

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

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

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

### **What is a Development Plan?**

The Development Plan is a collection of the planning objectives and policies that will be used in the functional area it applies to over the coming six years. Planning policies describe how the Council 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

### **How does the Monaghan County Development Plan affect me?**

The County Development Plan is a framework for the planning and development of the County for the next six years. The County Development Plan will set out where roads, water supplies, sewerage are to be provided, and will facilitate the development of community facilities and amenities. The County Development Plan will also identify land that will be zoned to be used for housing, shopping, schools, factories, etc.

### **How is a Development Plan prepared?**

Under legislation called the Planning & Development Act 2000 each planning authority (Local Authority) is required to prepare a development plan. The development plan is made by the elected members of the council. The final plan is prepared following consultation with the public and other relevant regional and national organisations.

### **How long does it take prepare a Development Plan?**

It takes approximately two years to prepare a county development plan. The law requires that planning authorities must commence a review of a development plan within four years of the previous plan being made, and make a new plan every six years. The current County Development Plan was adopted in 2019 and will end in 2025. Monaghan County Council are in the process of preparing a new development plan for the County and the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay. The end result of this process will be a new composite County Development Plan document for County Monaghan that will cover the period 2025-2031.

### **Strategic Environmental Assessment (SEA)**

A Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation of development plans prior to their final adoption. The objectives of SEA are to provide for a high level of protection of the environment and to promote sustainable development. The Planning Authority is required under this legislation to prepare an environmental report on the likely significant effects on the environment of implementing the new development plan. The Planning Authority will carry out a SEA pursuant to Article 13B of the Planning and Development (Strategic Environmental Assessment) Regulations (S.I 436 of 2004) (as amended) as part of the review of the existing Development Plan and the preparation of the new Development Plan. The provisions of Articles 13C to 13J of these regulations shall also apply.

### **Appropriate Assessment (AA)**

An Appropriate Assessment (AA) is an assessment of the potential effects that the objectives or policies of the new County Development Plan would have on the conservation objectives of the network of designated important ecological sites that are of European importance. These sites are known as Natura 2000 sites and comprise of Special Areas of Conservation and Special Protection Areas. In accordance with Article 6 of the Habitats Directive 92/43/EEC and Section 177U of the Planning and Development Act 2000 (as amended) a Stage One screening exercise shall be carried out as part

of the process of preparing the new development plan. Following the Stage One screening exercise, a Stage Two Appropriate Assessment (AA) shall be subsequently carried out, if required.

### **Consultation Paper**

In order to stimulate debate and encourage participation in the process, a consultation paper outlining some of the strategic issues for the County has been prepared and is available to view and download by clicking on the link below.

[Issues and Options Paper](#)

Paper copies are also available to view during normal opening hours at the following locations:

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

### **How to Get Involved**

Interested parties are now invited to make submissions or observations in writing regarding objectives and policies to deliver an overall strategy for the proper planning and sustainable development of the area of the new Development Plan. Children, or groups or associations representing the interests of children, are also entitled to make submissions or observations.

Whilst the Planning Authority intends to review the zoning of the area of the Development Plan for the purposes of developing objectives and policies to deliver an overall strategy for the proper planning and sustainable development of the area of the Development Plan and the Core Strategy, **requests/proposals for the zoning of particular land for any purpose shall not be considered at this stage.**

### **Public Consultation Events**

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

### **Making a Submission or Observation**

Submissions or observations can be made **up to 5pm on Friday 7<sup>th</sup> July 2023** by either:-

- paper copy to the Forward Planning Team, Monaghan County Council, Planning Offices, 1 Dublin Street, Monaghan, H18 X982
- email to [devplan@monaghancoco.ie](mailto:devplan@monaghancoco.ie).
- or via [Online Submission](#)

In order to avoid duplication, only one medium should be used to make a submission.

### **Data Protection**

Any observations or submissions received will be made public, therefore the name and address of the person(s) or body making the submission must be indicated clearly on a cover sheet, separate to the content of the associated submission/observation. Any personal data supplied as part of this Public Consultation process shall be processed in accordance with the principles laid out in the General Data Protection Regulations (GDPR) and the Data Protection Act 2018. Personal data is any information that can identify a living individual. These laws exist to ensure that your data is managed safely and used responsibly. Any information, which you submit will be kept securely and will not be disclosed or shared with other parties (unless required by law or stated in our privacy policy). A Privacy Statement for this consultation is available to view below.

[Privacy Statement](#)

### **Who can I speak to about the new Development Plan?**

You can contact the Forward Planning Team at [devplan@monaghancoco.ie](mailto:devplan@monaghancoco.ie) or on 047 30532 if you require any further clarification / information.

Cathal Flynn

Director of Economic Development, Planning & Capital Projects

11<sup>th</sup> May 2023