energy efficiency first” principle in the energy and non-energy policies.	<ul style="list-style-type: none"> • Establishing an EU legally-binding target to reduce the EU’s final energy consumption by 11.7% by 2030 (relative to the 2020 reference scenario). This includes for each Member State the requirement to set its indicative national contribution based on objective criteria reflecting national circumstances. If the national contributions do not add up to the EU target, an ambition gap mechanism is applied by the Commission. • Increasing annual energy savings from 0.8% (at present) to 1.3% (2024-2025), then 1.5% (2026-2027) and 1.9% from 2028 onwards. That’s an average of 1.49% of new annual savings for the period from 2024-2030. • Obliging Member States to prioritise vulnerable customers and social housing within the scope of their energy savings measures. • Introducing an annual energy consumption reduction target of 1.9% for the public sector as a whole. • Extending the annual 3% buildings renovation obligation to all the levels of public administration. • Introducing a different approach, based on energy consumption, for business to have an energy management system or to carry out an energy audit. • Bringing in a new obligation to monitor the energy performance of data centres, with an EU-level database collecting and publishing data. • Promoting local heating & cooling plans in larger municipalities. • Progressively increasing the efficient energy consumption in heat or cold supply, also in district heating. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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EU Seveso Directive (2012/18/EU)	This Directive lays down rules for the prevention of major accidents which involve dangerous substances, and the limitation of their consequences for human health and the environment, with a view to ensuring a high level of protection throughout the Union in a consistent and effective manner.	<ul style="list-style-type: none"> • The Seveso Directive is well integrated with other EU policies, thus avoiding double regulation or other administrative burden. This includes the following related policy areas: • Classification, labelling and packaging of chemicals; • The Union's Civil Protection Mechanism; • The Security Union Agenda including CBRN-E and Protection of critical infrastructure; • Policy on environmental liability and on the protection of the environment through criminal law; • Safety of offshore oil and gas operations. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Biodiversity Strategy for 2030 - Bringing nature back into our lives (European Commission, 2020)	The EU's biodiversity strategy for 2030 is a comprehensive, ambitious and long-term plan to protect nature and reverse the degradation of ecosystems. The strategy aims to put Europe's biodiversity on a path to recovery by 2030, and contains specific actions and commitments.	The Strategy contains specific commitments and actions to be delivered by 2030, including: <ul style="list-style-type: none"> • Establishing a larger EU-wide network of protected areas on land and at sea, building upon existing Natura 2000 areas, with strict protection for areas of very high biodiversity and climate value. • An EU Nature Restoration Plan - a series of concrete commitments and actions to restore degraded ecosystems across the EU by 2030, and manage them sustainably, addressing the key drivers of biodiversity loss. • A set of measures to enable the necessary transformative change: setting in motion a new, strengthened governance framework to ensure better implementation and track progress, improving knowledge, financing and investments and better respecting nature in public and business decision making. • Measures to tackle the global biodiversity challenge, demonstrating that the EU is ready to lead by example towards the successful adoption of an ambitious global biodiversity framework under the Convention on Biological Diversity. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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EU Green Infrastructure Strategy	Aims to create a robust enabling framework in order to promote and facilitate Green Infrastructure (GI) projects.	<ul style="list-style-type: none"> • Promoting GI in the main EU policy areas. • Supporting EU-level GI projects. • Improving access to finance for GI projects. • Improving information and promoting innovation. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
UNESCO (1972) The Convention for the Protection of the World Cultural and Natural Heritage	<ul style="list-style-type: none"> • Links concepts of nature conservation and the preservation of cultural properties; and • Recognizes the way in which people interact with nature, and the fundamental need to preserve the balance between the two. 	<ul style="list-style-type: none"> • Sets out the duties of States Parties in identifying potential sites and their role in protecting and preserving them; • Each country pledges to conserve not only the World Heritage sites situated on its territory, but also to protect its national heritage; • Encourages to integrate the protection of the cultural and natural heritage into regional planning programmes, set up staff and services at their sites, undertake scientific and technical conservation research and adopt measures which give this heritage a function in the day-to-day life of the community. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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UN (1992) The Convention on Biological Diversity	An overall objective is to develop national strategies for the conservation and sustainable use of biological diversity.	The Convention has three main goals: <ul style="list-style-type: none"> • the conservation of biological diversity (or biodiversity); • the sustainable use of its components; and • the fair and equitable sharing of benefits arising from genetic resources. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
UN (1992) Framework Convention on Climate Change	It is aimed at stabilising greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system.	The Convention acknowledges the vulnerability of all countries to the effects of climate change and calls for special efforts to ease the consequences, especially in developing countries which lack the resources to do so on their own.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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UN Kyoto Protocol (2nd Kyoto Period), the Second European Climate Change Programme (ECCP II), Paris climate conference (COP21) 2015 (Paris Agreement)	<p>The UN Kyoto Protocol set of policy measures to reduce greenhouse gas emissions.</p> <p>The Second European Climate Change Programme (ECCP II) aims to identify and develop all the necessary elements of an EU strategy to implement the Kyoto Protocol.</p> <p>At the Paris climate conference (COP21) in December 2015, 195 countries adopted the first-ever universal, legally binding global climate deal. The agreement sets out a global action plan to put the world on track to avoid dangerous climate change by limiting global warming to well below 2°C.</p>	<ul style="list-style-type: none"> • The Kyoto Protocol is implemented through the European Climate Change Programme (ECCP II). • EU member states implement measures to improve on or compliment the specified measures and policies arising from the ECCP. • Under COP21, governments agreed to come together every 5 years to set more ambitious targets as required by science; report to each other and the public on how well they are doing to implement their targets; track progress towards the long-term goal through a robust transparency and accountability system. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
EU 2020 Climate and Energy Package	<ul style="list-style-type: none"> • Binding legislation which aims to ensure the European Union meets its climate and energy targets for 2020. • Aims to achieve a 20% reduction in EU greenhouse gas emissions from 1990 levels. • Aims to raise the share of EU energy consumption produced from renewable resources to 20%. • Achieve a 20% improvement in the EU's energy efficiency. 	<p>Four pieces of complimentary legislation:</p> <ul style="list-style-type: none"> • Reform of the EU Emissions Trading System (EU ETS) to include a cap on emission allowances in addition to existing system of national caps. • Member States have agreed national targets for non-EU ETS emissions from countries outside the EU. • Meet the national renewable energy targets of 16% for Ireland by 2020. • Preparing a legal framework for technologies in carbon capture and storage. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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EU 2030 Framework for Climate and Energy	<ul style="list-style-type: none"> • A 2030 Framework for climate and energy, including EU-wide targets and policy objectives for the period between 2020 and 2030 that has been agreed by European countries. • Targets include a 40% cut in greenhouse gas emissions compared to 1990 levels, at least a 27% share of renewable energy consumption and at least 27% energy savings compared with the business-as-usual scenario. 	<ul style="list-style-type: none"> • To meet the targets, the European Commission has proposed the following policies for 2030: • A reformed EU emissions trading scheme (ETS). • New indicators for the competitiveness and security of the energy system, such as price differences with major trading partners, diversification of supply, and interconnection capacity between EU countries. • First ideas for a new governance system based on national plans for competitive, secure, and sustainable energy. These plans will follow a common EU approach. They will ensure stronger investor certainty, greater transparency, enhanced policy coherence and improved coordination across the EU. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
The Clean Air for Europe Directive (2008/50/EC) (EU Air Framework Directive) Fourth Daughter Directive (2004/107/EC)	<ul style="list-style-type: none"> • The CAFE Directive merges existing legislation into a single directive (except for the fourth daughter directive). • Sets new air quality objectives for PM2.5 (fine particles) including the limit value and exposure related objectives. • Accounts for the possibility to discount natural sources of pollution when assessing compliance against limit values. • Allows the possibility for time extensions of three years (PM10) or up to five years (NO2, benzene) for complying with limit values, based on conditions and the assessment by the European Commission. • The Fourth Daughter Directive lists pollutants, target values and monitoring requirements for the following: arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons in ambient air. 	<ul style="list-style-type: none"> • Sets objectives for ambient air quality designed to avoid, prevent or reduce harmful effects on human health and the environment as a whole. • Aims to assess the ambient air quality in Member States on the basis of common methods and criteria. • Obtains information on ambient air quality in order to help combat air pollution and nuisance and to monitor long-term trends and improvements resulting from national and community measures. • Ensures that such information on ambient air quality is made available to the public. • Aims to maintain air quality where it is good and improving it in other cases. • Aims to promote increased cooperation between the Member States in reducing air pollution. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Noise Directive (2002/49/EC)	The Noise Directive - Directive 2002/49/EC relating to the assessment and management of environmental noise - is part of an EU strategy setting out to reduce the number of people affected by noise in the longer term and to provide a framework for developing existing Community policy on noise reduction from source.	<p>The Directive requires competent authorities in Member States to:</p> <ul style="list-style-type: none"> • Draw up strategic noise maps for major roads, railways, airports and agglomerations, using harmonised noise indicators and use these maps to assess the number of people which may be impacted upon as a result of excessive noise levels; • Draw up action plans to reduce noise where necessary and maintain environmental noise quality where it is good; and • Inform and consult the public about noise exposure, its effects, and the measures considered to address noise. <p>The Directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities.</p>	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Floods Directive (2007/60/EC)	<ul style="list-style-type: none"> • Establishes a framework for the assessment and management of flood risks • Reduce adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods in the Community 	<ul style="list-style-type: none"> • Assess all water courses and coast lines at risk from flooding through Flood Risk Assessment • Prepare flood hazard maps and flood risk maps outlining the extent or potential of flooding and assets and humans at risk in these areas at River Basin District level (Article 3(2) (b)) and areas covered by Article 5(1) and Article 13(1) (b) in accordance with paragraphs 2 and 3. • Implement flood risk management plans and take adequate and coordinated measures to reduce flood risk for the areas covered by the Articles listed above. • Inform the public and allow the public to participate in planning process. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Water Framework Directive (2000/60/EC)	<ul style="list-style-type: none"> • Establish a framework for the protection of water bodies to include inland surface waters, transitional waters, coastal waters and groundwater and their dependent wildlife and habitats. • Preserve and prevent the deterioration of water status and where necessary improve and maintain “good status” of water bodies. • Promote sustainable water usage. • The Water Framework Directive repealed the following Directives: <ul style="list-style-type: none"> • The Drinking Water Abstraction Directive • Sampling Drinking Water Directive • Exchange of Information on Quality of Surface Freshwater Directive • Shellfish Directive • Freshwater Fish Directive • Groundwater Directive • Dangerous Substances Directive 	<ul style="list-style-type: none"> • Protect, enhance and restore all water bodies and meet the environmental objectives outlined in Article 4 of the Directive. • Achieve "good status" for all waters. • Manage water bodies based on identifying and establishing river basins districts. • Involve the public and streamline legislation. • Prepare and implement a River Basin Management Plan for each river basin districts identified and a Register of Protected Areas. • Establish a programme of monitoring for surface water status, groundwater status and protected areas. • Recover costs for water services. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Groundwater Directive (2006/118/EC)	<ul style="list-style-type: none"> • Protect, control and conserve groundwater. • Prevent the deterioration of the status of all bodies of groundwater. • Implements measures to prevent and control groundwater pollution, including criteria for assessing good groundwater chemical status and criteria for the identification of significant and sustained upward trends and for the definition of starting points for trend reversals. 	<ul style="list-style-type: none"> • Meet minimum groundwater standards listed in Annex 1 of Directive. • Meet threshold values adopted by national legislation for the pollutants, groups of pollutants and indicators of pollution which have been identified as contributing to the characterisation of bodies or groups of bodies of groundwater as being at risk, also taking into account Part B of Annex II. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Drinking Water Directive (2020/2184)	<ul style="list-style-type: none"> The recast Drinking Water Directive is the EU's main law on drinking water. It concerns the access to and the quality of water intended for human consumption to protect human health. The EU adopted the recast Drinking Water Directive in December 2020 and the Directive entered into force in January 2021. Member States have to transpose the Directive into national law and comply with its provisions by 12 January 2023. The recast Drinking Water Directive will further protect human health thanks to updated water quality standards, tackling pollutants of concern, such as endocrine disruptors and microplastics, and leading to even cleaner water from the tap for all. 	<p>Key features of the revised Directive are:</p> <ul style="list-style-type: none"> reinforced water quality standards, in line or, in some cases, even more stringent than the World Health Organisation (WHO) recommendations tackling emerging pollutants, such as endocrine disruptors and PFAs, as well as microplastics a preventive approach favouring actions to reduce pollution at source by introducing the risk-based approach measures to ensure better access to water, particularly for vulnerable and marginalised groups measures to promote tap water, including in public spaces and restaurants, to reduce (plastic) bottle consumption harmonisation of the quality standards for materials and products in contact with water measures to reduce water leakages and to increase transparency of the sector 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Urban Waste Water Treatment Directive (91/271/EEC)	<ul style="list-style-type: none"> This Directive concerns the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors. The objective of the Directive is to protect the environment from the adverse effects of waste water discharges. 	<ul style="list-style-type: none"> Urban waste water entering collecting systems shall before discharge, be subject to secondary treatment. Annex II requires the designation of areas sensitive to eutrophication which receive water discharges. Establishes minimum requirements for urban waste water collection and treatment systems in specified agglomerations to include special requirements for sensitive areas and certain industrial sectors. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Environmental Liability Directive (2004/35/EC) as amended by Directive 2006/21/EC, Directive 2009/31/EC, Directive 2013/30/EU and Regulation (EU) 2019/1010	Establish a framework of environmental liability based on the 'polluter-pays' principle, to prevent and remedy environmental damage.	<ul style="list-style-type: none"> • Relates to environmental damage caused by any of the occupational activities listed in Annex III, and to any imminent threat of such damage occurring by reason of any of those activities; damage to protected species and natural habitats caused by any occupational activities other than those listed in Annex III, and to any imminent threat of such damage occurring by reason of any of those activities, whenever the operator has been at fault or negligent. • Where environmental damage has not yet occurred but there is an imminent threat of such damage occurring, the operator shall, without delay, take the necessary preventive measures. • Where environmental damage has occurred the operator shall, without delay, inform the competent authority of all relevant aspects of the situation and take all practicable steps to immediately control, contain, remove or otherwise manage the relevant contaminants and/or any other damage factors in order to limit or to prevent further environmental damage and adverse effects on human health or further impairment of services and the necessary remedial measures, in accordance with Article 7. • The operator shall bear the costs for the preventive and remedial actions taken pursuant to this Directive. • The competent authority shall be entitled to initiate cost recovery proceedings against the operator. • The operator may be required to provide financial security guarantees to ensure their responsibilities under the directive are met. • The Environmental Liability Directive has been amended through a number of Directives that are not of significant relevance to the SEA for the • Guidelines. Implementation of the Environmental Liability Directive is contributed towards by a Multi-Annual Work Programme (MAWP) 'Making the Environmental Liability Directive more fit for purpose' that is updated annually to changing developments, growing knowledge and new needs. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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European Convention on the Protection of the Archaeological Heritage (Valletta 1992)	The aim of this (revised) Convention is to protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study.	The Valletta Convention makes the conservation and enhancement of the archaeological heritage one of the goals of urban and regional planning policies. The Convention sets guidelines for the funding of excavation and research work and publication of research findings. It also deals with public access, in particular to archaeological sites, and educational actions to be undertaken to develop public awareness of the value of the archaeological heritage. It also constitutes an institutional framework for pan-European co-operation on the archaeological heritage, entailing a systematic exchange of experience and experts among the various States.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Convention of the Protection of the Architectural Heritage of Europe (Granada 1995)	The main purpose of the Convention is to reinforce and promote policies for the conservation and enhancement of Europe's heritage. It also affirms the need for European solidarity with regard to heritage conservation and is designed to foster practical co-operation among the Parties. It establishes the principles of "European co-ordination of conservation policies" including consultations regarding the thrust of the policies to be implemented.	<ul style="list-style-type: none"> • The reinforcement and promotion of policies for protecting and enhancing the heritage within the territories of the parties. • The affirmation of European solidarity with regard to the protection of the heritage and the fostering of practical co-operation between states and regions. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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ICOMOS (2011) Principles for the Conservation of Industrial Heritage Sites, Structures, Areas and Landscapes ('Dublin Principles')	It is aimed to assist in the documentation, protection, conservation and appreciation of industrial heritage as part of the heritage of human societies around the World.	<ol style="list-style-type: none"> 1. Document and understand industrial heritage structures, sites, areas and landscapes and their values; 2. Ensure effective protection and conservation of the industrial heritage structures, sites, areas and landscapes; 3. Conserve and maintain the industrial heritage structures, sites, areas and landscapes; and 4. Present and communicate the heritage dimensions and values of industrial structures, sites, areas and landscapes to raise public and corporate awareness, and support training and research. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Council of Europe Framework Convention on the Value of Cultural Heritage for Society (Faro 2005)	<ul style="list-style-type: none"> • Cultural heritage is a group of resources inherited from the past which people identify, independently of ownership, as a reflection and expression of their constantly evolving values, beliefs, knowledge and traditions. It includes all aspects of the environment resulting from the interaction between people and places through time. • A heritage community consists of people who value specific aspects of cultural heritage which they wish, within the framework of public action, to sustain and transmit to future generations. 	<ul style="list-style-type: none"> • Recognise that rights relating to cultural heritage are inherent in the right to participate in cultural life, as defined in the Universal Declaration of Human Rights. • Recognise individual and collective responsibility towards cultural heritage. • Emphasise that the conservation of cultural heritage and its sustainable use have human development and quality of life as their goal. • Take the necessary steps to apply the provisions of this Convention concerning the role of cultural heritage in the construction of a peaceful and democratic society. • Greater synergy of competencies among all the public, institutional and private actors concerned. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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European Landscape Convention 2000	The developments in agriculture, forestry, industrial and mineral production techniques, together with the practices followed in town and country planning, transport, networks, tourism and recreation, and at a more general level, changes in the world economy, have in many cases accelerated the transformation of landscapes. The Convention expresses a concern to achieve sustainable development based on a balanced and harmonious relationship between social needs, economic activity and the environment. It aims to respond to the public's wish to enjoy high quality landscapes.	<ul style="list-style-type: none"> • Promote protection, management and planning of landscapes. • Organise European co-operation on landscape issues. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
The Eighth Environmental Action Programme (EAP) of the European Community	<ul style="list-style-type: none"> • Obligation for the Commission to present a monitoring framework, based on a limited number of headline indicators. • These should include, where available, systemic indicators that address interlinkages between environment-social and environmental-economic policy considerations, respectively. 	The 8th EAP aims at accelerating the green transition in a just and inclusive way, with the 2050 long-term objective of 'Living well, within planetary boundaries', already established in the 7th programme (2014-2020).	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Bern Convention (Convention on the Conservation of European Wildlife and Natural Habitats)	<p>The convention has three main aims:</p> <ul style="list-style-type: none"> to conserve wild flora and fauna and their natural habitats to promote cooperation between states to give particular attention to endangered and vulnerable species including endangered and vulnerable migratory species 	<p>The Parties under the convention recognise the intrinsic value of nature, which needs to be preserved and passed to future generations, they also:</p> <ul style="list-style-type: none"> Seek to ensure the conservation of nature in their countries, paying particular attention to planning and development policies and pollution control. Look at implementing the Bern Convention in central Eastern Europe and the Caucasus. Take account of the potential impact on natural heritage by other policies. Promote education and information of the public, ensuring the need to conserve species is understood and acted upon. Develop an extensive number of species action plans, codes of conducts, and guidelines, at their own initiative or in co-operation with other organisations. Created the Emerald Network, an ecological network made up of Areas of Special Conservation Interest. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Bali Road Map (2007)	<p>The overall goals of the project are twofold:</p> <ul style="list-style-type: none"> To increase national capacity to co-ordinate ministerial views, participate in the UNFCCC process, and negotiate positions within the timeframe of the Bali Action Plan; and To assess investment and financial flows to address climate change for up to three key sectors and/or economic activities. 	<p>The Bali Action Plan is centred on four main building Blocks:</p> <ul style="list-style-type: none"> mitigation adaptation technology financing 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Cancun Agreements (2010)	<p>Set of decisions taken at the COP 16 Conference in Cancun in 2010 which addresses a series of key issues in the fight against climate change. Cancun Agreements' main objectives cover:</p> <ul style="list-style-type: none"> • Mitigation • Transparency of actions • Technology • Finance • Adaptation • Forests • Capacity building 	<p>Among the most prominent agreements is the establishment of a Green Climate Fund to transfer money from the developed to developing world to tackle the impacts of climate change.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Doha Climate Gateway (2012)	<p>Set of decisions taken at the COP 18 meeting in Doha in 2012 which pave the way for a new agreement in Paris in 2015.</p>	<ul style="list-style-type: none"> • The following actions were committed to by governments at this conference: • Set out a timetable to adopt a universal climate agreement by 2015 (to come into effect in 2020); • Complete the work under Bali Action Plan and to focus on new completing new targets; • Strengthen the aim to cut greenhouse gases and help vulnerable countries to adapt; • Amend Kyoto Protocol to include a new commitment period for cutting down the greenhouse gases emissions; and • Provide the financial and technology support and new institutions to allow clean energy investment and sustainable growth in developing countries. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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EU Common Agricultural Policy	<ul style="list-style-type: none"> To improve agricultural productivity, so that consumers have a stable supply of affordable food; and To ensure that EU farmers can make a reasonable living. 	<ul style="list-style-type: none"> ensuring viable food production that will contribute to feeding the world's population, which is expected to rise considerably in the future; Climate change and sustainable management of natural resources; Looking after the countryside across the EU and keeping the rural economy alive. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
EU REACH Regulation (EC 1907/2006)(as amended)	Aims to improve the protection of human health and the environment through the better and earlier identification of the intrinsic properties of chemical substances.	<p>The aims are achieved by applying REACH, namely:</p> <ul style="list-style-type: none"> Registration, Evaluation, Authorisation; and Restriction of chemicals. <p>REACH also aims to enhance innovation and competitiveness of the EU chemicals industry.</p>	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Stockholm Convention	The objective of the Stockholm Convention is to protect human health and the environment from persistent organic pollutants.	<ul style="list-style-type: none"> • Prohibit and/or eliminate the production and use, as well as the import and export, of the intentionally produced POPs that are listed in Annex A to the Convention • Restrict the production and use, as well as the import and export, of the intentionally produced POPs that are listed in Annex B to the Convention • Reduce or eliminate releases from unintentionally produced POPs that are listed in Annex C to the Convention • Ensure that stockpiles and wastes consisting of, containing or contaminated with POPs are managed safely and in an environmentally sound manner • To target additional POPs • Other provisions of the Convention relate to the development of implementation plans, information exchange, public information, awareness and education, research, development and monitoring, technical assistance, financial resources and mechanisms, reporting, effectiveness evaluation and non-compliance 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Ramsar Convention	The Convention's mission is "the conservation and wise use of all wetlands through local and national actions and international cooperation, as a contribution towards achieving sustainable development throughout the world".	<p>Under the "three pillars" of the Convention, the Contracting Parties commit to:</p> <ul style="list-style-type: none"> • Work towards the wise use of all their wetlands; • Designate suitable wetlands for the list of Wetlands of International Importance (the "Ramsar List") and ensure their effective management; • Cooperate internationally on transboundary wetlands, shared wetland systems and shared species. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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European 2020 Strategy for Growth	<p>Europe 2020 sets out a vision of Europe’s social market economy for the 21st century and puts forward three mutually reinforcing priorities:</p> <ul style="list-style-type: none"> • Smart growth: developing an economy based on knowledge and innovation; • Sustainable growth: promoting a more resource efficient, greener and more competitive economy; • Inclusive growth: fostering a high-employment economy delivering social and territorial cohesion. 	<p>In order to reach these priorities, the Commission proposes five quantitative targets to fulfil by 2020:</p> <ol style="list-style-type: none"> 1. 75 % of the population aged 20-64 should be employed; 2. 3% of the EU’s GDP should be invested in R&D; 3. the “20/20/20” climate/energy targets should be met (including an increase to 30% of emissions reduction if the conditions are right); 4. the share of early school leavers should be under 10% and at least 40% of the younger generation should have a tertiary degree; 5. 20 million less people should be at risk of poverty. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
The European Green Deal (EGD) 2019	<p>The deal sets out how to make Europe the first climate-neutral continent by 2050, boosting the economy, improving people’s quality of life, caring for nature and leaving no one behind.</p>	<ul style="list-style-type: none"> • It sets out a roadmap with actions to boost the efficient use of resources by moving to a clean, circular economy, restore biodiversity and cut pollution. • It outlines investments required, financing tools available and explains how to ensure a just and inclusive transition. • In order to meet the goal to become climate neutral by 2050 as part of the European Green Deal, the European Union (EU) Commission proposed on 4th March 2020 to bring about the first European Climate Law and legally bind the target of net zero greenhouse gas emissions by 2050 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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EU (2018) Clean Air Policy Package	Aims to substantially reduce air pollution across the EU.	The proposed strategy sets out objectives for reducing the health and environmental impacts of air pollution by 2030, and contains legislative proposals to implement stricter standards for emissions and air pollution.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
EU environment action programme to 2030	<p>The long-term priority objective is that, by 2050 at the latest, Europeans should live well, within planetary boundaries, in a healthy economy where nothing is wasted, growth is regenerative, climate neutrality is a reality and inequalities are significantly reduced.</p> <p>Building on the European Green Deal, the environmental action programme aims to speed up the transition to a climate-neutral, resource-efficient economy, recognising that human well-being and prosperity depend on a healthy ecosystem.</p>	<p>Six priority objectives:</p> <ul style="list-style-type: none"> • Attain the 2030 greenhouse gas emission reduction target and achieve climate neutrality by 2050. • Enhance the ability to adapt by strengthening resilience and reducing vulnerability to climate change. • Move towards a regenerative growth model, detaching economic growth from resource use and environmental degradation, while transitioning faster to a circular economy. • Aim for zero pollution of the air, water and soil and protect the health and well-being of Europeans. • Protect, preserve and restore biodiversity by improving the state of ecosystems and of the environment, as well as by combating desertification and soil degradation. • Reduce environmental and climate pressures from production and consumption, in particular energy, industrial development, buildings and infrastructure, mobility and food systems. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p>EU Action Plan: 'Towards Zero Pollution for Air, Water and Soil' 2050</p>	<p>The Action Plan sets the key 2030 targets for reducing pollution at source and outlines a number of flagship initiatives. In addition, as pollution does not stop at borders and as the EU acknowledges that it is both the victim and the source of pollution, the Action Plan foresees reinforced external action. The EU in fact is committed to leading the global fight against pollution</p>	<p>Guided by the 9 Flagship Initiatives, the key actions include:</p> <ul style="list-style-type: none"> • align the air quality standards to the latest recommendations of the World Health Organisation, • review the standards for the quality of water, including in EU rivers and seas, • reduce soil pollution and enhance restoration, • review the majority of EU waste laws to adapt them to clean and circular economy principles, • foster zero pollution from production and consumption (through the revision of the Industrial Emissions Directive, EU Ecolabel and other measures), • minimize EU external pollution footprint through export restriction of harmful products and wastes, • present a Scoreboard of EU regions' green performance to promote zero pollution across regions, • showcase zero pollution solutions for buildings, • launch Living Labs for green digital solutions and smart zero pollution, including by targeting the building and farming sectors, • consolidate the EU's Knowledge Centres for Zero Pollution and bringing stakeholders together in the Zero Pollution Stakeholder Platform. • Stronger enforcement of zero pollution together with environmental and other authorities. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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EU Climate Adaptation Strategy 2050	The Strategy sets out how the European Union can adapt to the unavoidable impacts of climate change and become climate resilient by 2050.	The Strategy has four principle objectives: to make adaptation smarter, swifter and more systemic, and to step up international action on adaptation to climate change.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Derelict Sites Act 1990 (as amended, latest Act No. 12 of 2024 and S.I. No. 242 of 2024)	The Act provides a definition of a "derelict site" and imposes a general duty upon the owner or occupier of any land to take all reasonable steps to ensure that the land does not become or continue to be "a derelict site".	The Act provides that all local authorities shall compile and maintain a register of all derelict sites within their area. Local authorities are obliged to levy and collect a charge to be known as a "derelict sites levy" from the owner of all derelict sites within their area. The Act provides that this levy, and interest on it, shall be a charge on the land to which it relates.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p>Ireland 2040 - Our Plan, the National Planning Framework, and the National Development Plan (2021 - 2030)</p>	<ul style="list-style-type: none"> • The National Planning Framework is the Government's high-level strategic plan for shaping the future growth and development of to the year 2040. It is a framework to guide public and private investment, to create and promote opportunities for people, and to protect and enhance the environment - from villages to cities, and everything around and in between. • The National Development Plan sets out the investment priorities that will underpin the successful implementation of the new National Planning Framework. This will guide national, regional and local planning and investment decisions in Ireland over the next two decades, to cater for an expected population increase of over 1 million people. 	<p>The National Planning Framework published alongside the National Development Plan yields ten National Strategic Outcomes as follows:</p> <ol style="list-style-type: none"> 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 and other Environmental Resources 10. Access to Quality Childcare, Education and Health Services 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>National Adaptation Framework: Planning for a Climate Resilient Ireland 2024</p>	<p>This framework specifies the national strategy for the application of adaptation measures in different sectors and by local authorities to reduce the vulnerability of Ireland to the negative effects of climate change and to avail of any positive effects that may occur. It sets out an extended suite of guiding principles that underscore the need for smarter, faster and transformative adaptation actions, which demand a pathway planning approach to account for a range of future warming and impact scenarios. It acts as a roadmap for governments, organisations, and communities to plan and implement adaptation strategies. The Framework helps coordinate efforts, allocate resources, and prioritise actions that reduce vulnerability and enhance resilience. A robust framework not only enables more effective responses to immediate climate related challenges but also fosters long-term sustainability by ensuring that adaptation measures are integrated into policymaking, infrastructure development, and local planning.</p>	<p>Key actions under the framework:</p> <ul style="list-style-type: none"> • Putting in place revised governance and reporting arrangements • Formalising the status of existing guidelines • Formalising long term operational support for key sectors • Facilitating the establishment of regional local authority climate action offices • Increasing awareness around climate adaptation and resilience • Integrating climate adaptation into key national plans and policies 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Planning, Land Use and Transport Outlook 2040 (PLUTO)</p>	<p>PLUTO's objective is to develop a transport investment framework which delivers a land transport network that meets the travel needs of the population in the coming decades and which supports the National Strategic Outcomes of Project Ireland 2040.</p>	<p>The PLUTO will take account of forecasted future economic and demographic scenarios, affordability considerations and relevant Government policies and will:</p> <ul style="list-style-type: none"> • Quantify in broad terms the appropriate scale of financial investment in land transport over the long term; • Consider how fiscal, environmental and technological developments might impact on this investment; and, • Identify strategic priorities for future investment to ensure land transport infrastructure provision facilitates the objectives of Project Ireland 2040. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Planning and Development Act 2000 (as amended)	The core principal objectives of this Act are to amend the Planning Acts of 2000 – 2022 with specific regard given to supporting economic renewal and sustainable development.	<ul style="list-style-type: none"> • Development, with certain exceptions, is subject to development control under the Planning Acts and the local authorities grant or refuse planning permission for development, including ones within protected areas. • There are, however, a range of exemptions from the planning system. Use of land for agriculture, peat extraction and afforestation, subject to certain thresholds, is generally exempt from the requirement to obtain planning permission. • Additionally, Environmental Impact Assessment (EIA) is required for a range of classes and large scale projects. • Under planning legislation, Development Plans must include mandatory objectives for the conservation of the natural heritage and for the conservation of European sites and any other sites which may be prescribed. There are also discretionary powers to set objectives for the conservation of a variety of other elements of the natural heritage. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004), as amended by S.I. 200 of 2011	The purpose of these Regulations is to transpose into Irish law Directive 2001/42/EC of 27 June 2001 (O.J. No. L 197, 21 July 2001) on the assessment of the effects of certain plans and programmes on the environment — commonly known as the Strategic Environmental Assessment (SEA) Directive.	<ul style="list-style-type: none"> • The Regulations cover plans and programmes in all of the sectors listed in article 3(2) of the Directive except land-use planning. • These Regulations also amend certain provisions of the Planning and Development Act 2000 to provide the statutory basis for the transposition of the Directive in respect of land-use planning. • Transposition in respect of the land-use planning sector is contained in the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004). 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. 477 of 2011, as amended)	These Regulations provide a new for the implementation in Ireland of Council Directive 92/43/EEC on habitats and protection of wild fauna and flora (as amended) and for the implementation of Directive 2009/147/EC of the European Parliament and of the Council on the protection of wild birds.	<ul style="list-style-type: none"> • They provide, among other things, for: the appointment and functions of authorized officers; identification, classification and other procedures relative to the designation of Community sites. • The Regulations have been prepared to address several judgments of the CJEU against Ireland, notably cases C- 418/04 and C-183/05, in respect of failure to transpose elements of the Birds Directive and the Habitats Directive into Irish law. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Waste Management Act 1996, as amended	To make provision in relation to the prevention, management and control of waste; to give effect to provisions of certain acts adopted by institutions of the European communities in respect of those matters; to amend the Environmental Protection Agency Act, 1992, and to repeal certain enactments and to provide for related matters.	The Waste Management Act contains a number of key legal obligations, including requirements for waste management planning, waste collection and movement, the authorisation of waste facilities, measures to reduce the production of waste and/or promote its recovery.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p>S.I. No. 296/2009 - European Communities Environmental Objectives (Freshwater Pearl Mussel) Regulations 2009, as amended (latest S.I 355/2018)</p>	<p>The purpose of these Regulations is to support the achievement of favourable conservation status for freshwater pearl mussels</p>	<p>Actions:</p> <ul style="list-style-type: none"> • Set environmental quality objectives for the habitats of the freshwater pearl mussel populations named in the First Schedule to these Regulations that are within the boundaries of a site notified in a candidate list of European sites, or designated as a Special Area of Conservation, under the European Communities (Natural Habitats) Regulations, 1997 (S.I. No. 94/1997). • Require the production of sub-basin management plans with programmes of measures to achieve these objectives. • Set out the duties of public authorities in respect of the sub-basin management plans and programmes of measure 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>S.I. No. 9/2010 - European Communities Environmental Objectives (Groundwater) Regulations 2010, as amended (latest S.I. No. 287/2022)</p>	<p>These Regulations are made to give effect to the measures needed to achieve the environmental objectives established for groundwater by Article 4(1)(b) of the Water Framework Directive (Directive 2000/60/EC) and to give effect to the requirements of the Groundwater Directive (Directive 2006/118/EC) on the protection of groundwater against pollution and deterioration.</p>	<p>The Regulations establish clear environmental objectives to be achieved in groundwater bodies within specified timeframes and introduce the legal basis for a more flexible, proportionate and risk-based approach to implementing the legal obligation to prevent or limit inputs of pollutants into groundwater, which already exists under Directive 80/68/EEC. Measures include:</p> <ul style="list-style-type: none"> • measures to prevent or limit the input of pollutants into groundwater and to prevent the deterioration of the status of all bodies of groundwater • measures to protect, enhance and restore all bodies of groundwater and to ensure a balance between abstraction and recharge of groundwater, with the aim of achieving good groundwater within a particular timeframe • measures requiring the reversal of any significant and sustained upward trend in the concentration of any pollutant resulting from the impact of human activity in order to progressively reduce pollution of groundwater • measures for determining groundwater quantitative and chemical status • measures establishing procedures for the identification of significant and sustained upward trends and the definition of the starting point for trend reversal • the laying down of rules for the presentation and reporting of groundwater monitoring results, trend assessments and the classification of quantitative status and chemical status of groundwater bodies 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

National Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p>S.I. No. 113/2022 - European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022, as amended</p>	<p>The purpose of the Regulations is to provide a basic set of measures to ensure the protection of waters, including drinking water sources, against pollution caused by nitrogen and phosphorus from agricultural sources, with the primary emphasis on the management of livestock manures and other fertilisers. The set of measures also provide some basic safeguards against possible harmful impacts on water quality arising from agricultural expansion. This basic set of measures has been strengthened over the last two reviews and this new programme provides a further strengthened set of measures to help reduce nitrogen and phosphorus losses from agriculture and contribute to improvements in water quality.</p>	<p>The Regulations include measures such as:</p> <ul style="list-style-type: none"> • Periods when land application of fertilisers is prohibited • Limits on the land application of fertilisers • Storage requirements for livestock manure; and • Monitoring of the effectiveness of the measures in terms of agricultural practice and impact on water quality. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p>National legislation transposing the Industrial Emissions Directive:</p> <ul style="list-style-type: none"> • Environmental Protection Agency Act 1992, amended by the Protection of the Environment Act 2003; and • Environmental Protection Agency (Integrated Pollution Control) (Licensing) Regulations 2013. • European Union (Environmental Impact Assessment) (Environmental Protection Agency Act 1992)(Amendment) Regulations 2020 • Environmental Protection Agency (Industrial Emissions)(Licensing) (Amendment) Regulations 2020. • European Union (Industrial Emissions) Regulations 2013 • Environmental Protection Agency (Industrial Emissions)(Licensing)Regulations 2013. • Environmental Protection Agency (Licensing Fees) Regulations 2013 	<p>The purpose of this Directive is lay down rules to prevent or, where that is not practicable, to reduce industrial emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of environmental protection. This legislation transposes the provisions of the Directive.</p>	<p>The legislation covers industrial activities in the following sectors:</p> <ul style="list-style-type: none"> • energy; • metal production and processing; • minerals; • chemicals; • waste management; • and other sectors such as pulp and paper production, slaughterhouses and the intensive rearing of poultry and pigs. <p>All installations covered by the directive must prevent and reduce pollution by applying the best available techniques (BATs)* and address efficient energy use, waste prevention and management and measures to prevent accidents and limit their consequences.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>S.I. 79 of 2008 - Bathing Water Quality Regulations 2008, as amended (latest S.I. No. 163/2016)</p>	<ul style="list-style-type: none"> • These Regulations provide for transposition of the EU Bathing Water Directive 2006 (Directive 2006/7/EC of 15 February 2006) which aims: • To improve health protection for bathers • To establish a more pro-active approach to management of bathing waters, and • To promote increased public involvement and dissemination of information to the public. 	<ul style="list-style-type: none"> • The Regulations establish a new classification system for bathing water quality based on four classifications “poor”, “sufficient”, “good” and “excellent” and generally require that a classification of at least “sufficient” be achieved by 2015 for all bathing waters. • Local authorities must take appropriate measures with a view to improving waters which are classified as “poor” and increasing the number of bathing waters classified as “good” or “excellent”. • A permanent advice against bathing must be issued in a case where a bathing water is classified as “poor” for five consecutive years. • Local authorities are required annually to identify bathing waters, establish a monitoring calendar, carry out the specified monitoring, report the results to the EPA, carry out appropriate management measures where necessary and provide information to the public. • There must be public participation in the identification of waters and the general implementation of the Regulations. • The EPA is required by the Regulations to classify bathing waters, generally on the basis of the monitoring results for the four preceding bathing seasons, and to publish an annual report in relation to bathing water quality. • Monitoring by local authorities is to commence not later than 2011 with a view to ensuring that a classification is assigned to bathing waters not later than 2015. <p>Private controllers of access lands may be required to contribute towards the costs incurred by a local authority or the EPA.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Climate Action and Low Carbon Development Act 2015</p> <p>Climate Action and Low Carbon Development (Amendment) Act 2021</p>	<p>An Act to provide for the approval of plans by the Government in relation to climate change for the purpose of pursuing the transition to a low carbon, climate resilient and environmentally sustainable economy.</p>	<p>When considering a plan or framework, for approval, the Government shall endeavour to achieve the national transition objective within the period to which the objective relates and shall, in endeavouring to achieve that objective, ensure that such objective is achieved by the implementation of measures that are cost effective and shall, for that purpose, have regard to:</p> <ul style="list-style-type: none"> • The ultimate objective specified in Article 2 of the United Nations Framework Convention on Climate Change done at New York on 9 May 1992 and any mitigation commitment entered into by the European Union in response or otherwise in relation to that objective, • The policy of the Government on climate change, • Climate justice, • Any existing obligation of the State under the law of the European Union or any international agreement referred to in section 2; and • The most recent national greenhouse gas emissions inventory and projection of future greenhouse gas emissions, prepared by the Agency. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Climate Action Plan 2024</p>	<p>The Climate Action Plan 2024 (CAP24) is the third annual update to Ireland’s Climate Action Plan. The purpose of the Climate Action Plan is to lay out a roadmap of actions which will ultimately lead us to meeting our national climate objective of pursuing and achieving, by no later than the end of the year 2050, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy. It aligns with the legally binding economy-wide carbon budgets and sectoral emissions ceilings that were agreed by Government in July 2022.</p>	<p>Climate Action Plan 2024 builds upon CAP23 by refining and updating the measures and actions required to deliver the carbon budgets and sectoral emissions ceilings. The Plan provides a roadmap for taking decisive action to halve Ireland’s emissions by 2030 and reach net zero by no later than 2050, as committed to in the Climate Action and Low Carbon Development (Amendment) Act 2021.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Ireland's Second National Implementation Plan for the Sustainable Development Goals (2022 - 2024)	<ul style="list-style-type: none"> National Implementation Plan 2022 - 2024 is in direct response to the 2030 Agenda for Sustainable Development and provides a whole-of-government approach to implement the 17 Sustainable Development Goals (SDGs). The first version of the Plan (2018 – 2020) provided a 'SDG Matrix' which identifies the responsible Government Departments for each of the 169 targets. It also included a 'SDG Policy Map' indicating the relevant national policies for each of the targets. 	<p>The Plan identifies five strategic objectives to guide implementation:</p> <ul style="list-style-type: none"> To embed the SDG framework into the work of Government Departments to achieve greater Policy Coherence for Sustainable Development; To integrate the SDGs into Local Authority work to better support the localisation of the SDGs; Greater partnerships for the Goals; To further incorporate the principle of Leave No One Behind into Ireland's Agenda 2030 implementation and reporting mechanisms; and Strong reporting mechanisms 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Clean Air Strategy for Ireland (2023)	<p>The Clean Air Strategy provides the strategic policy framework necessary to identify and promote integrated measures across government policy that are required to reduce air pollution and promote cleaner air while delivering on wider national objectives.</p>	<ul style="list-style-type: none"> Through this document Ireland can develop the necessary policies and measures to comply with new and emerging EU legislation. The Strategy should also help tackle climate change. The Strategy considers a wider range of national policies that are relevant to clean air policy such as transport, energy, home heating and agriculture. In any discussion relating to clean air policy, the issue of people's health is paramount, this is a strong theme of the Strategy. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>GRID25 Implementation Programme and associated Grid Implementation Plan 2023-2028 for the Electricity Transmission System in Ireland</p>	<p>Grid25 is a high-level strategy outlining how EirGrid intends to undertake the development of the electricity transmission grid in the short-, medium- and longer-terms, to support a long-term sustainable and reliable electricity supply.</p> <p>This Grid25 Implementation Programme (IP) is a practical strategic overview of how the early stages of Grid25 are intended to be implemented. The IP identifies the best current understanding of those parts of the transmission system that are envisaged as likely to be developed over the next five years. The IP identifies the issues, objectives and associated processes that will need to be adopted when making decisions about how and where developments will occur.</p> <p>This Grid Implementation Plan 2023-2028 supersedes the Grid Implementation Plan 2017-2022. It is focused on the Transmission Development Plan (TDP) 2023-2032.</p>	<p>Grid25, EirGrid’s roadmap to upgrade the electricity transmission grid by 2025, continues to be implemented so as to increase the capacity of the grid, to satisfy future demand, and to help Ireland meet its target of 40 per cent of electricity from renewable energy by 2020.</p> <ul style="list-style-type: none"> • The EirGrid Shaping Our Electricity Future Version 1.1 (SOEF - published in June 2023) is a core context for grid development as part of this Plan. The SOEF addresses matters such as why EirGrid develops the electricity transmission network, Government policy context that underpins this, and the importance of an efficient and economical grid network. • The Transmission Development Plan (TDP) 2023 also forms a core context for this Plan. The TDP lists the committed projects and projects under development for the enhancement of the Irish transmission network over the coming ten years. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>The CAP Strategic Plan 2023 - 2027</p>	<p>Ireland's CAP Strategic Plan provides a framework for the application of the Common Agricultural Policy in Ireland. It aims to promote the agricultural sector and the provision of safe and sustainable food in the county.</p> <p>Ireland as an EU member state is responsible for the running of our own CAP Strategic Plan, in close co-operation with the European Commission, and the EU Court of Auditors as the guardian of EU finances.</p> <p>he CAP is divided into two pillars. Pillar 1 covers direct support and market supports, and rural development is in Pillar 2.</p>	<p>The Irish CAP Strategic Plan aims to:</p> <ol style="list-style-type: none"> 1. Protect farm family incomes 2. Recognise the hard work of our farm families as food producers regardless of where they are in the country 3. Play a meaningful role in supporting our climate ambitions. <p>It provides for the following:</p> <ul style="list-style-type: none"> • Pillar 1 agri-environment schemes, including direct support consisting of payments granted directly to farmers and provides baseline income support and operates as a safety net in cases of market disturbances, and market measures to manage and control the agricultural economy. • Pillar 2 direct payments supporting rural development. <p>Ireland's CAP Strategic Plan has a strong emphasis on achievement of a higher level of climate and environment ambition that will be achieved through the CAP's new green architecture.</p> <p>It contains measures that will help to achieve significant improvements in the areas of biodiversity and water quality, as well as contributing to national and EU climate and environmental targets, including through increased sequestration and carbon removal.</p> <p>There are three key areas in the new green architecture:</p> <ol style="list-style-type: none"> 1. Conditionality 2. Pillar 1 Eco-schemes 3. Pillar 2 climate and environment-related interventions 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>All Island Grid Study 2008</p>	<ul style="list-style-type: none"> • The All Island Grid Study is the first comprehensive assessment of the ability of the electrical power system and, as part of that, the transmission network (“the grid”) on the island of Ireland to absorb large amounts of electricity produced from renewable energy sources. • The objective of this five-part study is to assess the technical feasibility and the relative costs and benefits associated with various scenarios for increased shares of electricity sourced from renewable energy in the all island power system. 	<p>Key conclusions of the study:</p> <ul style="list-style-type: none"> • The presented results indicate that the differences in cost between the highest cost and the lowest cost portfolios are low (7%), given the assumptions made and costs included in the Study. • All but the high coal-based portfolio lead to significant reductions of CO2 emissions compared to portfolio 1 • All but the high coal-based portfolio lead to reductions on the dependency of the all island system on fuel and electricity imports. • The limitations of the study may overstate the technical feasibility of the portfolios analysed and could impact the costs and benefits resulting. Further work is required to understand the extent of such impact. • Timely development of the transmission networks, requiring means to address the planning challenge, is a precondition for implementation of the portfolios considered. • Market mechanisms must facilitate the installation of complementary, i.e. flexible, dispatchable plant, so as to maintain adequate levels of system security. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Strategy for the Future Development of National and Regional Greenways (2018)	<ul style="list-style-type: none"> The objective of this Strategy is to assist in the strategic development of nationally and regionally significant Greenways in appropriate locations constructed to an appropriate standard in order to deliver a quality experience for all Greenways users. It also aims to increase the number and geographical spread of Greenways of scale and quality around the country over the next 10 years with a consequent significant increase in the number of people using Greenways as a visitor experience and as a recreational amenity. 	<ul style="list-style-type: none"> A Strategic Greenway network of national and regional routes, with a number of high capacity flagship routes that can be extended and/or link with local Greenways and other cycling and walking infrastructure; Greenways of scale and appropriate standard that have significant potential to deliver an increase in activity tourism to Ireland and are regularly used by overseas visitors, domestic visitors and locals thereby contributing to a healthier society through increased physical activity; Greenways that provide a substantially segregated offroad experience linking places of interest, recreation and leisure in areas with beautiful scenery of different types with plenty to see and do; Greenways that provide opportunities for the development of local businesses and economies, and Greenways that are developed with all relevant stakeholders in line with an agreed code of practice. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this.</p> <p>The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
National Water Resources Plan (2021)	<ul style="list-style-type: none"> The NWRP is a plan on how to provide a safe, secure and reliable water supply to customers for the next 25 years, without causing adverse impact on the environment. The objective of the NWRP is to set out how we intend to maintain the supply and demand for drinking water over the short, medium and long term whilst minimising the impact on the environment. 	<p>The key objectives of the plan are to:</p> <ul style="list-style-type: none"> Identify areas where there are current and future potential water supply shortfalls, taking into account normal and extreme weather conditions Assess the current and future water demand from homes, businesses, farms, and industry Consider the impacts of climate change on Ireland's water resources Develop a drought plan advising measures to be taken before and during drought events Develop a plan detailing how we deal with the material that is produced as a result of treating drinking water Identify, develop and assess options to help meet potential shortfalls in water supplies Assess the water resources available at a national level including lakes, rivers and groundwater 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this.</p> <p>The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Construction 2020, A Strategy for a Renewed Construction Sector</p>	<ul style="list-style-type: none"> • Construction 2020 sets out a package of measures agreed by the Government and is aimed at stimulating activity in the building industry. • The Strategy aims both to increase the capacity of the sector to create and maintain jobs, and to deliver a sustainable sector, operating at an appropriate level. It seeks to learn the lessons of the past and to ensure that the right structures and mechanisms are in place so that they are not repeated. 	<p>This Strategy therefore addresses issues including:</p> <ul style="list-style-type: none"> • A strategic approach to the provision of housing, based on real and measured needs, with mechanisms in place to detect and act when things are going wrong; • Continuing improvement of the planning process, striking the right balance between current and future requirements; • The availability of financing for viable and worthwhile projects; • Access to mortgage finance on reasonable and sustainable terms; • Ensuring we have the tools we need to monitor and regulate the sector in a way that underpins public confidence and worker safety; • Ensuring a fit for purpose sector supported by a highly skilled workforce achieving high quality and standards; and • Ensuring opportunities are provided to unemployed former construction workers to contribute to the recovery of the sector. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Landscape Strategy for Ireland 2015-2025 and National Landscape Character</p>	<ul style="list-style-type: none"> • The National Landscape Strategy will be used to ensure compliance with the European Landscape Convention and to establish principles for protecting and enhancing the landscape while positively managing its change. It will provide a high level policy framework to achieve balance between the protection, management and planning of the landscape by way of supporting actions. • Landscape Strategy Vision: “Our landscape reflects and embodies our cultural values and our shared natural heritage and contributes to the well-being of our society, environment and economy. We have an obligation to ourselves and to future generations to promote its sustainable protection, management and planning.” 	<p>The objectives of the National Landscape Strategy are to:</p> <ul style="list-style-type: none"> • Implement the European Landscape Convention by integrating landscape into the approach to sustainable development; • Establish and embed a public process of gathering, sharing and interpreting scientific, technical and cultural information in order to carry out evidence-based identification and description of the character, resources and processes of the landscape; • Provide a policy framework, which will put in place measures at national, sectoral - including agriculture, tourism, energy, transport and marine - and local level, together with civil society, to protect, manage and properly plan through high quality design for the sustainable stewardship of the landscape; • Ensure that we take advantage of opportunities to implement policies relating to landscape use that are complementary and mutually reinforcing and that conflicting policy objectives are avoided in as far as possible. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>National Hazardous Waste Management Plan (EPA) 2021 - 2027</p>	<p>This Plan sets out the priorities to be pursued over the next six years and beyond to improve the management of hazardous waste, taking into account the progress made since the previous plan and the waste policy and legislative changes that have occurred since the previous plan was published.</p> <p>Section 26 of the Waste Management Act 1996, as amended, sets out the overarching objectives for the National Hazardous Waste Management Plan. In this context, the following objectives are included as priorities for the revised Plan period:</p> <ul style="list-style-type: none"> • To prevent and reduce the generation of hazardous waste by industry and society generally; • To maximise the collection of hazardous waste with a • view to reducing the environmental and health impacts of any unregulated waste; • To strive for increased self-sufficiency in the management of hazardous waste and to minimise hazardous waste export; • To minimise the environmental, health, social and economic impacts of hazardous waste generation and management. 	<p>The revised Plan makes 20 recommendations under the following topics:</p> <ul style="list-style-type: none"> • Policy and Regulation • Prevention • Collection and Treatment • Implementation 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>National Waste Management Plan for a Circular Economy 2024-2030</p>	<p>The National Waste Management Plan for a Circular Economy 2024-2030 has been published and replaces the Regional Waste Management Plans.</p> <p>The Plan sets out a framework for the prevention and management of waste in Ireland for the period 2024 to 2030.</p>	<p>The ambition of this Plan is 0% total waste growth per person over the life of the Plan with an emphasis on non-household wastes including waste from commercial activities and the construction and demolition sector. This ambition is underpinned with a comprehensive series of targets, policies, actions and a suite of key deliverables.</p> <p>The Plan is presented in 5 Volumes.</p> <ul style="list-style-type: none"> • VOLUME I Sets out the current situation including policy, the existing waste landscape and financial, human and market resources deployed. It also identifies the key waste management challenges facing the State. • VOLUME II Sets out the responses to the waste management challenges identified including the Plan ambition, targets, policies and priority actions. Targeted policies and priority actions are identified for a range of focus areas chosen to align with the challenges. • VOLUME III Sets out the delivery roadmap for the responses contained in Volume II and contains key deliverables required to enable the ambition, targets, policies, and actions identified. • VOLUME IV Provides the supporting information for the Plan in a series of technical appendices. • VOLUME V Contains the Strategic Environmental Assessment Statement and Natura Impact Statement. <p>Key challenges identified in the Plan include resources, organisational capability, policy requirements, specific material stream targets, the provision of infrastructure and waste generation.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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S.I. No. 254/2001 - Urban Waste Water Treatment Regulations, 2001, as amended (latest S.I. No. 48/2010)	These regulations concern the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors.	The objective of these regulations is to protect the environment from the adverse effects of the abovementioned waste water discharges.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Ports Policy 2013	The core objective of National Ports Policy is to facilitate a competitive and effective market for maritime transport services.	National Ports Policy introduces clear categorisation of the ports sector into Ports of National Significance (Tier 1), Ports of National Significance (Tier 2) and Ports of Regional Significance.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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National Aviation Policy 2015	<p>Specifically, the principal goals of this National Aviation Policy are:</p> <ul style="list-style-type: none"> • To enhance Ireland’s connectivity by ensuring safe, secure and competitive access responsive to the needs of business, tourism and consumers; • To foster the growth of aviation enterprise in Ireland to support job creation and position Ireland as a recognised global leader in aviation; and • To maximise the contribution of the aviation sector to • Ireland’s economic growth and development. 	<p>The National Aviation Policy commits to:</p> <ul style="list-style-type: none"> • Maintaining safety as the number one priority in Irish aviation and ensuring that safety regulation is robust, effective and efficient; • Creating conditions to encourage the development of new routes and services, particularly to new and emerging markets; • Ensuring a high level of competition among airlines operating in the Irish market; • Optimising the operation of the Irish airport network to ensure maximum connectivity to the rest of the world; • Ensuring that the regulatory framework for aviation reflects best international practice and that economic regulation facilitates continued investment in aviation infrastructure at Irish airports to support traffic growth; • Supporting the aircraft leasing and aviation finance sectors to maintain Ireland’s leading global position in these spheres; and • Maintaining a safe and innovative general aviation sector to support Ireland’s broader aviation industry 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Ministerial Guidelines such as Sustainable Rural Housing Guidelines and Flood Risk Management Guidelines	<p>The Department produces a range of guidelines designed to help planning authorities, An Bord Pleanála, developers and the general public and cover a wide range of issues amongst others, architectural heritage, childcare facilities, landscape, quarries and residential density.</p>	<p>The Minister issues statutory guidelines under Section 28 of the Act which planning authorities and An Bord Pleanála are obliged to have regard to in the performance of their planning functions.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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HSE Healthy Ireland Framework for Improved Health and Wellbeing 2013-2025	<p>The vision is: <i>“A Healthy Ireland, where everyone can enjoy physical and mental health and wellbeing to their full potential, where wellbeing is valued and supported at every level of society and is everyone’s responsibility.”</i></p>	<p>These four goals are interlinked, interdependent and mutually supportive:</p> <ul style="list-style-type: none"> • Goal 1: Increase the proportion of people who are healthy at all stages of life • Goal 2: Reduce health inequalities • Goal 3: Protect the public from threats to health and wellbeing • Goal 4: Create an environment where every individual and sector of society can play their part in achieving a healthy Ireland 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Tourism Policy Statement: People, Place and Policy – Growing Tourism to 2025	<p>The main goal of this policy statement is to have a vibrant, attractive tourism sector that makes a significant contribution to employment across the country; is economically, socially and environmentally sustainable; helps promote a positive image of Ireland overseas, and is a sector in which people want to work.</p>	<p>The Tourism Policy Statement sets three headline targets to be achieved by 2025:</p> <ul style="list-style-type: none"> • Overseas tourism revenue of €5 billion per year net of inflation excluding carrier receipts; • 250,000 people employed in tourism; and • 10 million overseas visitors to Ireland per year. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Our Sustainable Future: A framework for Sustainable Development for Ireland 2012</p>	<p>A medium to long term framework for advancing sustainable development and the green economy in Ireland. It identifies spatial planning as a key challenge for sustainable development and sets a series of measures to address these challenges.</p>	<p>Sets out the challenges facing us and how we might address them in making sure that quality of life and general wellbeing can be improved and sustained in the decades to come.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Investment Framework for Transport in Ireland (NIFTI) 2021</p>	<ul style="list-style-type: none"> • NIFTI is the Department of Transport's framework for prioritising future investment in the land transport network to support the delivery of the National Strategic Outcomes. • The NIFTI will guide transport investment in the years ahead to enable the National Planning Framework, support the Climate Action Plan, and promote social, environmental and economic outcomes throughout Ireland. 	<p>The four investment priorities stated in NIFTI are:</p> <ul style="list-style-type: none"> • Mobility of people and goods in urban areas. • Protection and renewal. • Enhanced regional and rural connectivity. • Decarbonisation. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>National Adaptation Framework (NAF) 2018 and associated regional, local and sectoral adaptation plans (including transport)</p>	<p>NAF specifies the national strategy for the application of adaptation measures in different sectors and by local authorities in their administrative areas in order to reduce the vulnerability of the State to the negative effects of climate change and to avail of any positive effects that may occur</p>	<ul style="list-style-type: none"> • Adaptation under this Framework should seek to minimise costs and maximise the opportunities arising from climate change. • Adaptation actions range from building adaptive capacity (e.g. increasing awareness, sharing information and targeted training) through to policy and finance based actions. • Adaptation actions must be risk based, informed by existing vulnerabilities of our society and systems and an understanding of projected climate change. • Adaptation actions taken to increase climate resilience must also consider impacts on other sectors and levels of governance 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Governments White Paper 'Ireland's Transition to a Low Carbon Energy Future' (2015 – 2030)</p>	<p>The White Paper sets out a vision and a framework to guide Irish energy policy between now and 2030. A complete energy policy update informed by the vision to transform Ireland into a low carbon society and economy by 2050.</p>	<p>2030 will represent a significant milestone, meaning:</p> <ul style="list-style-type: none"> • Reduced GHG emissions from the energy sector by between 80% and 95% • Ensuring that secure supplies of competitive and affordable energy remain available to citizens and businesses. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Wildlife Act of 1976</p> <p>Wildlife (Amendment) Act, 2000</p> <p>Wildlife (Amendment) Act, 2023</p>	<p>The act provides protection and conservation of wild flora and fauna.</p>	<ul style="list-style-type: none"> • Provides protection for certain species, their habitats and important ecosystems • Give statutory protection to NHAs • Enhances wildlife species and their habitats • Includes more species for protection 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Broadband Plan (2019)</p>	<p>The National Broadband Plan (NBP) is the government's initiative to deliver high speed broadband services to all premises in Ireland. This will be delivered through investment by commercial enterprises coupled with intervention by the State in those parts of the country where private companies have no plans to invest.</p>	<p>The Plan sets out:</p> <ul style="list-style-type: none"> • A clear statement of Government policy on the delivery of High Speed Broadband. • Specific targets for the delivery and rollout of high speed broadband and the speeds to be delivered. • The strategy and interventions that will underpin the successful implementation of these targets. • A series of specific complementary measures to promote implementation of Government policy in this area. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)</p>	<ul style="list-style-type: none"> • Sets out comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. • Ensures flood risk is a key consideration in preparing land use plans and in the assessment of planning applications. • Implementation of the Guidelines is through actions at national, regional, local authority and site-specific levels. • Planning authorities and An Bord Pleanála are required to have regard to the Guidelines in carrying out their functions under the Planning Acts. 	<ul style="list-style-type: none"> • Avoid inappropriate development in areas at risk of flooding. • Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off. • Ensure effective management of residual risks for development permitted in floodplains. • Avoid unnecessary restriction of national, regional or local economic and social growth. • Improve the understanding of flood risk among relevant stakeholders. • Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management. <p>The 2009 Flood Risk Management Guidelines were amended by Circular PL 2/2014 (Department of the Environment, Community and Local Government) that provides advice on the use of OPW flood mapping in assessing planning applications and clarifies some advice from the 2009 Guidelines.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>European Communities (Water Policy) Regulations of 2003 (SI 722 of 2003)</p> <p>European Communities (Water Policy) Regulations of 2003 (SI 350 of 2014)</p> <p>European Communities Environmental Objectives (Surface waters) Regulations of 2009 (SI 272 of 2009) (as amended)</p>	<ul style="list-style-type: none"> • Transpose the Water Framework Directive into legislation. • Outlines the general duty of public authorities in relation to water. • Identifies the competent authorities in charge of water policy (amended to Irish Water in 2013) and gives EPA and the CER the authority to regulate and supervise their actions. 	<ul style="list-style-type: none"> • Implements River basin districts and characterisation of RBDs and River Basin Management Plans. • Requires the public to be informed and consulted on the Plan and for progress reports to be published on RBDs. • Implements a Register of protected areas, Classification systems and Monitoring programmes for water bodies. • Allows the competent authority to recover the cost of damage/destruction of status of water body. • Outlines environmental objectives and programme of measures and environmental quality standards for priority substances. • Outlines criteria for assessment of groundwater. • Outlines environmental objectives to be achieved for surface water bodies. • Outlines surface water quality standards. • Establishes threshold values for the classification and protection of surface waters against pollution and deterioration in quality. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Water Pollution Acts 1977 to 1990</p>	<p>The Water Pollution Acts allow Local Authorities the authority regulate and supervise actions relating to water in their division.</p>	<p>The Water Pollution Acts enable local authorities to:</p> <ul style="list-style-type: none"> • Prosecute for water pollution offences. • Attach appropriate pollution control conditions in the licensing of effluent discharges from industry, etc., made to waters. • Issue notices ("section 12 notices") to farmers, etc., specifying measures to be taken within a prescribed period to prevent water pollution. • Issue notices requiring a person to cease the pollution of waters and requiring the mitigation or remedying of any effects of the pollution in the manner and within the period specified in such notices; • Seek court orders, including High Court injunctions, to prevent, terminate, mitigate or remedy pollution/its effects. • Prepare water quality management plans for any waters in or adjoining their functional areas. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Water Services Act 2007, and amendments in 2012, 2013, 2014, 2015, 2016, 2017 and 2022</p>	<ul style="list-style-type: none"> • Provides the water services infrastructure. • Outlines the responsibilities involved in delivering and managing water services. • Identifies the authority in charge of provision of water and wastewater supply. • Irish Water was given the responsibility of the provision of water and wastewater services in the amendment act during 2013, therefore these services are no longer the responsibility of the 34 Local Authorities in Ireland. 	<p>Key strategic objectives include:</p> <ul style="list-style-type: none"> • Ensuring Irish Water delivers infrastructural projects that meet key public health, environmental and economic objectives in the water services sector. • Ensuring the provision of adequate water and sewerage services. • Ensuring good quality drinking water is available to all consumers of public and group water supplies, in compliance with national and EU drinking water standards • Ensuring the provision of the remaining infrastructure needed to provide secondary wastewater treatment, for compliance with the requirements of the EU Urban Wastewater Treatment Directive. • Promoting water conservation through Irish Water’s Capital Investment Plan, the Rural Water Programme and other measures. • Monitoring the on-going implementation of septic tanks inspection regime and the National Inspection Plan for Domestic Waste Water Treatment Systems. • Ensuring a fair funding model to deliver water services. • Overseeing the establishment of an economic regulation function under the CER. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Uisce Éireann Water Services Strategic Plan 2015, Water Services Strategic Plan 2050, and associated Proposed Capital Investment Plan (2020 - 2024)</p>	<p>The Water Services Strategic Plan (WSSP) presents Uisce Éireann’s objectives for the next 25 years and the means by which we will achieve them. It aligns to requirements set out in the Water Services (No. 2) Act 2013. The first Water Services Strategic Plan was published in 2015 and are the draft Water Services Strategic Plan 2050 (WSSP 2050) is in the process of consultation which will replace the current plan.</p>	<ul style="list-style-type: none"> • The new Water Services Strategic Plan 2050 will be an important strategic document that will focus on the provision of safe drinking water and ensure that the environment is protected from the impacts of wastewater discharges. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Raised Bog SAC Management Plan and Review of Raised Bog Natural Heritage Areas 2017 - 2022	Aims to meet nature conservation obligations while having regard to national and local economic, social and cultural needs	<ul style="list-style-type: none"> • Ensure that the implications of management choices for water levels, quantity and quality are fully explored, understood and factored into policy making and land use planning. • Review the current raised bog NHA network in terms of its contribution to the national conservation objective for raised bog habitats and determine the most suitable sites to replace the losses of active raised bog habitat and high bog areas within the SAC network and to enhance the national network of NHAs. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Food Harvest 2020	Food Harvest 2020 is a roadmap for the Irish food industry, as it seeks to innovate and expand in response to increased global demand for quality foods. It sets out a vision for the potential growth in agricultural output after the removal of milk quotas.	Seeks for the improvement of all agricultural sectors at all levels in terms of sustainability, environmental consideration and marketing development.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Food Vision 2030	The Food Vision 2030 Strategy is a new ten year Strategy for the Irish agri-food sector (taken to include primary agriculture, food and drink processing and manufacturing, fisheries, aquaculture and fish processing, forestry and forestry processing and the equine sector).	The Strategy consists of 22 Goals, grouped into four high-level Missions for the sector to work toward: <ol style="list-style-type: none"> 1. A Climate Smart, Environmentally Sustainable Agri-Food Sector 2. Viable and Resilient Primary Producers with Enhanced Well-Being 3. Food Which is Safe, Nutritious And Appealing, Trusted And Valued at Home and Abroad 4. An Innovative, Competitive and Resilient Agri-Food Sector, Driven by Technology And Talent 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Food Wise 2025 (DAFM)	Food Wise 2025 sets out a ten year plan for the agri-food sector. It underlines the sector's unique and special position within the Irish economy, and it illustrates the potential which exists for this sector to grow even further.	Food Wise 2025 identifies ambitious and challenging growth projections for the industry over the next ten years including: <ul style="list-style-type: none"> • 85% increase in exports to €19 billion. • 70% increase in value added to €13 billion. • 60% increase in primary production to €10 billion. • The creation of 23,000 additional jobs all along the supply chain from producer level to high end value added product development. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Agrivision 2015 Action Plan	Outlines the vision for agricultural industry to improve competitiveness and response to market demand while respecting and enhancing the environment	Not applicable.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Rural Environmental Protection Scheme (REPS) Agri-Environmental Options Scheme (AEOS) Green, Low-Carbon, Agri-environment Scheme (GLAS)	<ul style="list-style-type: none"> • Agri-environmental funding schemes aimed at rural development for the environmental enhancement and protection. • GLAS is the new replacement for REPS and AEOS which are both expiring. 	<ul style="list-style-type: none"> • Establish best practice farming methods and production methods in order to protect landscapes and maximise conservation. • Protect biodiversity, endangered species of flora and fauna and wildlife habitats. • Ensure food is produced with the highest regard to the environment. • Implement nutrient management plans and grassland management plans. • Protect and maintain water bodies, wetlands and cultural heritage. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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National Rural Development Programme	The National Rural Development Programme, prepared by the Department of Agriculture, Fisheries and Food, sets out a national programme based on the EU framework for rural development and prioritises improving the competitiveness of agriculture, improving the environment and improving the quality of life in rural areas	<p>At a more detailed level, the programme also:</p> <ul style="list-style-type: none"> • Supports structural change at farm level including training young farmers and encouraging early retirement, support for restructuring, development and innovation; • Aims to improve the environment, biodiversity and the amenity value of the countryside by support for land management through funds such as Natura 2000 payments etc.; and • Aims to improve quality of life in rural areas and encouraging diversification of economic activity through the implementation of local development strategies such as non-agricultural activities 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Forestry Programme 2023 – 2027	The national Forestry Programme 2023-2027 came into force in 2023, as soon as State Aid approval by the European Commission has been received. The new Programme sets out increased support for a number of schemes.	<p>The Forestry Programme 2023-2027 contains a series of eight different interventions:</p> <ul style="list-style-type: none"> • Forest creation; • Agroforestry; • Infrastructure and technology investments; • Sustainable forest management; • Developing skills and empowering the forest sector for sustainable forest management; • Open forests - social, cultural and heritage forests; • Climate resilient reforestation; • Reconstruction. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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River Basin Management Plan Draft Third Cycle Draft River Basin Management Plan 2022-2027	<p>River Basin Management Plans set out the measures planned to maintain and improve the status of waters.</p> <p>The aim of the River Basin Management Plan is to ensure that our natural waters are sustainably managed, that freshwater resources are protected so that there is no further deterioration; and where required, Ireland's rivers, lakes and coastal water bodies are restored to good ecological status.</p>	<ul style="list-style-type: none"> • Aim to protect and enhance all water bodies in the RBD and meet the environmental objectives outlined in Article 4 of the Water Framework Directive. • Identify and manages water bodies in the RBD. • Establish a programme of measures for monitoring and improving water quality in the RBD. <p>Involve the public through consultations.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
National Peatlands Strategy (2015-2025)	<p>This Strategy aims to provide a long-term framework within which all of the peatlands within the State can be managed responsibly in order to optimise their social, environmental and economic contribution to the well-being of this and future generations.</p>	<p>Objectives of the Strategy:</p> <ul style="list-style-type: none"> • To give direction to Ireland's approach to peatland management. • To apply to all peatlands, including peat soils. • To ensure that the relevant State authorities and state owned companies that influence such decisions contribute to meeting cross-cutting objectives and obligations in their policies and actions. • To ensure that Ireland's peatlands are sustainably managed so that their benefits can be enjoyed responsibly. • To inform appropriate regulatory systems to facilitate good decision making in support of responsible use. • To inform the provision of appropriate incentives, financial supports and disincentives where required. • To provide a framework for determining and ensuring the most appropriate future use of cutover and cutaway bogs. <p>To ensure that specific actions necessary for the achievement of its objectives are clearly identified and delivered by those involved in or responsible for peatlands management or for decisions affecting their management.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Flood Risk Management Plans arising from National Catchment Flood Risk Assessment and Management Programme	<p>The national Catchment Flood Risk Assessment and Management (CFRAM) programme commenced in Ireland in 2011 and is being overseen by the Office of Public Works. The CFRAM Programme is intended to deliver on core components of the National Flood Policy, adopted in 2004, and on the requirements of the EU Floods Directive.</p>	<p>CFRAM Studies have been undertaken for all River Basin Districts. The studies are focusing on areas known to have experienced flooding in the past and areas that may be subject to flooding in the future either due to development pressures or climate change. Flood Risk and Hazard mapping, including Flood Extent Mapping, was finalised in 2017. The final outputs from the studies are the CFRAM Plans, finalised in 2018. The Plans define the current and future flood risk in the River Basin Districts and set out how this risk can be managed.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Draft National Bioenergy Plan 2014 - 2020	<p>The Draft Bioenergy Plan sets out a vision as follows:</p> <ul style="list-style-type: none"> • Bioenergy resources contributing to economic development and sustainable growth, generating jobs for citizens, supported by coherent policy, planning and regulation, and managed in an integrated manner. 	<p>Three high level goals of equal importance, based on the concept of sustainable development are identified:</p> <ul style="list-style-type: none"> • To harness the market opportunities presented by bioenergy in order to achieve economic development, growth and jobs. • To increase awareness of the value, opportunities and societal benefits of developing bioenergy. • To ensure that bioenergy developments do not adversely impact the environment and its living and non-living resources. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Draft Renewable Electricity Policy and Development Framework (DCCAE) 2016	<p>Goal: To optimise the opportunities in Ireland for renewable electricity development on land at significant scale, to serve both the All Island Single Electricity Market and any future regional market within the European Union, in accordance with European and Irish law, including Directive 2018/2001: On the promotion of the use of energy from renewable resources.</p>	<p>Objective: To develop a Policy and Development Framework for renewable electricity generation on land to serve both the All Island Single Electricity Market and any future regional market within the European Union, with particular focus on large scale projects for indigenous renewable electricity generation. This will, inter alia, provide guidance for planning authorities and An Bord Pleanála.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
National Policy Framework on Alternative Fuels Infrastructure for Transport in Ireland 2017 to 2030	<ul style="list-style-type: none"> • This National Policy Framework on Alternative Fuels Infrastructure for Transport represents the first step in communicating our longer term national vision for decarbonising transport by 2050, the cornerstone of which is our ambition that by 2030 all new cars and vans sold in Ireland will be zero-emissions capable. • By 2030 it is envisaged that the movement in Ireland to electrically-fuelled cars and commuter rail will be well underway, with natural gas and biofuels developing as major alternatives in the freight and bus sectors. • This Framework sets targets to achieve an appropriate level of alternative fuels infrastructure for transport, which is relative to national policy and Irish market needs. Non- infrastructure-based incentives to support the use of the infrastructure and the uptake of alternative fuels are also included within the scope of the Framework. 	<p>This policy set out to achieve five key goals in transport:</p> <ul style="list-style-type: none"> • Reduce overall travel demand • Maximise the efficiency of the transport network • Reduce reliance on fossil fuels • Reduce transport emissions • Improve accessibility to transport <p>These goals remain the cornerstone of transport policy and are fully aligned to the objectives of this National Policy Framework.</p> <p>Targets for alternative fuel infrastructure include the following:</p> <ul style="list-style-type: none"> • AFV forecasts • Electricity targets • Natural gas (CNG, LNG) targets • Hydrogen targets • Biofuels targets • LPG targets • Synthetic and paraffinic fuels targets 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>National Transport Authority's Integrated Implementation Plan 2019-2024</p>	<p>Section 13(1) of the Dublin Transport Authority Act 2008 (the DTA Act) requires the NTA to prepare an integrated implementation plan covering a six year period.</p>	<p>In accordance with the DTA Act, the Plan comprises the following:</p> <ul style="list-style-type: none"> • An infrastructure investment programme, identifying the key objectives and outputs to be pursued by the Authority over the period of the Plan; • The actions to be taken by the Authority to ensure the effective integration of public transport infrastructure over the period of the Plan; • An integrated service plan, identifying the key objectives and outputs to be pursued by the Authority in relation to the procurement of public passenger transport services over the period of the Plan; • The actions to be taken by the Authority in relation to small public service vehicles; • The actions to be taken by the Authority to ensure the effective integration of public passenger transport services over the period of the Plan; and • Such other matters as the Authority considers appropriate or as may be prescribed by the Minister for Transport, Tourism and Sport. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Sustainable Mobility Policy and the Sustainable Mobility Policy Action Plan 2022 - 2025</p>	<p>The National Sustainable Mobility Policy sets out a strategic framework to 2030 for active travel (walking and cycling) and public transport journeys to help Ireland meet its climate obligations. It is accompanied by an action plan to 2025 which contains actions to improve and expand sustainable mobility options across the country by providing safe, green, accessible and efficient alternatives to car journeys. It also includes demand management and behavioural change measures to manage daily travel demand more efficiently and to reduce the journeys taken by private car.</p>	<p>The policy aims to deliver at least 500,000 additional daily active travel and public transport journeys by 2030 and a 10% reduction in the number of kilometres driven by fossil fuelled cars. It will make it easier for people to choose walking, cycling and use public transport daily instead of having to use a petrol or diesel car.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Connecting Ireland Rural Mobility Plan (2022-2025)</p>	<p>The Connecting Ireland Rural Mobility Plan is a major public transport initiative developed by the National Transport Authority (NTA) with the aim of increasing connectivity, particularly for people living outside our major towns and cities. The plan aims to improve mobility in rural areas by providing frequent and affordable transport services that offer freedom to travel and sustainable transport connections.</p>	<p>The Plan focuses on:</p> <ul style="list-style-type: none"> • Adding new high-frequency services; • Enhancing existing services; and • Providing improved connectivity to the wider transport network 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage (2019)</p>	<ul style="list-style-type: none"> • Heritage in Ireland ranges from private homes, commercial and public buildings, national monuments, underwater and buried archaeology and the physical and cultural settings of all of these. • This plan considers not only those structures and sites that have been statutorily listed, but all man-made assets that have historical, aesthetic and cultural value, but does not consider natural heritage. <p>Aims to:</p> <ul style="list-style-type: none"> • Build adaptive capacity within the sector • Reduce the vulnerability of built and archaeological heritage to climate change • Identify and capitalise on the various potential opportunities for the sector. 	<p>The five adaptation goals for built and archaeological heritage in Ireland are:</p> <ol style="list-style-type: none"> 1. To improve understanding of each heritage resource and its vulnerability to climate change 2. To develop and mainstream sustainable policies and plans for climate-change adaptation of built and archaeological heritage 3. To conserve Ireland’s heritage for future generations 4. To communicate and transfer knowledge 5. To exploit the opportunities for built and archaeological heritage to demonstrate value and secure resources 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Heritage related legislation and guidelines:</p> <ul style="list-style-type: none"> • National Monuments Act 1930 as amended; • Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999; and • The Heritage Act 2018. • Architectural Heritage Protection Guidelines for Planning Authorities 	<p>Irish Heritage regulations that are relevant to the CDP. Broadly, this legislation is designed to conserve and enhance heritage.</p>	<p>Irish Heritage regulations that are relevant to the CDP. Broadly, this legislation is designed to conserve and enhance heritage.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>All-Island Strategic Rail Review</p>	<p>The Review aims to inform policy and future strategy for the railways in both jurisdictions on the island of Ireland.</p>	<p>The Review sets out six high-level goals which aim to use rail as effectively as possible to:</p> <ul style="list-style-type: none"> • contribute to decarbonisation; • improve All Island connectivity between major cities; • enhance regional accessibility; • stimulate economic activity; • encourage sustainable mobility; and achieve economic and financial feasibility. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Ireland's 4th National Biodiversity Action Plan 2023 - 2030	Ireland's 4th National Biodiversity Action Plan (NBAP) sets the national biodiversity agenda for the period 2023-2030 and aims to deliver the transformative changes required to the ways in which we value and protect nature.	It will continue to implement actions within the framework of five strategic objectives, while addressing new and emerging issues: <ul style="list-style-type: none"> • Objective 1 - Adopt a Whole of Government, Whole of Society Approach to Biodiversity. • Objective 2 - Meet Urgent Conservation and Restoration Needs. • Objective 3 - Secure Nature's Contribution to People. • Objective 4 - Enhance the Evidence Base for Action on Biodiversity. • Objective 5 - Strengthen Ireland's Contribution to International Biodiversity Initiatives. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Roads 2040	NR2040 sets out TII's long-term strategy for the maintenance, development, and management of Ireland's National Roads network. NR2040 is fully aligned with NIFTI and Project Ireland 2040 and focuses on strategic issues for National Roads identified by TII.	The following objectives have been defined. <ul style="list-style-type: none"> • Safe and efficient transport network for people and goods • Environmentally, socially, and economically sustainable • Tailored for different customers in different places • Managed and improved as a key public asset 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p>National Demand Management Strategy - Moving Together: A Strategic Approach to Improving the Efficiency of Ireland's Transport System</p>	<p>The Strategy encourages an urban first approach to rolling out measures, where other travel options exist, and aims to improve journey times for car drivers, public transport users, business and freight, leading to improvements in local air quality and reduced stress with associated health benefits for drivers and non-drivers alike.</p>	<p>The Strategy does not contain a prescriptive series of actions. Instead, it provides a firm policy direction and suite of options - such as road space reallocation, progressive taxation, freight efficiency, or behavioural incentives - that can be taken at national, regional and local levels to bring about the systems changes needed.</p> <p>It is also intended that the Strategy will provide guidance needed for local authorities and local council representatives to develop plans for their own areas that suit their own communities' needs best.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Energy Security Framework</p>	<p>The Framework outlines the structures which are in place within Government to monitor and manage our energy supplies. It sets out the plans which are in place to deal with energy security emergencies should they arise, and outlines out how these plans will be tested in light of the war in Ukraine.</p> <p>The Framework also sets out how Government can support households and businesses, with a particular focus on protecting those most at risk of fuel poverty, how it is already ensuring Ireland's energy security, how it will speed up the country's shift to increased energy efficiency and indigenous renewable energy systems. It also sets out how consumers and businesses can be supported to save energy and save money.</p>	<p>The Framework sets out the government's action in response to these issues across three key themes:</p> <ul style="list-style-type: none"> managing the impact on consumers and businesses, with a specific focus on financially vulnerable residential consumers in the short-term ensuring security of energy supply in the near term, with a focus on the period up to and including winter 2022/23 reducing our dependency on imported fossil fuels, in the context of the phasing out of Russian energy imports across the EU 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Energy Security in Ireland to 2030	Energy Security in Ireland to 2030 outlines a new strategy to ensure energy security in Ireland for this decade, while ensuring a sustainable transition to a carbon neutral energy system by 2050. This report is being published as part of an Energy Security Package, containing a range of supplementary analyses, consultations, and reviews, which have informed the recommendations and actions related to energy security.	<p>The Energy Security Package states that we must ensure energy security is prioritised, monitored, and reviewed regularly, and includes a range of measures to implement this approach in the short and medium term by prioritising:</p> <ul style="list-style-type: none"> • Reduced and Responsive Demand • A Renewables-Led System • More Resilient Systems • Robust Risk Governance <p>Under each of these four areas of actions, the report sets out a range of mitigation measures, including the need for additional capacity of indigenous renewable energy, but also energy imports, energy storage, fuel diversification, demand side response, and renewable gases. The governance structures supporting the energy system, including oversight and accountability reforms, were also examined.</p>	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Energy and Climate Plan 2021-2030	The NECP outlines Ireland's energy and climate policies in detail for the period from 2021 to 2030 and looks onwards to 2050. The NECP is a consolidated plan which brings together energy and climate planning into a single process for the first time.	The NECP facilitates the ongoing analysis at EU level. It will be revised to bring it in line with the 7% trajectory and to include policies and measures currently being developed to achieve the 7% trajectory.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Draft Revised Wind Energy Development Guidelines 2019	These Guidelines offer advice to planning authorities on planning for wind energy through the development plan process and in determining applications for planning permission.	The guidelines are intended to ensure a consistency of approach throughout the country in the identification of suitable locations for wind energy development and the treatment of planning applications for wind energy developments.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Mitigation Plan 2017	The National Mitigation Plan represents an initial step in transitioning Ireland to a low carbon, climate resilient and environmentally sustainable economy by 2050. This whole-of-government Plan draws on the perspectives and responsibilities of a range of government departments, and reflects the central roles of key ministers responsible for electricity generation, the built environment, transport and agriculture.	The Plan includes over 100 individual actions for ministers and public bodies to implement and began the process of developing medium to long term mitigation choices for the next and future decades. The Plan is structured across several key themes: <ul style="list-style-type: none"> • Climate Action Policy Framework • Decarbonising Electricity Generation • Decarbonising the Built Environment • Decarbonising Transport • An Approach to Carbon Neutrality for Agriculture, Forest and Land Use Sectors 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p>All-Ireland Pollinator Plans: All-Ireland Pollinator Plan 2021-2025 (latest)</p>	<p>The All-Ireland Pollinator Plan is a framework bringing together different sectors across the island of Ireland to create a landscape where pollinators can survive and thrive. Implementation is coordinated by the National Biodiversity Data Centre.</p>	<p>The All-Ireland Pollinator Plan for 2021-2025 is a five-year road map that aims to help bees, other pollinating insects and our wider biodiversity. The AIPP 2021-2025 has 186 actions spread across six objectives.</p> <p>Objective 1: Making farmland pollinator friendly Objective 2: Making public land pollinator friendly Objective 3: Making private land pollinator friendly Objective 4: All-Ireland Honeybee Strategy Objective 5: Conserving rare pollinators Objective 6: Strategic coordination of the Plan</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Our Rural Future: Rural Development Policy 2021-2025</p>	<p>The policy provides a framework for the development of rural Ireland over the next five years.</p>	<p>The policy focuses on the following thematic objectives:</p> <ul style="list-style-type: none"> • Optimising the opportunities for rural communities from high speed broadband. • Supporting improved quality employment and career opportunities in rural areas. • Assisting the regeneration, repopulation and development of rural towns and villages. • Enhancing the participation, leadership and resilience of rural communities. • Enhancing public services in rural areas • Supporting a Just Transition to a climate neutral economy. • Supporting the sustainability of Agriculture, the Marine and Forestry. • Supporting the sustainability of our island and coastal communities. • Nurturing our culture and heritage 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Housing for All (2021)	Housing for All (2021) is the Government's housing plan to 2030. The overall aim of the housing plan for Ireland is that everyone in the State should have access to a home to purchase or rent at an affordable price, built to a high standard and in the right place, offering a high quality of life. The plan's vision is to have a steady supply of housing in the correct locations with economic, social, and environmental sustainability built into the system.	Housing for All provides four pathways to achieving its overarching objectives: <ul style="list-style-type: none"> • Supporting Homeownership and Increasing Affordability. • Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion. • Increasing New Housing Supply. • Addressing Vacancy and Efficient Use of Existing Stock. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Strategic Plan for Sustainable Aquaculture Development 2030	Article 34 of Regulation (EU) No 1380/2013 of the European Parliament and of the Council on the Common Fisheries Policy ('the CFP'), on the promotion of sustainable aquaculture, calls for the establishment of multiannual national strategic aquaculture plans. The NSPSA 2030 is the second such plan under the current CFP.	This Plan proposes 58 actions to be implemented over the period up to 2030. The purpose is as follows: <ul style="list-style-type: none"> • To align and mainstream the recently updated but non-binding guidance for the sustainable development of EU aquaculture (2021 – 2030) with national aquaculture sector planning. • To help inform the investment priorities for aquaculture in Ireland's new Seafood Development Programme 2021-2027 (EMFAF). • To provide a framework so that strategic planning for the aquaculture sector in Ireland responds to the latest thinking in terms of the strengths, weaknesses, opportunities and threats for Irish aquaculture in order to promote the development of a sustainable and forward-looking sector. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Renewable Electricity Spatial Policy Framework (RESPF)	<p>Under Action EL/23/2 of CAP23, the Renewable Electricity Spatial Policy Framework (RESPF) is currently being prepared. In effect, this will be the national policy for onshore renewable electricity and will inform and reshape the development and distribution of onshore renewables in order to enable the delivery of Ireland’s renewable electricity targets, as set out in CAP23.</p> <p>The RESPF will promote a plan-led and evidence-based approach to the allocation of renewable electricity spatial and generation targets across the three Regional Assemblies, to facilitate the achievement of the national target of 80% RES-E by 2030.</p>	<p>The objective of this spatial policy framework is to effectively translate renewable electricity objectives, as those outlined in Climate Action Plan 2023, to the regional level and allocate regional spatial and renewable generation capacity targets.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Ag Climatise - A Roadmap towards Climate Neutrality	<p>This roadmap has been developed by the Department of Agriculture, Food and the Marine (DAFM) on foot of extensive engagement with industry, research, policy, farmer and environmental stakeholders. It is a roadmap designed to help all stakeholders to work together to tackle climate change and air pollution</p>	<p>The roadmap proposes 29 actions across two strands of activity:</p> <ul style="list-style-type: none"> • Actions that can be implemented now: to ensure farmers act immediately on the changes necessary to address climate change. This is made up of three parts, the mitigation measures in the next section, the removals from the landscape measures, and the sustainable energy measures that follow. • The development of cross cutting enabling actions into the future: This will focus on a number of actions, including further research and innovation. Where appropriate, it will require the establishment of consultative groups to assist with the development and delivery of the actions 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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National Air Pollution Control Programme (NAPCP)	<p>The National Air Pollution Control Programme (NAPCP) is a technical document which outlines the pathway Ireland will follow to achieve compliance with its commitments under the National Emission Ceilings Directive (NEC Directive).</p> <p>The National Emissions Ceilings Directive (NEC Directive) establishes emission ceilings for 2020 and 2030 for five specified pollutants: nitrogen oxides (NOx), non-methane volatile organic compounds (NMVOCs), sulphur dioxide (SO2), ammonia (NH3) and fine particulate matter (PM2.5).</p> <p>It also mandates the development of a National Air Pollution Control Programme (NAPCP) for each Member State.</p>	<p>The programme includes:</p> <ul style="list-style-type: none"> • An overview of sectors and national policy frameworks in Ireland that impact on emissions of the five NEC pollutants • An overview of the current outlook for compliance with NEC targets for each pollutant • Projections of relevant pollutant emissions to 2030 • Policy options, measures and actions across sectors but in particular in the residential, transport agricultural and energy sectors aimed at reducing emissions of the five specified air pollutants 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Northwest and Neagh Bann CFRAMS Flood Risk Management Plans	<p>These Flood Risk Management Plans are the statutory output of the North Western Neagh Bann (NWNB) CFRAM Study.</p>	<p>The North Western Flood Risk Management Plan and the Neagh Bann Flood Risk Management Plan sets out the strategies, including a set of proposed measures, for the cost-effective and sustainable, long-term management of flood risk in the River Basins, including the areas where the flood risk has been determined as being potentially significant.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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National Retrofit Plan	<p>The National Retrofit Plan sets out how the Government will deliver on the Climate Action Plan targets of retrofitting the equivalent of 500,000 homes to a BER of B2/cost-optimal and installing 400,000 heat pumps in existing homes to replace older, less efficient heating systems by the end of 2030.</p>	<p>The Plan is designed to address barriers to retrofit across four key pillars: driving demand and activity; financing and funding; supply chain, skills and standards; and governance. For each pillar, barriers were identified and time-bound policies, measures and actions were put in place to address them. The initiatives in the Plan were guided by a number of key principles.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
National Inspection Plan - Domestic Waste Water Treatment Systems 2022 - 2026	<p>The Water Services Act 2007 (as amended) requires the Environmental Protection Agency (EPA) to produce a national inspection plan for domestic waste water treatment systems (DWWTSs).</p> <p>The purpose of the plan is to protect human health and water quality from the risks posed by DWWTSs.</p> <p>This document is the fourth plan and covers the period 2022 to 2026.</p>	<p>The plan sets out the background, minimum inspection numbers, riskbased allocation of inspections, requirements for enforcement of advisory notices and for engagement to promote broader compliance.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>The Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) as transposed into Irish legislation by the Air Quality Standards Regulations 2011 (S.I. No. 180 of 2011 as amended)</p>	<p>The Directive sets air quality standards for European Union member states.</p>	<p>Limit values for air quality parameters are set in this Directive.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Building Regulations</p>	<p>The aim of the building regulations is to provide for the safety and welfare of people in and about buildings.</p>	<p>The building regulations apply to the design and construction of a new building (including a dwelling) or an extension to an existing building.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Strategic Planning Policy Statement (SPPS) NI	<p>The SPPS consolidates some twenty separate policy publications into one document and sets out strategic subject planning policy for a wide range of planning matters. It also provides the core planning principles to underpin delivery of the two-tier planning system with the aim of furthering sustainable development.</p>	<p>The overall objective of the planning system is to further sustainable development and improve well-being for the people of the North.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Regional Development Strategy 2035 (Northern Ireland)	<ul style="list-style-type: none"> • Spatial strategy for the future development of Northern Ireland. <p>Strategic planning framework to facilitate and guide public and private sectors.</p>	<p>Aims to provide long-term policy direction with a strategic spatial perspective.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Tourism Strategy for Northern Ireland: 10 Year Plan	<ul style="list-style-type: none"> • This Strategy will be published in 2024. • The plan sets out a 10-year plan for the growth of the tourism sector in Northern Ireland., with an aim to increase the value of tourism to the economy by 50-75% compared to 2019. • Vision is to “Establish Northern Ireland as a year-round world class destination which is renowned for its authentic experiences, landscape, heritage and culture and which benefits communities, the economy and the environment, with sustainability at its core.” 	<p>The strategic goals and core themes of the Strategy are:</p> <ul style="list-style-type: none"> • Innovative • Inclusive • Sustainable • Attractive • Collaborative <p>The document identifies the key challenges and drivers for growth.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
The Wildlife (Northern Ireland) Order 1985 (as amended)	<p>Prohibits the intentional killing, taking or injuring of certain wild birds and wild animals or the intentional destruction, uprooting or picking of certain wild plants.</p>	<ul style="list-style-type: none"> • Protection of wild birds, their nests and eggs, the prohibition of certain methods of killing or taking wild birds and the sale of live or dead wild birds or eggs. • Protection of captive birds. • Prohibition of certain methods of killing or taking wild animals, the use of spring traps, and the sale of live or dead wild animals as well as providing protection for wild plants and prohibiting the sale of invasive, non-native species. • Also covers: the protection of deer, the sales and purchases of venison and the prevention of poaching; the possession of pesticides harmful to wildlife; wildlife refuges; and the possession of articles for purposes of committing certain offences. <p>With regard to enforcement, it includes details regarding the power of wildlife inspector to enter premises and to examine specimens and take samples, false statements made for obtaining registration or licence and penalties and forfeitures.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>The Wildlife and Natural Environment Act (Northern Ireland) 2011</p>	<p>This Act requires every public body to promote the conservation of biodiversity and defines functions of public bodies in Northern Ireland with respect to the conservation of biodiversity. It also contains provisions for the conservation of wild fauna and flora and habitats. The Act amends the Wildlife (Northern Ireland) Order 1985 and the Environment (Northern Ireland) Order 2002.</p>	<ul style="list-style-type: none"> • To make provision about biodiversity. • To amend the wildlife (Northern Ireland) order 1985 and part 4 of the environment (Northern Ireland) order 2002. • To abolish game licences and game dealers' licences. • To prohibit hare coursing events. <p>To amend the game preservation act (Northern Ireland) 1928; and for connected purposes.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended)</p>	<p>These regulations transpose the requirements of the EC 'Habitats' Directive and aspects of the 'Wild Birds' Directive in relation to Northern Ireland.</p> <p>Provide for the protection of sites in the UK that support habitats and species in need of conservation across Europe and full protection of species of European importance whether occurring within designated sites or not.</p>	<p>Protects certain birds, plants, animals, marine life and their habitats, including Natura 2000 sites, through creating criminal offences and changing planning requirements.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>The Environment (Northern Ireland) Order 2002</p>	<p>The Environment (Northern Ireland) Order 2002 is the primary piece of environmental legislation in Northern Ireland. The order sets out a range of requirements for the protection and management of the environment, including the prevention and control of pollution, the conservation of natural habitats and biodiversity, and the regulation of waste management.</p> <p>The order applies to a wide range of activities, including industrial and commercial activities, waste management, agriculture, and construction. It also establishes the Northern Ireland Environment Agency (NIEA), which is responsible for enforcing the order and regulating activities that may have an impact on the environment. The NIEA has the power to investigate environmental incidents, issue enforcement notices, and prosecute individuals and organisations that breach environmental regulations.</p>	<p>The Environment (Northern Ireland) Order 2002 places a range of obligations on individuals and organisations to protect and manage the environment. These obligations include reporting environmental incidents, obtaining permits, and complying with environmental standards. Evidence requirements under the order may include:</p> <ol style="list-style-type: none"> 1. Reporting requirements 2. Permit requirements 3. Compliance monitoring 4. Enforcement action 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017</p>	<p>The purpose of these regulations is to promote sustainable development by considering and mitigating the potential environmental effects of projects before they are approved. The regulations require a systematic and transparent assessment process, enabling decision-makers to make informed choices based on the environmental implications of proposed developments.</p>	<p>The regulations apply to a wide range of projects, including infrastructure developments, industrial facilities, energy projects, and certain agricultural and waste management activities.</p> <p>The regulations mandate that developers or project proponents carry out an Environmental Impact Assessment (EIA) as part of the planning process. The EIA involves the identification, prediction, and evaluation of potential environmental effects, such as impacts on air, water, biodiversity, human health, and cultural heritage. The assessment also considers alternative options and potential mitigation measures.</p> <p>Additionally, the regulations emphasize public participation, ensuring that affected individuals and organizations have the opportunity to provide input and express their concerns during the assessment process.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>The Climate (Northern Ireland) Act 2022</p>	<p>The Climate Change Act (Northern Ireland) 2022 (Act) sets a target of an at least 100% reduction in net zero greenhouse gas (GHG) emissions by 2050.</p> <p>The Act also sets other sectoral targets including 2030 targets at least 80% of electricity consumption from renewable sources (DfE) and 70% of waste is recycled (DAERA) as well as a target for a minimum spend of 10% of overall transport budgets on active travel (DfI).</p>	<p>Section 23 of the Act requires DAERA to make regulations that set carbon budgets.</p> <p>Sections 13-22 place requirements on Northern Ireland departments to produce and publish various sectoral plans setting out how specific sectors will contribute to meeting the 2030, 2040 and 2050 emissions reduction targets.</p> <p>DAERA is required to produce 5-year climate action plans (CAP) to set out the policies and proposals that Northern Ireland departments will implement to meet the corresponding carbon budget as well as set out how the emissions reduction targets will be achieved.</p> <p>The Act places a duty on DAERA to prepare and publish a series of interim and final reports setting out what progress has been made in implementing the proposals and policies set out in the CAPs and the progress made in achieving carbon budgets and emissions reduction targets. There are also reporting requirements placed on the UK Climate Change Committee (CCC).</p> <p>Section 37 of the Act places a duty on DAERA to establish a Just Transition Commission for Northern Ireland.</p> <p>Section 31 places a requirement on DAERA to establish a Just Transition Fund for Agriculture in order to provide advice and financial assistance to the agricultural sector to help deliver its contribution under policies and proposals within CAPs.</p> <p>Section 42 of the Act requires regulations to be made in regard to climate change reporting by public bodies.</p> <p>Section 50 of the Act requires The Executive Office (TEO) to establish an independent office to be known as the “Northern Ireland Climate Commissioner”.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>The Regional Development Strategy 2035</p>	<p>The strategy aims to take account of the economic ambitions and needs of the Northern Ireland Region, and put in place spatial planning, transport and housing priorities that will support and enable the aspirations of the Region to be met.</p>	<p>The Strategy sets out a spatial framework and guidance specific to each NI area.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>The Strategic Planning Policy Statement (SPPS) for Northern Ireland</p>	<p>The SPPS is a statement, consolidating some twenty separate policy publications into one document of the Department’s policy on important planning matters that should be addressed across Northern Ireland. It also provides the core planning principles to underpin delivery of the two-tier planning system with the aim of furthering sustainable development. It sets the strategic direction for councils to bring forward detailed operational policies within their new Local Development Plans.</p>	<p>The provisions of the SPPS must be taken into account in the preparation of Local Development Plans, and are also material to all decisions on individual planning applications and appeals.</p> <p>The SPPS has a policy objective to “seek to further the conservation, enhancement and restoration of the abundance, quality, diversity and distinctiveness of the region’s natural heritage”.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Planning Policy Statement (PPS) 2: Natural Heritage (2013)	Planning Policy Statement (PPS) 2 sets out the Department of the Environment’s planning policies for the conservation, protection and enhancement of Northern Ireland’s natural heritage. PPS 2 replaces ‘Planning and Nature Conservation (1997)’ and supersedes Policies SP16 and DES4 in ‘A Planning Strategy for Rural Northern Ireland (1993).	Objectives of PPS2 include: <ul style="list-style-type: none"> • to seek to further the conservation, enhancement and restoration of the abundance, quality, diversity and distinctiveness of the region’s natural heritage; and • to contribute to rural renewal and urban regeneration by ensuring developments take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Planning Policy Statement (PPS) 18: Renewable Energy	Planning Policy Statement (PPS) 18 sets out the Department’s planning policy for development that generates energy from renewable resources and that requires the submission of a planning application. In addition, the PPS encourages the integration of renewable energy technology and greater application of the principles of Passive Solar Design in the design, siting and layout of new development.	The aim of this Statement is to facilitate the siting of renewable energy generating facilities in appropriate locations within the built and natural environment in order to achieve Northern Ireland’s renewable energy targets and to realise the benefits of renewable energy. The objectives of the Statement are: <ul style="list-style-type: none"> • to ensure that the environmental, landscape, visual and amenity impacts associated with or arising from renewable energy development are adequately addressed; • to ensure adequate protection of the Region’s built and natural, and cultural heritage features; and • to facilitate the integration of renewable energy technology into the design, siting and layout of new development and promote greater application of the principles of Passive Solar Design. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Biodiversity Strategy for NI to 2020	A strategy for Northern Ireland to meet its international obligations and local targets to protect biodiversity and ensure that the environment can continue to support our people and economy.	The objectives of the Biodiversity Strategy are to: i) maintain healthy ecosystems, ii) address adverse pressure, iii) increase prosperity and well-being, and iv) engage society in biodiversity conservation and develop partnerships.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Draft Environment Strategy	The Environment Strategy is intended to be an overarching document setting out Northern Ireland's environmental priorities for the coming decades and will form part of the Green Growth agenda.	This Strategy focuses on several Strategic Context/Drivers: i) Sustainability ii) Global Climate & Biodiversity Action iii) Green Growth Strategy iv) Environmental Governance & Co-operation v) Agriculture & Environment vi) Marine Environment v) Built & Historic Environment	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Northern Ireland Peatland Strategy 2021-2040	The strategy identifies the ecosystem services provided by healthy peatlands, including climate regulation and adaptation, specialised biodiversity, good water quality, flood alleviation and a historical archive. The strategy also highlights the role peatlands play as a unique landscape for recreation and education.	The document outlines six strategic objectives: i) Conserve peatlands & prevent degradation ii) Restoration of degraded areas to functioning peatland ecosystems (designated & non-designated sites) iii) Supporting Sustainable Peatland Management iv) Knowledge Sharing & Research v) Communication, Education & Access vi) Governance, Implementation & Funding	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
The Green Growth Strategy	The Strategy establishes Northern Ireland's Green Growth vision and principles and sets out commitments to tackling the climate crisis.	One of the key commitments of the Green Growth Strategy is to develop Northern Ireland's first Climate Action Plan. 10 Executive Commitments have been set out in the Strategy. Green Growth considers climate targets but also the wider environment and green jobs.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Circular Economy Strategy	The draft strategy sets out NI's vision to create an innovative, inclusive and competitive economy, with responsible production and consumption at its core.	The strategy outlines twelve proposals for change which will create more sustainable production and consumption patterns in Northern Ireland. The proposals have been framed around the five universal Circular Economy policy goals developed by the Ellen MacArthur Foundation (EMF) which provide a blueprint to align ambition and create a common direction of travel.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Northern Ireland Energy Strategy 2050 (Northern Ireland Energy Strategy 'Path to Net Zero Energy')	The Strategy sets a long-term vision of net zero carbon and affordable energy for Northern Ireland. It is also about growing the economy and supporting the 10X Economic Vision.	The energy strategy sets a target of 70% of local electricity supplies coming from renewable sources by 2030 and includes a plan to fully decarbonise by 2050. The Energy Strategy is centred around delivering on five key principles: <ul style="list-style-type: none"> • Placing you at the heart of our energy future • Grow the green economy • Do more with less • Replace fossil fuels with renewable energy • Create a flexible, resilient and integrated energy system 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p>The Marine Plan for Northern Ireland 2018</p>	<p>The Plan informs and guides the regulation, management, use and protection of Northern Ireland’s marine area. It is a single document made up of two plans, one for the inshore region and one for the offshore region.</p>	<p>Marine Plan Objectives</p> <ul style="list-style-type: none"> • To promote the sustainable development of productive activities, which support employment at all skill levels while fully considering the requirements of other marine interests. • To help realise the potential of energy resources and energy storage within the marine area, while fully considering the requirements of other marine interests. • To promote the development of vibrant, accessible and sustainable coastal communities. • To promote the marine resource, its recreational value and its wider economic, environmental and social benefits to all. • To promote the preservation and enjoyment of marine related heritage assets. • To promote a healthy, resilient and adaptable marine ecosystem and an ecologically coherent network of Marine Protected Areas. • To contribute towards climate change mitigation and adaptation measures. • To continue to develop a sound marine evidence base in a co-ordinated manner, to increase understanding and to support the development, monitoring and review of marine plans. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Towards an Integrated Coastal Zone Management Strategy for Northern Ireland 2006 - 2026</p>	<p>Integrated Coastal Zone Management (ICZM) aims to establish sustainable levels of economic and social activity in our coastal areas while protecting the coastal environment.</p> <p>ICZM seeks to reconcile the different policies that have an effect on the coast and to establish a framework that facilitates the integration of the interests and responsibilities of those involved in the development, management and use of the coast.</p>	<p>The Strategy is based on the several key principles:</p> <ul style="list-style-type: none"> • Sustainable development • Precautionary principle • Ecosystem approach 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Northern Ireland River Basin Management Plans (RBMPs)	<ul style="list-style-type: none"> The NI River Basin Management Plans take an integrated approach to the protection, improvement and sustainable use of the water environment. They apply to groundwater and to all surface water bodies, including rivers, lakes, transitional (estuarine) and coastal waters out to one nautical mile. <p>River Basin Management Plans (RBMP) as required by the regulations were published in 2009 and 2015 for each River Basin District within Northern Ireland.</p>	<p>The Plans identified where Northern Ireland's water environment is in good or excellent condition and set out objectives for improvement or prevention of deterioration.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
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Regional Economic and Spatial Strategies	<p>The Regional Spatial and Economic Strategies provide a long-term regional level strategic planning and economic framework in support of the implementation of the National Planning Framework.</p>	<p>The Eastern and Midland Regional Economic and Spatial Strategy includes provisions for its 12 constituent local authorities: Fingal County Council; Dublin City Council; South Dublin County Council; Dún Laoghaire-Rathdown County Council; Louth County Council; Kildare County Council; Meath County Council; Wicklow County Council; Longford County Council; Laois County Council; Offaly County Council; and Westmeath County Council.</p> <p>The Southern Regional Economic and Spatial Strategy includes provisions for its nine constituent local authorities: Waterford City and County Council, Cork City Council, Cork County Council, Tipperary County Council, Wexford County Council, Kerry County Council, Clare County Council, Limerick City and County Council, Kilkenny County Council and Carlow County Council.</p> <p>The Northern and Western Regional Spatial and Economic Strategy includes provisions for its eight constituent local authorities: Donegal County Council, Leitrim County Council, Sligo County Council, Cavan County Council, Monaghan County Council, Mayo County Council, Roscommon County Council, and Galway County Council.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Greater Dublin Area (GDA) Transport Strategy (2022-2042)</p>	<ul style="list-style-type: none"> It sets out how transport will be developed across the region, covering Dublin, Meath, Wicklow and Kildare, over the period of the strategy and has been approved by the Minister for Transport, Tourism and Sport in accordance with the relevant legislation. 	<p>They set out a number of core principles deriving from the strategic vision, which are:</p> <ul style="list-style-type: none"> Dublin as the capital city of Ireland and a major European centre shall grow and progress, competing with other cities in the EU, and serving a wide range of international, national, regional and local needs. The Dublin and Mid-East Regions will be attractive, vibrant locations for industry, commerce, recreation and tourism and will be a major focus for economic growth within the Country. The GDA, through its ports and airport connections will continue to be the most important entry/exit point for the country as a whole, and as a Gateway between the European Union and the rest of the World. Access to and through the GDA will continue to be a matter of national importance. Development in the GDA shall be directly related to investment in integrated high quality public transport services and focused on compact urban form. Development within the existing urban footprint of the Metropolitan Area will be consolidated to achieve a more compact urban form Development in the Hinterland Area will be focused on the high quality integrated growth and consolidation of development in key identified towns, separated from each other by extensive areas of strategic green belt land devoted to agriculture and similar uses. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Greater Dublin Area Cycle Network Plan	<ul style="list-style-type: none"> • Sets out a ten year cycling strategy for Counties Dublin, Kildare, Meath and Wicklow • Plan to increase regions cycle network dramatically • The Plan refers to the EuroVelo International Cycle Route Network of the European Cyclists Federation is a network of 15 long distance cycle routes connecting and uniting the whole European continent. Two of these routes are in Ireland including EV2 from Galway through Dublin to London, Berlin, Warsaw and Moscow. 	<p>Aims to identify and determine:</p> <ul style="list-style-type: none"> • The Urban Cycle Network at the Primary, Secondary and Feeder level • The Inter-Urban Cycle Network linking the relevant sections of the Urban Network including the elements of the National Cycle Network within the Greater Dublin Area including linkages to key transport locations outside of urban areas such as airports and ports <p>The Green Route Network being cycle routes for development of tourist, recreational and leisure purposes.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Dublin to Galway Greenway Plan	<ul style="list-style-type: none"> • Develop a segregated cycling and walking trail to international standards, extending from Dublin City to Galway which is of a scale that will allow Ireland to harness the potential of an identified growing tourism market for cycling. • This route forms part of an interconnected National Cycle Network of high quality, traffic free, inter urban routes, which will establish Ireland as a quality international tourism destination for a broad range of associated recreational activities and pursuits. 	<p>To provide a segregated, substantially off road cycle route from Dublin City to Clifden via Galway City, maximising the use of – where feasible – existing and approved routes and disused railway line corridors and to also use existing plans and/or permitted projects where these have been subject to a consent process that has previously included the carrying out or screening for SEA, EIA and AA.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Local Transport Plans and Strategies	Local Transport Plans and Strategies relevant to a particular local authority functional area provide a more granular framework for the delivery of sustainable transport systems in accordance with higher-level plans.	<ul style="list-style-type: none"> • To promote sustainable transport. • To promote integrated and proper transport planning. • To promote safe travel. • To promote active travel infrastructural development. • To encourage modal shift. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Water Quality Management Plans	<ul style="list-style-type: none"> • Ensure that the quality of waters covered by the plan is maintained. • Maintain and improve the quantity and quality of water included in the Plan scope. 	<ul style="list-style-type: none"> • Monitoring of water bodies against quality standards. • Outlines management programmes for water catchments. • Purpose is to maintain and improve the quantity and quality of groundwater. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p>NPWS Conservation Plans and/or Conservation Objectives for SACs and SPAs</p>	<p>Management planning for nature conservation sites has a number of aims. These include:</p> <ul style="list-style-type: none"> • To identify and evaluate the features of interest for a site • To set clear objectives for the conservation of the features of interest • To describe the site and its management • To identify issues (both positive and negative) that might influence the site • To set out appropriate strategies/management actions to achieve the objectives 	<ul style="list-style-type: none"> • Conservation objectives for SACs and SPAs (i.e. sites within the Natura 2000 network) have to be set for the habitats and species for which the sites are selected. • These objectives are used when carrying out appropriate assessments for plans and projects that might impact on these sites. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Groundwater Protection Schemes</p>	<p>A Groundwater Protection Scheme provides guidelines for the planning and licensing authorities in carrying out their functions, and a framework to assist in decision-making on the location, nature and control of developments and activities in order to protect groundwater.</p>	<p>A Groundwater Protection Scheme aims to maintain the quantity and quality of groundwater, and in some cases improve it, by applying a risk assessment-based approach to groundwater protection and sustainable development.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Local Economic and Community Plan (LECP) for County Monaghan 2023-2029	<p>The overarching vision for the LECP is: to improve the quality of life and wellbeing across the County.</p>	<p>The purpose of the LECP, as provided for in the Local Government Reform Act 2014, is to set out, for a six-year period, the objectives and actions needed to promote and support the economic development and the local and community development of the relevant local authority area, both by itself directly and in partnership with other economic and community development stakeholders.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Development Plans, Local Area Plans and other land use plans in adjacent counties in Ireland - Louth, Meath and Cavan.	<ul style="list-style-type: none"> • Outline planning objectives for land use development (including transport objectives). • Strategic frameworks for planning and sustainable development including those set out in National Planning Framework and Regional Economic and Spatial Strategies. • Sets out the policies and proposals to guide development in the bordering and connected Local Authority areas. 	<ul style="list-style-type: none"> • Identify future infrastructure, development and zoning required. • Protect and enhance amenities and environment. • Guides neighbouring planning authority in assessing proposals. • Aim to guide development in neighbouring areas • Aim to promote sustainable development in neighbouring and connected areas. • Provide for economic development and protect natural environmental, heritage. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p>Monaghan Biodiversity and Heritage Strategic Plan 2020-2025</p>	<p>The mission or purpose of the strategic plan is to protect, conserve and advocate for our biodiversity, tangible and intangible heritage, contributing to sustainable development and climate change mitigation and adaptation.</p>	<p>The plan contains thirteen strategic themes with action plans that will guide the work of the Monaghan County Council Heritage Office, and the County Monaghan Heritage Forum for the next five years.</p> <ul style="list-style-type: none"> • Climate change mitigation and adaptation through heritage and biodiversity • Monaghan’s Wonderful Wetlands. • Hedgerows and Native woodland. • High Nature Value Farmland. • The Worm Ditch / The Black Pig’s Dyke. • Pre-historic archaeology / Passage graves and cairns. • Protected Structures. • Vernacular and traditional buildings. • Demesnes and estates. • Historic Graveyards, holy wells and church ruins. • Indigenous knowledge and traditions. • Cross-border heritage. • Irish and the vernacular English. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>County Monaghan Walking & Cycling Strategy 2021-2026</p>	<p>This document is a high-level, strategic look at how Monaghan County Council proposes to:</p> <ul style="list-style-type: none"> • develop walking and cycling infrastructure, and • promote walking and cycling as activities which support the economic, cultural and social wellbeing of the people of Co Monaghan. <p>It takes into account Monaghan County Council's role as an important agent of change in driving a number of key national programmes</p>	<p>The purpose of this Strategy is to provide the framework into which all present and future projects may be slotted, showing how they connect to a coherent network, and contribute to the overall vision. In this way, the Council will be sure that it is getting the best from its resources at all times, putting the right infrastructure in the right place and contributing to an overall framework, which is all working towards a common aim, i.e. the development of Co. Monaghan as a better place to live, work and visit.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Monaghan Retail Strategy 2016	The overriding aim of the strategy is to create the appropriate conditions necessary to foster a healthy and vibrant retailing environment in County Monaghan over the period of the strategy. It does so through policy recommendations which are framed in the context of national and regional plans, strategies and guidelines. The strategy provides important information on the quantum, scale and types of retail development required over the period to 2022.	The key requirements of this retail strategy are to: <ul style="list-style-type: none"> • Confirm the retail hierarchy. • Undertake health check appraisals of the main retail centres of the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay, to inform the need for interventions. • Identify the broad requirement for additional retail floorspace over the plan period. • Identify policies to support the continued development of the retail sector. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Monaghan Land Use & Transportation Study 2017	This study is a short to medium term plan that sets out a transport and land use strategy for Monaghan town.	Not applicable.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
County Landscape Character Assessments	Characterises the geographical dimension of the landscape.	<ul style="list-style-type: none"> Identifies the quality, value, sensitivity and capacity of the landscape area. Guides strategies and guidelines for the future development of the landscape. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Freshwater Pearl Mussel Sub-Basin Management Plans	<ul style="list-style-type: none"> Identifies the current status of the species and the reason for loss or decline. Identifies measure required to improve or restore current status. 	<ul style="list-style-type: none"> Identifies pressures on Freshwater Pearl Mussels for each of the designated populations in Ireland. Outlines restoration measures required to ensure favourable conservation status. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Local Catchment Flood Risk Management Plans	<ul style="list-style-type: none"> Produced by Local Authorities. Outlines areas local flood risk. Sets out measures to manage and prevent flood risk at a local level. 	Not applicable.	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Shellfish Pollution Reduction Programmes	Aims to improve water quality and ensure the protection or improvement of designated shellfish waters in order to support shellfish life and growth and contribute to the high quality of shellfish products directly edible by man.	<ul style="list-style-type: none"> Identifies key and secondary pressures on water quality in designated shellfish areas. Outlines specific measures to address identified key and secondary pressures on water quality. Addresses the specific pressures acting on water quality in each area. 	The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p>Monaghan Noise Action Plan 2024-2028</p>	<p>The Draft Noise Action Plan has been informed by and is based on the Strategic Noise Maps which were prepared for Monaghan County Council and which covers road transport noise from major roads with traffic volumes of more than 3 million vehicles per year.</p>	<p>The main purpose of the Noise Action Plan is to:</p> <ul style="list-style-type: none"> • Inform and consult the public about noise exposure, its effects and the measures which may be considered to address noise problems • Address strategic noise issues by requiring competent authorities to draw up action plans to manage noise issues and their effects • Reduce noise, where possible, and maintain the environmental acoustic quality where it is good. <p>The Draft Noise Action Plan relates to Noise from major roads with traffic volumes of more than 3 million vehicles per year within the county and includes the national road; N2 and parts of the non-national road network, namely the R937 (Dublin Road, Monaghan Town), R162 (Glen Road, Monaghan Town), R181 (Main Street, Castleblayney), R183 (Monaghan Road, Castleblayney), R938 (York Street, Castleblayney) & R927 (Main Street, Carrickmacross).</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Monaghan County Council Local Authority Climate Action Plan 2024-2029</p>	<p>Ireland's Climate Action and Low Carbon Development (Amendment) Act (2021) required each local authority to prepare a Local Authority Climate Action Plan to meet national climate targets and develop resilience to the impacts of climate change. The plans are consistent with the most recently approved National Climate Action Plan and National Adaptation Framework.</p> <p>Monaghan County Council has prepared their Climate Action Plan for the period 2024 to 2029 to create a low carbon and climate resilient county, by delivering and promoting best practice in climate action in Co. Monaghan.</p>	<p>The plan demonstrates the ambition, focus and commitment of each local authority to reduce carbon emissions and improve the quality of life for people living, working and studying in each county.</p> <p>The plan is built on a strong evidence base. To help inform the plans, Monaghan County Council developed a Climate Change Risk Assessment which sets out the likely risks in terms of climate change, such as increased rainfall or flooding. They also did a Baseline Emissions Inventory which calculates the emissions within the local authority area and sets out emission by sector such as transport, the built environment and agriculture.</p> <p>As part of its local authority climate action plan, Monaghan County Council is responsible for establishing a decarbonising zone within their local authority area. Decarbonising zones (DZs) are intended to be the focus for a range of climate mitigation, adaptation and biodiversity measures and will help local authorities to identify projects which will contribute to the delivery of the national climate objective. Monaghan Town has been designated as the decarbonizing zone.</p>	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Monaghan County Council Corporate Plan 2020-2024</p>	<p>The Monaghan County Council Corporate Plan 2020-2024 is the Council's strategic framework for the term of the Council elected in May 2019. This plan has been prepared in accordance with the provisions of the Local Government Act 2001 as amended by the Local Government Reform Act 2014.</p> <p>The Corporate Plan is a central component of the local authority business model, including the main goals and objectives for each of the Council's principal activities while preserving flexibility in order to meet the demands of an ever changing environment.</p>	<p>The core values of the Council are:</p> <ul style="list-style-type: none"> • To provide strong governance, be open to scrutiny and transparent in our dealings with stakeholders. • To provide a public service that has a strong customer and citizen focus. • To be professional, competent and progressive in the design and delivery of our services. • To provide clear direction in economic, social and community development. 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Northern Irish Local Development Plans for Northern Irish local authorities bordering Ireland</p>	<p>These Northern Ireland plans make sure there is enough land available for each area's housing, employment and community facilities, while protecting important landscape and environmental features.</p>	<p>Northern Irish Local Development Plans for Northern Irish local authorities bordering Ireland include:</p> <ul style="list-style-type: none"> • Armagh City, Banbridge and Craigavon Borough Council's Local Development Plan 2030 • Mid Ulster District Council's Local Development Plan 2030 • Derry City and Strabane District Council's Local Development Plan 2032 • Fermanagh and Omagh District Council's Local Development Plan 2030 • Newry, Mourne and Down District Council's Local Development Plan 2030 	<p>The CDP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>



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