

APPENDICES

Appendix A List of Valid Submissions and Observations

Appendix B Housing Supply Methodology (OPR Response)

Appendix C Appropriate Assessment Screening Determination

Appendix D Town Zonings subject of Flood Zones



Appendix A

List of Submissions and Observations

Submission Reference (Hyper-link)	Name	Agent
MC-C22-MCDP-1	Boyle Sports Limited	Genesis Planning Consultants
MN-C22-MCDP-2	Sean Mullen	Craft Studio
MN-C22-MCDP-3	Tommy Flack	CS Pringle
MN-C22-MCDP-4	Seamus McQuaid	Fintan McPhillips
MN-C22-MCDP-5	Environmental Protection Agency (EPA)	
MN-C22-MCDP-6	Northern and Western Regional Assembly	
MN-C22-MCDP-7	Shane Donnelly	
MN-C22-MCDP-8	M and S Property Enterprises Ltd	Genesis Planning Consultants
MN-C22-MCDP-9	Brightsquare Properties Ltd	Genesis Planning Consultants
MN-C22-MCDP-10	McCartan View Ltd	Genesis Planning Consultants
MN-C22-MCDP-11	Peadar Mackle	Genesis Planning Consultants
MN-C22-MCDP-12	Peadar Mackle	Genesis Planning Consultants
MN-C22-MCDP-13	Leonard Engineering	Genesis Planning Consultants
MN-C22-MCDP-14	Leonard Engineering	Genesis Planning Consultants
MN-C22-MCDP-15	Donagh and Siobhan Goulding	
MN-C22-MCDP-16	Con and Kay Goulding	
XXXXXXXXXXXXXXXXXX	Gerry Corrigan	WITHDRAWN
MN-C22-MCDP-18	Barry Dolan	
MN-C22-MCDP-19	JC Developments (NI) Ltd	Genesis Planning Consultants
MN-C22-MCDP-20	Manager Doohamlet Community Centre	
MN-C22-MCDP-21	Carol Lambe	
MN-C22-MCDP-22	Dept for Infrastructure (NI)	
MN-C22-MCDP-23	Dermot and Lynn McNally	
MN-C22-MCDP-24	Concra Wood Golf Club	
MN-C22-MCDP-25	Fermanagh and Omagh District Council	
MN-C22-MCDP-26	Marc McArdle	
MN-C22-MCDP-27	Bernard Reilly	
MN-C22-MCDP-28	Lynn Holland	
MN-C22-MCDP-29	Lynn Holland on behalf of Bernards Reilly	
MN-C22-MCDP-30	Peadar McCaffrey	Genesis Planning Consultants
MN-C22-MCDP-31	An Post	RMLA Planning Consultants
MN-C22-MCDP-32	Vantage Ireland Ltd	Charterhouse Infrastructure Consultants
MN-C22-MCDP-33	Mon Commercial Holdings	Genesis Planning Consultants
MN-C22-MCDP-34	Revalo Properties Limited	SCA Planning & Development Consultants
MN-C22-MCDP-35	IAT Futures	Genesis Planning Consultants
MN-C22-MCDP-36	Aiden Daly	Ken Lonergan & Associates
MN-C22-MCDP-37	George McKenna	CS Pringle

MN-C22-MCDP-38	Ronan Casey	
MN-C22-MCDP-39	Eakin Developments Ltd	Ken Lonergan & Associates
MN-C22-MCDP-40	Glassford Developments Ltd	Ken Lonergan & Associates
MN-C22-MCDP-41	Glassford Developments Ltd (2)	Ken Lonergan & Associates
MN-C22-MCDP-42	John Conlon	Ken Lonergan & Associates
MN-C22-MCDP-43	B & C Contractors (Glassford Developments Ltd)	Ken Lonergan & Associates
MN-C22-MCDP-44	B & C Contractors (Glassford Developments Ltd)	Ken Lonergan & Associates
MN-C22-MCDP-45	Brendan Sherlock	
MN-C22-MCDP-46	Michael McEvoy	Ken Lonergan & Associates
MN-C22-MCDP-47	Kenneth Lonergan	Ken Lonergan & Associates
MN-C22-MCDP-48	Transport Infrastructure Ireland	
MN-C22-MCDP-49	Inniskeen Enterprise & Dev Group Co.Ltd.	
MN-C22-MCDP-50	Meath County Council	
MN-C22-MCDP-51	Laura Hughes	
MN-C22-MCDP-52	Pauline Treanor	
MN-C22-MCDP-53	McGuigan Builders	Hughes Planning and Development Consultants
MN-C22-MCDP-54	Lisa Morgan	
MN-C22-MCDP-55	Dermot Mc Nally	
MN-C22-MCDP-56	McGuigan Builders	Hughes Planning and Development Consultants
MN-C22-MCDP-57	Paul Gilsean	
MN-C22-MCDP-58	Moffett Investment Holdings	McGuigan Architects
MN-C22-MCDP-59	Jerome Savage	
MN-C22-MCDP-60	Safe Ireland	
MN-C22-MCDP-61	Jane Keenan	Craftstudio Architecture
MN-C22-MCDP-62	Anne Walker Summers	
MN-C22-MCDP-63	Pat Mohan	
MN-C22-MCDP-64	Inland Fisheries Ireland	
MN-C22-MCDP-65	Peter Coyle, Des McKenna, Dick Clerkin	
MN-C22-MCDP-66	Seamie McMahon on behalf of Clones Town Team	
MN-C22-MCDP-67	Richard Shirley	
MN-C22-MCDP-68	Brian Sherry	
MN-C22-MCDP-69	Fintan Hamill	Joe Beggan
MN-C22-MCDP-70	Eamonn Hackett	
MN-C22-MCDP-71	National Environmental Health Service	
MN-C22-MCDP-72	Billy McQuaid on behalf of Tyholland Community Development	
MN-C22-MCDP-73	Cannon Kirk Ltd	MJC Planning
MN-C22-MCDP-74	Margo Smyth	Aidan Sherlock
MN-C22-MCDP-75	Duffy Family	Steven Peck Planning
MN-C22-MCDP-76	Saint Gobain Mining (Ireland) Ltd	SLR Consulting
MN-C22-MCDP-77	TF Partnership	The Planning Partnership
MN-C22-MCDP-78	John McQuaid	
MN-C22-MCDP-79	Age Friendly Ireland	
MN-C22-MCDP-80	Inver College	

MN-C22-MCDP-81	Glaslough Village Green Management Company Ltd	
MN-C22-MCDP-82	Clarlan Limited	Hughes Planning and Development Consultants
MN-C22-MCDP-83	Clarlan Limited	Hughes Planning and Development Consultants
MN-C22-MCDP-84	Office of Public Works	
MN-C22-MCDP-85	Joe Mallon	
MN-C22-MCDP-86	Joe Mallon	
MN-C22-MCDP-87	Phyllis Moffett	Hughes Planning and Development Consultants
MN-C22-MCDP-88	Kevin and Claire Mulligan	
MN-C22-MCDP-89	Harry and Anthony Boylan	CS Pringle
MN-C22-MCDP-90	Keep Ireland Open	
MN-C22-MCDP-91	Leonard Engineering Ltd	Genesis Planning Consultants
MN-C22-MCDP-92	Energia	
MN-C22-MCDP-93	DAERA	
MN-C22-MCDP-94	Dept of Communities (Historic Environment Division)	
MN-C22-MCDP-95	Colm Herron	Hughes Planning and Development Consultants
MN-C22-MCDP-96	Castle Leslie Estate	Turley Associates
MN-C22-MCDP-97	Colm Herron	Hughes Planning and Development Consultants
MN-C22-MCDP-98	Aldi Stores Limited	Stephen Ward Town Planning
MN-C22-MCDP-99	Gerard Campbell	
MN-C22-MCDP-100	Michael McMahon, Barry McCourt and Thomas Kelly	Stephen Ward Town Planning
MN-C22-MCDP-101	Heritage Officer	
MN-C22-MCDP-102	Berwat Construction Ltd	Armstrong Fenton Associates
MN-C22-MCDP-103	Park Edge Contracting Ltd	Stephen Ward Town Planning
MN-C22-MCDP-104	Monaghan County Board of the Gaelic Athletic Association (GAA)	Armstrong Fenton Associates
MN-C22-MCDP-105	Michael Fisher	
MN-C22-MCDP-106	Rossmore Assets Limited	Stephen Ward Town Planning
MN-C22-MCDP-107	Pat McNally	
MN-C22-MCDP-108	Monaghan Retail Park Co-Ownership	Tony Bamford Planning
MN-C22-MCDP-109	Francis McKenna Buildtec Acoustics	
MN-C22-MCDP-110	EDF Renewables Ireland Ltd	
MN-C22-MCDP-111	Janet Coogan	
MN-C22-MCDP-112	Ardee and Drumconrath Road Residents	Tony Ewbanks
MN-C22-MCDP-113	PJ and EJ Doherty	Genesis Planning Consultants
MN-C22-MCDP-114	Conroy Gold and Natural Resources PLC	SLR Consulting
MN-C22-MCDP-115	Joe Connolly	
MN-C22-MCDP-116	Electricity Supply Board	
MN-C22-MCDP-117	Local Link Cavan Monaghan	
MN-C22-MCDP-118	Roadstone Limited	SLR Consulting
MN-C22-MCDP-119	Gary McCaughey and Patrick Macklin	The Planning Partnership

MN-C22-MCDP-120	Gary McPhilips	Hughes Planning and Development Consultants
MN-C22-MCDP-121	National Transport Authority	
MN-C22-MCDP-122	Bernard Duffy and Fergus Cumiskey	
MN-C22-MCDP-123	Stream Bioenergy Ireland Limited	McCutcheon Halley Chartered Planning Consultants
MN-C22-MCDP-124	Thady Kelly	Peter Culleton
MN-C22-MCDP-125	Uisce Eireann	
MN-C22-MCDP-126	Office of the Planning Regulator	
MN-C22-MCDP-127	Glaslough Village Green Management Company Limited By Guarantee	
MN-C22-MCDP-128	The Heritage Council	
MN-C22-MCDP-129	Glaslough Village Green Management Company Limited By Guarantee	
MN-C22-MCDP-130	Gerald Murphy Hard Copy	
MN-C22-MCDP-131	Louth County Council	
MN-C22-MCDP-132	Failte Ireland	
MN-C22-MCDP-133	McCaffrey Family	Craftstudio Architecture
MN-C22-MCDP-134	Dept of Housing, Local Government and Heritage	
MN-C22-MCDP-135	Gerry Corrigan	Iplan-Idesign
MN-C22-MCDP-136	Eddie Ogara	
MN-C22-MCDP-137	Monaghan Harps GAA	Coyle Structural Civil
MN-C22-MCDP-138	Rose Deery Wacks	
MN-C22-MCDP-139	Dept of Environment, Climate and Communications	
MN-C22-MCDP-140	Monaghan IFA	
MN-C22-MCDP-141	Noel McGuigan	
MN-C22-MCDP-142	Department of Education	
MN-C22-MCDP-143	Armagh, Banbridge and Craigavon Borough Council	
MN-C22-MCDP-144	Marie Curley and Marian Egan	
MN-C22-MCDP-145	EirGrid	
MN-C22-MCDP-146	Margaret Keenan	McNamee Chartered Building Surveyors Ltd
MN-C22-MCDP-147	Paul MacCormack	CS Pringle
MN-C22-MCDP-148	An Taisce	
MN-C22-MCDP-149	Cavan and Monaghan Education and Training Board	
MN-C22-MCDP-150	David O'Rourke	

Appendix B

Housing Supply Target Methodology Table

	Monaghan County Council	Annual Average Households	Total Households
A	ESRI NPF scenario projected new household demand 2017 to Plan end year, or quarter (pro-rata)	Total projection/ relevant time period (2017-Q2 2031 / 15)	Total projection ^A (2017-Q2 2031)
		268	4026
B	Actual new housing supply 2017 to most recent available year or quarter prior to Plan commencement	Total completions /relevant time period (2017-Q3 2024 / 7.75)	Total completions ^B (2017-Q3 2024)
		228	1769
C	Homeless households (latest data), and unmet demand as at most recent Census	N/A	Total existing unmet demand ^C (2017-Q1 2022)
		N/A	301
D	Plan Housing Demand = Total (A-B+C) (Projected ESRI NPF demand - new completions + Unmet demand)	Total Plan Demand/6 years (Annual Average Q2 2025-Q2 2031 / 6)	Total Demand for full 6-year plan period (Q2 2025-Q2 2031)
		426	2558
E	Potential adjustment 1 to end 2026 portion of plan period to facilitate convergence to NPF strategy (where justified)	Mid-point between ESRI NPF and Baseline scenarios to 2026 in lieu of A above	Adjusted Total Demand
		N/A	N/A
F	Potential adjustment 2 to end 2026 portion of plan period to facilitate convergence to NPF strategy, applicable where B exceeds or is close to D (where justified)	Mid-point between ESRI NPF and baseline scenarios to 2026 in lieu of A above, plus up to 25%	Adjusted Total Demand
		N/A	N/A

Appendix C

Appropriate Assessment Screening Determination



Comhairle Contae Mhuineacháin Monaghan County Council

Acmhainní Daonna
Human Resources
047 30586

Airgeadas
Finance
047 30589

Na Bóithre
Roads
047 30597

Clár na dToghthóirí
Register of Electors
047 30551

Comhshaol
Environment
042 9661240

Na hEalaíona
Arts
047 38162

Iasachtaí /Deontais Tithíochta
Housing Loans/Grants
047 30527

Leabharlann an Chontae
County Library
047 74700

Mótarcháin
Motor Tax
047 81175

Músaem an Chontae
County Museum
047 82928

Pleanáil
Planning
047 30532

Pobal
Community
047 73719

Rialú Dóiteáin/Foirgnimh
Fire/Building Control
047 30521

Oifig Fiontair Áitiúil
Local Enterprise Office
047 71818

Seirbhísí Uisce
Water Services
047 73769

Screening for Appropriate Assessment

Determination

under

Section 177U of the Planning and Development Act 2000, as amended,

for the

Emerging Draft Monaghan County Development Plan 2025 – 2031

To comply with the requirements of Section 177U of the Planning and Development Act 2000, as amended, this determination has been made by Monaghan County Council relating to the potential for the emerging Draft Monaghan County Development Plan 2025 – 2031 to have significant effects on European sites.

In making the determination that Appropriate Assessment (AA) is required, the information on the likely significant effects on European sites arising from the emerging Draft Plan has been considered. The process of screening for AA began at an early stage in the drafting of the Plan. The screening process assessed whether the emerging Draft Plan had the potential to have significant effects on any European sites, either alone or in combination with other plans and projects.

The screening process concluded that an AA of the emerging Draft Plan would be required, as the Plan is not directly connected with or necessary to the management of European sites; and may, on the basis of objective information, individually, or in combination with other plans or projects, if unmitigated have adverse effects on the integrity of 15 no. European sites, 8 Special Areas of Conservation (SACs) and 7 Special Protection Areas (SPAs), which are,

Special Areas of Conservation	Special Protection Areas
Kilroosky Lough Cluster (001786)	Slieve Beagh (004167)
Lough Oughter and Associated Loughs (000007)	Lough Oughter (004049)
Dundalk Bay (000455)	Dundalk Bay (004026)
Magheraveely Marl Loughs (UK0016621)	Stabannan-Braganstown (004091)
Slieve Beagh (UK0016622)	Donegal Bay (004151)
Upper Lough Erne (UK0016614)	Upper Lough Erne (UK9020071)
Slieve Gullion (UK 0030277)	Slieve Beagh Mullaghfad Lisnaskea (UK9020091)
Moninea Bog (UK0030212)	

Fáilteann an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifigí an Chontae, An Gleann, Muineachán, Éire.
Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland, H18 YT50.

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eolas@monaghancoco.ie info@monaghancoco.ie

Plan elements / factors that could potentially adversely affect the integrity of these European sites include:

- Housing
- Economic Development
- Community Infrastructure
- Heritage, Conservation and Landscape
- Transport and Infrastructure
- Energy Provision
- Green Infrastructure
- Climate Action and
- Proposed Zonings

The Draft Plan includes objectives which are aimed at delivering new development, including housing, industry, commercial, transport infrastructure, such as roads, cycleways, public transport, greenways, recreation and community infrastructure. The Draft Plan also seeks to include for the regeneration and consolidation of lands on brownfield areas, improvements to water, wastewater and energy infrastructure, which will serve to enhance the environment and public health.

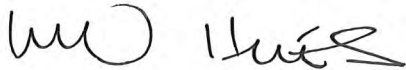
Implementation of objectives arising from these high-level strategies could result in a number of potential impacts, either within a European site(s) or in an important ex-situ habitat area outside of European site(s) boundary including:

- Habitat loss, where there could potentially be either complete removal or partial loss / fragmentation of a qualifying interest (QI) habitat type or of a habitat type supporting QI species or Special Conservation Interest (SCI) bird species. Habitat loss could negatively affect QI or SCI species through a loss of resource and /or displacement of a species or population outside of their local, natural range.
- Habitat degradation, where pressures associated with increased development and population increases could negatively affect a QI habitat type or habitat type supporting QI / SCI species. Habitat degradation can arise as result of negative effects on water quality and hydrological processes, from effects on groundwater quality and flows or by accidentally introducing nonnative invasive species.
- Disturbance and displacement of species, where pressures associated with increased development and population increases negatively affect the use of important supporting habitat by QI / SCI species that can result in population level abundance and distribution effects. Disturbance can arise as a result of such sources as increased noise, artificial light or recreational pressures and can result in displacement of a species or population outside of their local, natural range.
- As for the above potential impacts, proposed zoning of lands in support of potential policy and objective needs such as additional land for housing needs, transport and recreation infrastructure and river flood protection could also result in habitat loss, fragmentation and degradation as well as resulting in disturbance and /or displacement of QI / SCI species.

Therefore, and adopting the precautionary principle, a Stage 2 AA (including the preparation of a Natura Impact Report) is required for the emerging Draft Plan.

The undersigned, having carefully considered the information referred to above agrees with, and adopts, the reasoning and conclusions presented above. The undersigned hereby determines pursuant to Section 177U of the Planning and Development Act 2000, as amended, and for the objective information that the emerging Draft Plan, individually or in combination with other plans or projects would have a likely significant effect on a European site and therefore an AA is required.

Signatory:

A handwritten signature in black ink, appearing to read 'Adrian Hughes', written in a cursive style.

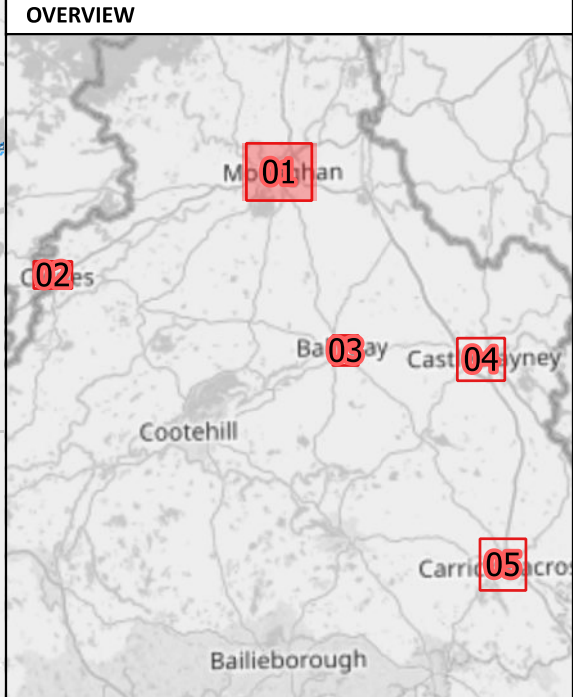
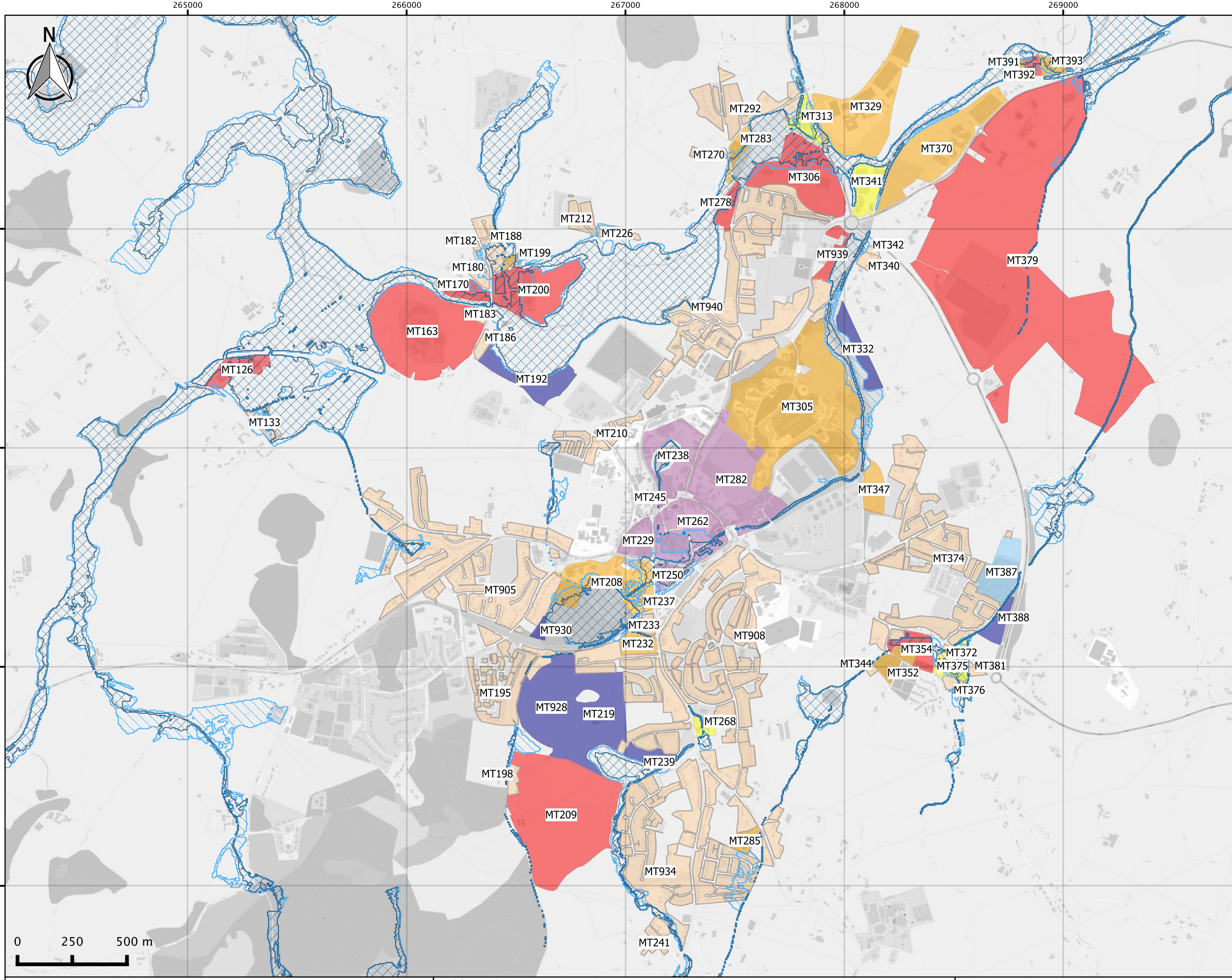
Adrian Hughes, Senior Planner

Date:

04 September 2024

Appendix D

Town Zonings subject of Flood Zones



LEGEND

Flood Zones

- Flood Zone A
- Flood Zone B

Zoning 2025-2031

- Community Services/Facilities
- Existing Commercial
- Existing Residential
- Industry/Enterprise/Employment
- PRA
- PRB
- Strategic Residential Reserve
- Town Centre



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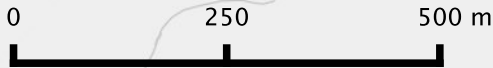
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PROJECT / FIGURE NO.

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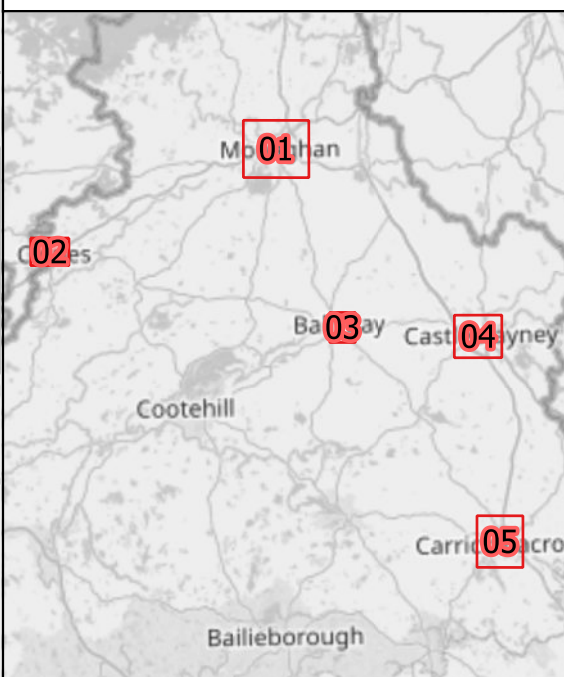
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OVERVIEW











LEGEND

Flood Zones

-  Flood Zone A
-  Flood Zone B

Zoning 2025-2031

-  Community Services/Facilities
-  Existing Commercial
-  Existing Residential
-  Industry/Enterprise/Employment
-  PRA
-  PRB
-  Strategic Residential Reserve
-  Town Centre

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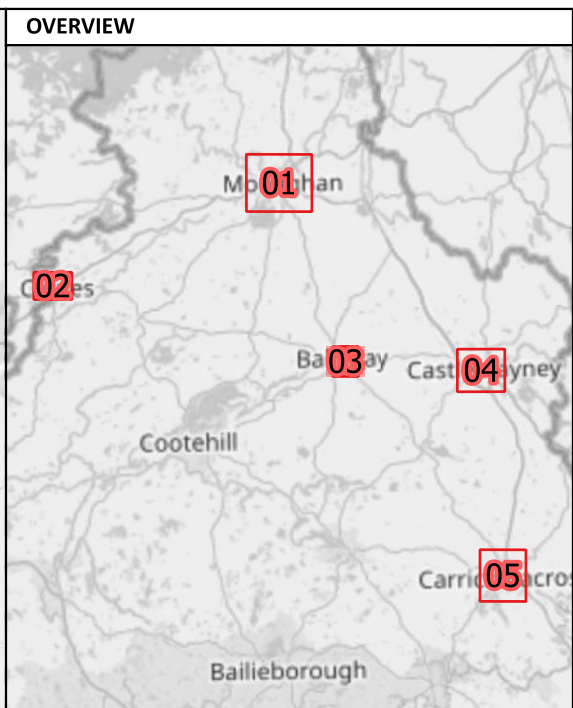
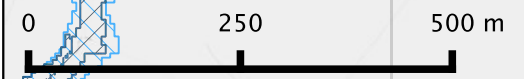
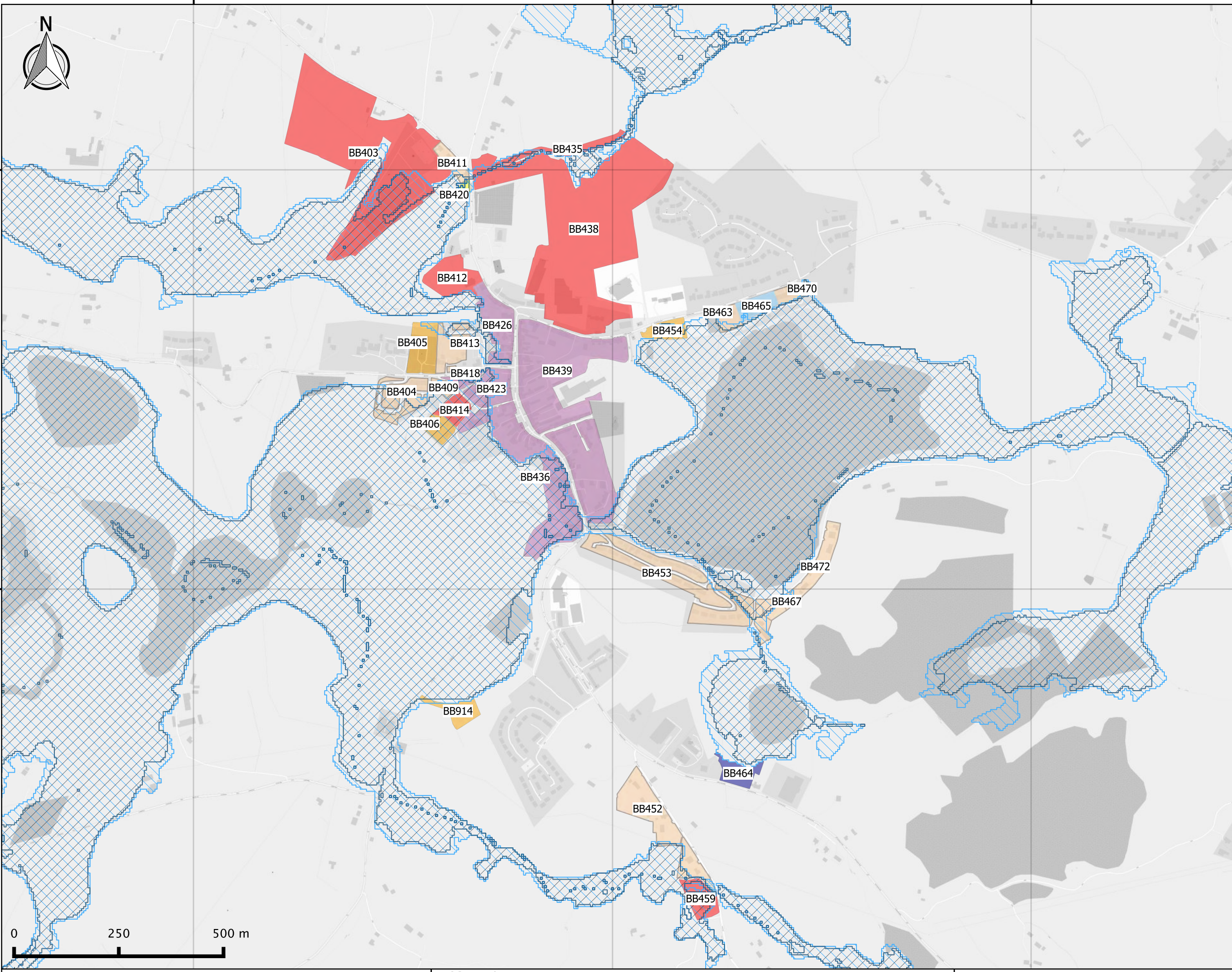
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LEGEND

Flood Zones

- Flood Zone A (diagonal hatching)
- Flood Zone B (blue diagonal hatching)

Zoning 2025-2031

- Community Services/Facilities (orange)
- Existing Commercial (yellow)
- Existing Residential (light orange)
- Industry/Enterprise/Employment (red)
- PRA (light blue)
- PRB (blue)
- Strategic Residential Reserve (dark blue)
- Town Centre (purple)



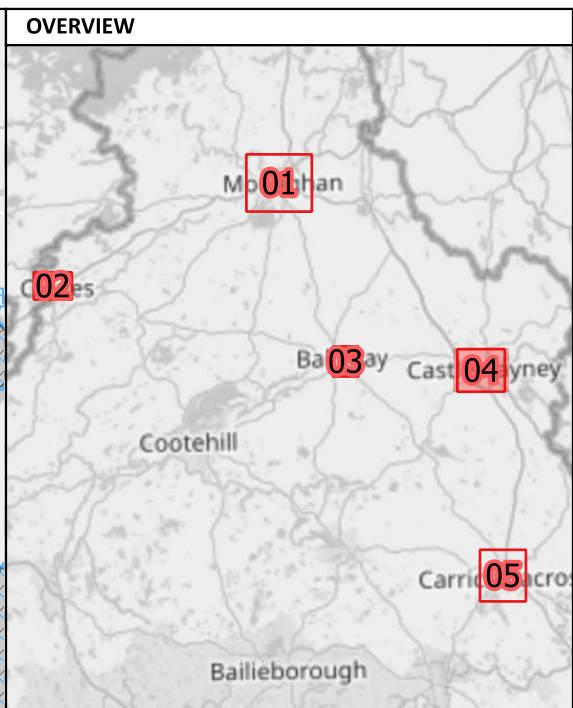
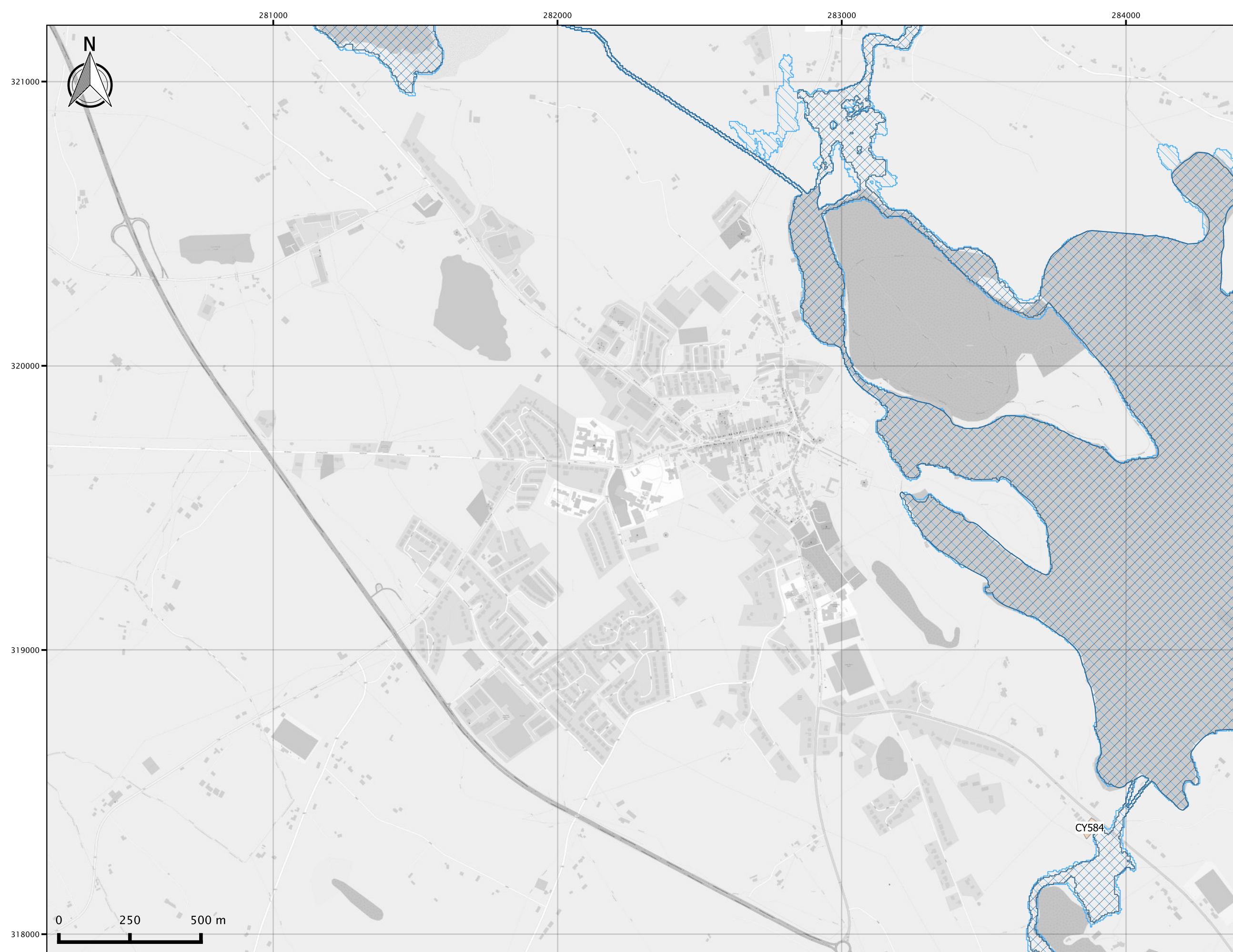
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LEGEND

Flood Zones	
	Flood Zone A
	Flood Zone B
Zoning 2025-2031	
	Community Services/Facilities
	Existing Commercial
	Existing Residential
	Industry/Enterprise/Employment
	PRA
	PRB
	Strategic Residential Reserve
	Town Centre

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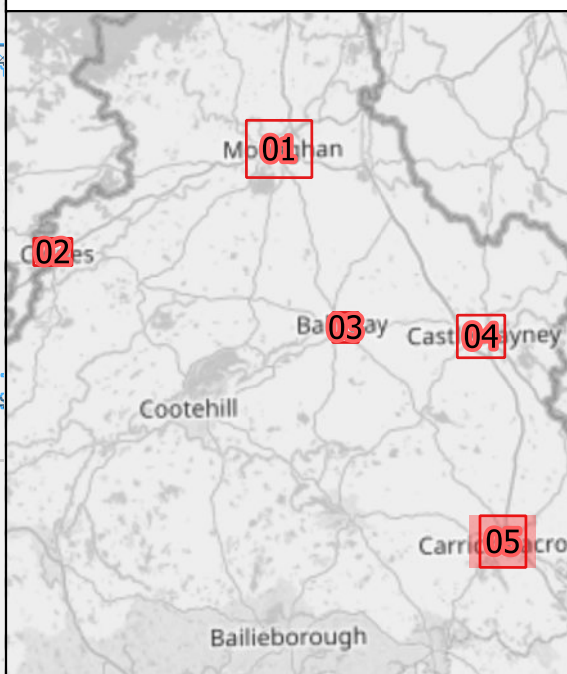
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OVERVIEW



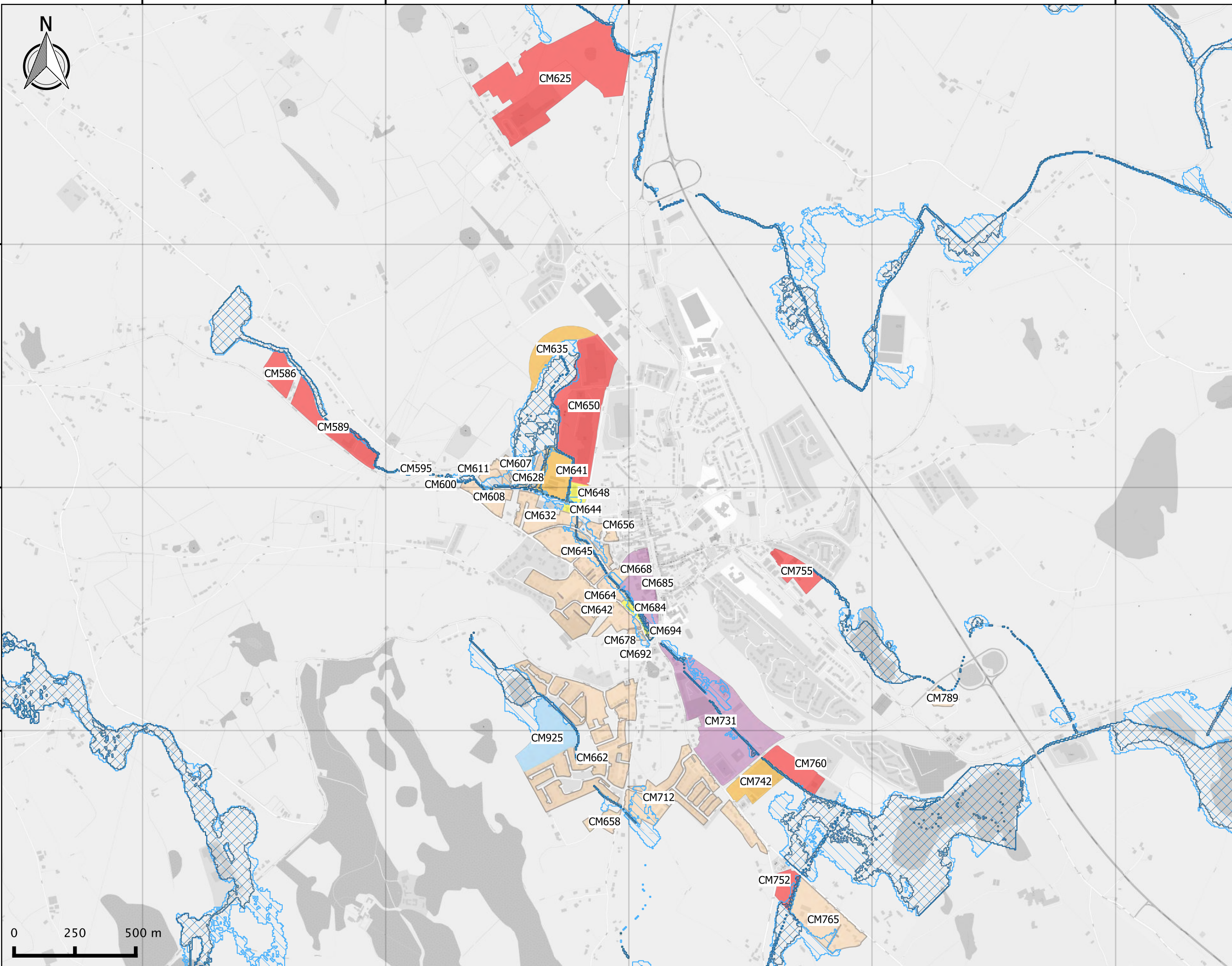
LEGEND

Flood Zones

-  Flood Zone A
-  Flood Zone B

Zoning 2025-2031

-  Community Services/Facilities
-  Existing Commercial
-  Existing Residential
-  Industry/Enterprise/Employment
-  PRA
-  PRB
-  Strategic Residential Reserve
-  Town Centre



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DESCRIPTION			
MONAGHAN SFRA - NOT SUITABLE ZONINGS			
PROJECT / FIGURE NO.			
M02230-01_SK105_CARRICKMACROSS			
DRAWN BY	SCALE	REVISION	DATE
DL	AS SHOWN	2	14/02/2025

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