



Comhairle Contae Mhuineacháin
Monaghan County Council

MONAGHAN COUNTY DEVELOPMENT PLAN 2025-2031

**PROPOSED MATERIAL ALTERATIONS
TO THE DRAFT MONAGHAN COUNTY
DEVELOPMENT PLAN
2025-2031**

VOLUME 1- WRITTEN STATEMENT

MARCH 2025

This page is intentionally blank

Format of Proposed Material Alterations Report

VOLUME 1

Proposed Material Alterations to the Draft Monaghan County Development Plan 2025-2031
(Written Statement)

VOLUME 2

Proposed Material Alterations to the Draft Monaghan County Development Plan 2025-2031
(Appendices)

VOLUME 3

Map Booklet - Proposed Material Alterations to Settlement Plans for Towns & Villages

VOLUME 1

Proposed Material Alterations to the Draft Monaghan County Development Plan 2025 -2031

Contents	Page No.
-----------------	-----------------

Introduction	3
--------------	---

Proposed Material Alterations to Draft Monaghan County Development Draft – Written Statement

Chapter 1	5
Chapter 2	6
Chapter 3	13
Chapter 4	15
Chapter 5	17
Chapter 6	19
Chapter 7	21
Chapter 8	27
Chapter 9	33
Chapter 10	35
Chapter 11	41
Chapter 12	44
Chapter 13	47
Chapter 14	50
Chapter 15	52
Chapter 16	61

Introduction

Having considered the Draft Monaghan County Development Plan 2025-2031 and the Chief Executive’s Report on submissions and observations received in respect of the Draft Plan in accordance with Section 12 of the Planning and Development Act 2000 (as amended), the Members of Monaghan County Council, have resolved that the Draft Monaghan County Development Plan 2025-2031 should be amended. The proposed amendments are material in nature and represent a material alteration of the Draft Monaghan County Development Plan 2025-2031.

In accordance with Section 12(7) of the Planning and Development Act 2000 (as amended), this document sets out the Proposed Material Alterations to the Draft Monaghan County Development Plan 2025-2031.

Format of Proposed Material Alterations

The format of the Proposed Alterations are as follows:

1. The text of the Draft Monaghan County Development Plan 2025-2031 is shown in normal font.
2. Proposed deletions are indicated in black with a ~~striketrough~~.
3. Additions to text are shown in **red**.

This is shown in the example below:

MATERIAL ALTERATIONS: CHAPTER 15, No. 14		
Page No	Section	Heading Title
336	15.22.7	Surface Water Drainage

To amend the text and insert additional text within Section 15.22.7 as follows:

All new developments in urban areas will be required to implement nature based solutions in accordance with Nature Based ~~Solutions to the Management of~~ **Urban** Rainwater and **Urban** Surface Water ~~Runoff in Urban Areas (DHLGH, 2022),~~ **Discharges – A National Strategy 2024. Public road surface water drainage regimes are constructed with the objective of disposing of road surface water, it is important that capacity in the drainage regime is retained to address this function.**

This report should be read in conjunction with the Draft Monaghan County Development Plan 2025-2031.

Map Alterations Booklet

Proposed map alterations are illustrated in the associated Map Booklet (Volume 3).

Strategic Environmental Assessment and Appropriate Assessment

Pursuant to section 12(7) (aa) of the Planning and Development Act 2000 (as amended), the Planning Authority has determined that a Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) were required to be carried out as respect of a number of specified Proposed Material Alterations. The SEA Determination and associated Environmental Report (Strategic Environmental Assessment) and the AA determination and Natura Impact Report accompany this document (Volume 2).

Minor Typographical and Grammatical Errors

Please note a number of minor typographical and grammatical errors that have been identified in the original Draft Monaghan County Development Plan 2025-2031 will be rectified in the final plan publication.

Making a submission or observation on the Material Alterations

Written submissions or observations with respect to the Proposed Material Alterations to the Draft Monaghan County Development Plan 2025-2031 and associated documentation are invited from members and other interested parties/groups. Submissions or observations should be submitted by one of the following mediums;

- By registering online at <https://consult.monaghancoco.ie/>
- By email to devplan@monaghancoco.ie or
- By post in writing to, The Forward Planning Unit, Planning Department, 1 Dublin Street, Monaghan Town, H18 X982.

The submission or observation should state the name of the person making the submission, address and where relevant, the organisation being represented. All submissions must be received on or before 5 pm on 10th April 2025. Late submissions will not be considered.

Only submissions which relate to the proposed alterations (i.e. strikethrough text or text in red) and/or changes in zoning from the Draft Monaghan County Development Plan 2025-2031 can be taken into consideration in the making of the new County Development Plan. Submissions or observations in relation to any other aspects of the Draft Plan cannot be considered at this stage of the process.

All submissions/observations received with respect to the Proposed Material Alterations to the Draft Monaghan County Development Plan 2025-2031 will form part of the subsequent statutory Chief Executive's report to be presented to the Elected Members of Monaghan County Council.

Next Stage

When the submission period for the proposed material alterations is concluded the Chief Executive will prepare a report on any submissions or observations received and submit it for the consideration of the Elected Members of Monaghan County Council. The Elected Members will consider the Chief Executive's Report and will adopt the final Plan. The Plan will come into effect six weeks later.

CHAPTER 1

INTRODUCTION

MATERIAL ALTERATIONS: CHAPTER 1, No. 1		
Page No	Chapter/Section	Heading Title
6	1.11	Strategic Objectives

To amend Strategic Objective SO 6, within Section 1.11 as follows:

Plan Strategic Objectives	
SO 6	To protect, nurture and enhance 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.

MATERIAL ALTERATIONS: CHAPTER 1, No. 2		
Page No	Chapter/Section	Heading Title
13	1.13	Strategic Environmental Assessment

To amend the text within Section 1.13 as follows:

The SEA Environmental Report which accompanies this Plan provides an understanding of the likely environmental consequences of decisions regarding development in County Monaghan. It has guided the preparation of policies and development alternatives for this Plan. **A comprehensive suite of environmental mitigation has been developed for the County Development Plan which is presented in Section 8 of the accompanying Strategic Environmental Assessment (SEA). Monaghan County Council commits to implementing these mitigation measures during the lifetime of the Plan.** A SEA statement has also been prepared and this summarises how environmental considerations have been integrated into the Plan, how consultations were taken into account and the reasoning behind the decisions made in light of other reasonable alternatives.

CHAPTER 2

CORE STRATEGY

MATERIAL ALTERATIONS: CHAPTER 2, No. 1		
Page No	Chapter/Section	Heading Title
24	2.2	Housing Supply Targets

To include an additional paragraph at the end of Section 2.2 as follows:

For the purpose of informing the Core Strategy a Housing Supply Target Methodology (HSTM) Table has been prepared for the plan period using the most up to date figures at time of writing in relation to house completions from the Central Statistics Office (CSO) to determine unmet demand to be incorporated within the plan period. A simplified version of this HSTM table is contained within Section 3.4.2 Housing in Chapter 3 – Housing Strategy.

MATERIAL ALTERATIONS: CHAPTER 2, No. 2		
Page No's	Chapter/Section	Heading Title
26, 27 & 28	2.5	Economic Development Strategy

To amend the text and Table 2.2 Population Targets 2031, within Section 2.5 as follows:

In accordance with NPO 9 of the NPF, Monaghan Town is designated as a key town within the RSES and therefore is identified in the RSES for significant rates of population growth of 30% or more above Census 2016 population levels which was 7,678. This means that Monaghan Town should achieve a population of at least 10,000 by 2040. To ensure this target is met Monaghan Town must achieve a population in the region of 9,200 by the end of this development plan period. However, it is considered that to achieve a suitable critical mass for this key town, a population target of 9,700 persons by 2031 should be strived for. It is acknowledged that the 2022 population figure for Monaghan town was 7,894, an increase of 216 persons in 6 years. To increase this growth rate a revised focus will be placed on driving compact growth, inward investment, town regeneration schemes such as Dublin Street North, Dublin Street South Regeneration Plans and Roosky Lands Master Plan along with the application of the Derelict Sites Act. An additional objective MTSO 2 has been included in Chapter 10 Monaghan Town to support this focus. Monaghan is the primary economic growth town to be promoted for regional enterprise where critical mass is a core objective to justify strategic infrastructure provision. Thus, Monaghan Town is designated as a Tier 1 settlement.

Carrickmacross, which is identified in the RSES as a town with strategic potential on a regional scale, and Castleblayney, both have experienced strong population growth in the County over the last number of census periods. Both towns are identified as secondary economic centres whereby capacity exists to provide new employment opportunities in these strategic locations which are very accessible both to the rest of the County, and the wider surrounding region, including the M1 motorway, Dundalk, the Greater Dublin Area and the Eastern Economic (Dublin – Belfast) Corridor. Furthermore, these towns have the potential to provide employment opportunities that build on the existing assets of the towns, which will assist in reducing long distance commuting patterns and developing more sustainable communities. Thus, Carrickmacross and Castleblayney are designated as Tier 2 settlements and have projected population growth of ~~16.4~~ 15.2% and ~~15.4~~ 12.7% respectively over the plan period.

The towns of Clones and Ballybay will be encouraged to create new local employment opportunities as well as providing services to the population within their hinterlands. Thus, Clones and Ballybay are designated as Tier 3 settlements. As Clones experienced moderate population growth over the last census period and National Policy Objective 3a within the NPF aims to “Deliver at least 40% of all new homes nationally within the built-up footprints existing settlements”, these towns have projected population growth of ~~15~~ 13.2% and ~~13.6~~ 12.5% respectively over the plan period.

The larger villages will also be encouraged to create new local employment opportunities as well as providing services to the population within their hinterlands. In previous Monaghan County Development Plans ten large villages comprising of Ballinode, Emyvale, Glaslough, Inniskeen, Newbliss, Rockcorry, Scotshouse, Scotstown, Smithborough, and Threemilehouse were designated as Tier 4 settlements. However, in recognition of the growth of Annyalla, Clontibret North, Doohamlet and Oram in recent times, these four villages are also now designated as Tier 4 settlements. As National Policy Objective 3a within the NPF aims to “Deliver at least 40% of all new homes nationally within the built-up footprints existing settlements” these ~~towns~~ villages have projected population growth of ~~11.7~~ 6.8% over the plan period.

The wider rural area will continue to provide for employment generating uses that are locational based including, but not limited to, agri-business, rural based tourism and renewable energy projects.

As detailed in Table 2.1 above, the population of County Monaghan is projected to grow to 71,516 persons by 2031. In order to promote regeneration, consolidation and growth in the settlements, a sufficient proportion of the County’s population growth has been allocated to them, based on their role and function. The allocations of population growth are presented in Table 2.2 below.

Table 2.2 Population Targets 2031

Tier	2016 Population	2022 Population	Targeted Share (%) of Population by 2031	Projected % Growth from 2022 to 2031	Projected Population by 2031
Tier 1 Principal / Key Town Monaghan	7,678	7,894	12.9 13.6	16.5 22.9	9,197 9,700
Tier 2 Strategic Towns Carrickmacross Castleblayney	5032 3607	5,745 3,926	9.4 9.9 6.3 6.5	16.4 22.8 15.4 19.0	6,687 7,053 4,531 4,673
Tier 3 Service Towns Clones Ballybay	1680 1241	1,885 1,329	3 3.2 2.3 2.2	15.0 19.8 13.6 18.7	2,168 2,259 1,510 1,578
Tier 4 Villages Large Village Network	3,672	4,833*	8.5* 7.5	11.7* 10.3	5,398* 5,331*
Tier 5 & 6 Rural Settlements Rural Community Settlements / Dispersed Rural Communities and Remaining Rural Area	38,476	39,676	58.8 57.2	5.9 3.1	42,026 40,922
TOTAL County Monaghan	61,386	65,288	100%	9.5	71,516

*Includes the villages of Annyalla, Clontibret North, Doohamlet & Oram which have been redesignated from Tier 5 to Tier 4 settlements

MATERIAL ALTERATIONS: CHAPTER 2, No. 3		
Page No	Chapter/Section	Heading Title
32	2.6.4	Tier 4 – Villages

That Objective SHO 5 within Section 2.6.4 is amended as follows:

Villages Objective	
SHO 5	To prepare Tier 4 village plans during the lifetime of this plan, with a focus on housing, amenity, infrastructure, and parking provision transport and the sustainable reuse and regeneration of existing derelict, vacant, or underutilised sites. At least one village plan will be prepared for a village in each of the three Municipal Districts per annum.

MATERIAL ALTERATIONS: CHAPTER 2, No. 4		
Page No's	Chapter/Section	Heading Title
33 & 34	2.7	Regeneration of Existing Lands

To amend the text and Table 2.4 County Monaghan Population Projections 2022-2031, within Section 2.7 as follows:

It is considered appropriate to include for the reuse, regeneration and renewal of land through active land management over this Plan period, having regard to legislative requirements, and to national and regional policy. The NPF target of delivering 30% of new housing within the existing built-up footprint of settlements, on infill and brownfield lands and the principles contained within the Town Centre First Policy are key considerations in this regard. The regeneration of land (as defined by the Urban Regeneration and Housing Act 2015) and buildings in need of development and renewal throughout the County, is an objective of this development plan and Monaghan County Council will seek to develop and improve areas in need of development and renewal, particularly within designated settlements.

Monaghan County Council has been proactive in regeneration initiatives in recent years, particularly in respect of delivering residential development within town centres such as the award winning Clones Renewal Scheme. There has been significant advancement of the Dublin Street South Regeneration Plan in Monaghan Town with consent having been recently obtained for the development of infrastructure on these lands. This scheme along with the Dublin Street North Regeneration Plan and the Roosky Lands Master Plan have potential to deliver housing within the urban core and thus contribute to compact growth and significant funding from the Urban Regeneration Development Fund has been secured in relation to progressing these schemes. The recent acquisition of the Saint Louis Convent lands within the town by Monaghan County Council also provides opportunity for regeneration and town centre development. In Carrickmacross, the Backlands Plans either side of the Main Street and the initiatives for Distillery Lane / Convent Lands will contain residential development, thus contributing to the delivery of compact growth in this town. In Castleblayney, the Town Centre Regeneration Plan and the Masterplan and Development Framework for Lough Muckno and Environs will also greatly assist in delivering compact growth.

~~It is therefore important to acknowledge that~~ The Core Strategy Table provides for a significant proportion of future urban development ~~will to~~ occur on infill/~~brownfield/regeneration~~ lands within the built envelope up area of existing settlements. However, it should be noted that the delivery of the entirety of these schemes will likely fall outside the period of this development plan given the period of time involved in agreeing proposals, obtaining consents, assembling lands, providing enabling infrastructure before development is delivered. Notwithstanding this, these schemes are advancing and will contribute greatly to town centre regeneration and compact growth.

In order to encourage ~~this type of~~ brownfield/regeneration development within the urban centres, a relaxation of some development management standards will be considered where appropriate. ~~Having regard to this target, it is considered appropriate that up to 20% of the population growth could be provided for through development of these sites. Therefore, the amount of greenfield lands~~

required to be zoned for residential use is based on 80% of the population growth. This has been reflected in the Core Strategy Table 1

Table 2.4 County Monaghan Population Projections 2022 to 2031

Hierarchy	Location	2022 Population	Projected Additional Population	Projected Population 2031
Tier 1 Principal / Key Town	Monaghan	7,894	1,303 1,806	9,197 9,700
Tier 2 Strategic Town	Carrickmacross Castleblayney	5,745 3,926	942 605 1,308 747	6,687 4,531 7,053 4,673
Tier 3 Service Town	Clones Ballybay	1,885 1,329	283 374 181 249	2,168 2,259 1,510 1,578
Tier 4 Villages	Ballinode Emyvale Glaslough Inniskeen Newbliss Rockcorry Scotshouse Scotstown Smithborough Threemilehouse Annyalla Clontibret North Doohamlet Oram	433 638 443 405 352 302 317 436 495 148 205 191 287 181	51 45 75 67 52 46 47 42 41 37 35 31 37 33 51 45 58 51 17 16 24 22 22 15 34 30 21 18	484 478 713 705 495 489 452 447 393 389 337 333 354 350 487 481 553 546 165 164 229 227 213 206 321 317 202 199
Tier 5 & 6 Remaining Rural Area	Rural Community Settlements / Dispersed Rural Communities and Remaining Rural Area	39,676	2,350 1,246	42,026 40,922
	County Monaghan	65,288	6,228	71,516

MATERIAL ALTERATIONS: CHAPTER 2, No. 5		
Page No's	Chapter/Section	Heading Title
37, 38, 39 & 40	2.10	Sustainable Residential Densities

That the text, Table 2.5 Core Strategy Table, Table 2.6 Core Strategy Table 2, Objective CSO 5 and Policy CSP 1 within Section 2.10 are amended as follows:

For the purposes of ascertaining a suitable housing land requirement for County Monaghan and having regard to the ~~above~~ **range of densities set out in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)**, it is considered appropriate to apply a ~~gross~~ density of ~~18~~ **30** units per hectare within the larger settlements (Key and Large towns), ~~15-25~~ units per hectare (~~gross~~) in the medium settlements (Medium and Small towns), and ~~10~~ **20** units per hectare (~~gross~~) in the smaller settlements (Rural town and Villages). It is considered that this is both

practical and realistic for the urban settlements of County Monaghan where most of the sites suitable for new residential development have, in the main, extensive topographical challenges.

The Core Strategy provides for the development of lower density houses within the urban settlements. This will be permitted through schemes that provide suitable housing to meet the needs of people who might otherwise seek to build a one-off dwelling in the rural area. Such schemes will only be permitted on suitable lands located within the designated settlement boundaries where it is demonstrated that there is a demand for the development within the settlement and where it contributes to the sequential development of land from the centre of the settlement outwards or represents a consolidation of the settlement footprint.

As Figure 3.1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) indicates that detached /semi detached housing will be in the density range of 15-30 dwellings per hectare, a lower density assumption of 10-15 units per hectare (gross) (unless where site specific circumstances can justify otherwise), is being proposed for the option of developing low density developments and/or serviced sites in suitable locations within the designated settlements. As the target densities in the revised Core Strategy Table 2.5 are based on average density across Proposed Residential A and Proposed Residential B zonings this does not affect the quantum of lands to be zoned. To offer more locational choice and as an incentive to release land for low density development, the quantum of low density residential land has been doubled but with the strict caveat that only 75% of this quantum is developed during the plan period which equates to the 150% market choice available to the Proposed Residential A zoning.

Table 2.5 overleaf indicates the housing units and greenfield land requirements based on the population projections set out for County Monaghan up to 2031. Table 2.6 overleaf details the densities appropriate to the settlements in County Monaghan having regard to the Guidelines and the requirement to offer low density serviced sites and provides for the quantum of zoned housing land required (HLR) to accommodate the projected population increase.

Table 2.5 Core Strategy Table 1

Tier in Settlement Hierarchy	Location	Projected Population 2031 (persons)	Population Increase (persons) 2025-2031	20% Brownfield /Infill/ Regeneration Allocation	80% Greenfield Allocation	No. of Greenfield Units (2.74 persons per unit)
Tier 1	Monaghan	9,197	1,303	261	1042	380
Tier 2	Carrickmacross Castleblayney	6,687 4,531	942 605	188 121	754 484	275 177
Tier 3	Clones Ballybay	2,168 1,510	283 181	57 36	226 145	83 53
Tier 4	Villages	5,398*	565*	113*	452*	165*
Tiers 5 & 6	Rural Settlements Remaining Rural Area	42,026	2,350	470	1,880	686
Total	County Monaghan	71,516	6,228	1,246	4,983	1,818

Table 2.6 Core Strategy Table 2

Tier in Settlement Hierarchy	Location	No. of Greenfield Units (2.74 persons per unit)	HLRA 2019-2025 CDP	HLRA 2025-2031 (excluding 50% Market Choice)	70% @ 18 units/ha Average Gross Density (including 50% Market Choice)	30% @ 10 units/ha Average Gross Density (including 100% Market Choice)	HLRA 2025-2031 (including Market Choice)
Tier 1	Monaghan Town	380	44.1	16.43	17.25	14.79	32.04
Tier 2	Carrickmacross	275	25.9	11.89	12.48	10.70	23.18
Tier in Settlement Hierarchy	Location	No. of Greenfield Units (2.74 persons per unit)	HLRA 2019-2025 CDP	HLRA 2019-2025 (excluding 50% Market Choice)	70% @ 15 units/ha Average Gross Density (including 50% Market Choice)	30% @ 10 units/ha Average Gross Density (including 100% Market Choice)	HLRA 2025-2031 (including 50% Market Choice)
Tier 2	Castleblayney	177	16	9.15	9.61	8.24	17.85
Tier 3	Clones	83	11.4	4.28	4.49	3.85	8.35
Tier in Settlement Hierarchy	Location	No. of Greenfield Units (2.74 persons per unit)	HLRA 2013-2019 CDP	HLRA 2019-2025 (excluding 50% Market Choice)	70% @ 10 units/ha Average Gross Density (including 50% Market Choice)	30% @ 10 units/ha Average Gross Density (including 100% Market Choice)	HLRA 2025-2031 (including Market Choice)
Tier 3	Ballybay	53	10.4	4.10	4.31	3.69	8.00
Tier 4	Villages	165*	-	12.42*	13.46*	11.54*	24.99*
Total	County Monaghan	1132	107.8	58.67	61.61	52.81	114.42

△HLR – Housing Land Requirement

Table 2.5 Core Strategy Table

Settlement		Population and Housing					Land Zoning Required					
Settlement Type	Settlement Name	Census 2022 Population	Census 2022 (%)	Population Target 2025-2031	Housing Target (units)	Housing Target %	Existing Zoning (ha)	Zoned land Required (with additional surplus) (ha)	Target Residential Density (UPH)	Minimum 30% Infill Lands (ha)	Remaining 70% lands (non-infill) (ha)	Shortfall/ Excess of Zoned Land
County		65288	100.0	4152	2558	100.0	107.80	82.71	-	66.11	14.97	25.09
Key Town (Tier 1)	Monaghan	7894	12.1	1204	742	29.0	44.10	30.91	30	28.59	1.85	13.19
Self Sustaining	Carrickmacross	5745	8.8	872	537	21.0	25.90	22.38	30	12.05	9.92	3.52
Growth Towns (Tier 2)	Castleblayney	3926	6.0	498	307	12.0	16.00	15.35	25	14.54	0.47	0.65
Self Sustaining Towns (Tier 3)	Clones	1885	2.9	249	153	6.0	11.40	7.67	25	6.33	1.01	3.73
	Ballybay	1329	2.0	166	102	4.0	10.40	6.40	20	4.60	1.72	4.01
Villages (Tier 4)*		4833	7.4	332	205	8.0	-	-	-	-	-	-
Rural Areas (including Tier 5 & Tier 6 Villages)		39676	60.8	830	512	20.0	-	-	-	-	-	-

*Includes the villages of Annyalla, Clontibret North, Doohamlet & Oram which have been redesignated from Tier 5 to Tier 4 settlements.

Core Strategy Objectives	
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 Table 2.5 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.

Core Strategy Policies	
CSP 1	To preserve the character of Tier 5 and Tier 6 rural settlements by restricting the scale of development permitted within them, having regard to infrastructure availability and capacity , and to ensure integration with the rural character of the area and the satisfaction provision of infrastructure services.

CHAPTER 3

HOUSING STRATEGY

MATERIAL ALTERATIONS: CHAPTER 3, No. 1		
Page No	Chapter/Section	Heading Title
54	3.4.2	Housing

To amend the text and Table 3.2, Housing Supply Target County Monaghan, within Section 3.4.2 as follows:

The database sheet accompanying the Housing Supply Target Methodology Guidelines, provides projected annual figures for new household demand in each local authority area up to the year 2031. For County Monaghan, the housing demand for the **development plan** period ~~2020-2031~~ is ~~3,668~~ ~~2,558~~ **2,558**. Table 31 of the database sheet accompanying the Housing Supply Target Methodology Guidelines set out in Table 3.2, indicates the number of new houses required ~~between 2020-2031~~ **inclusive for the development plan period**, to enable the County to meet the Economic and Social Research Institute (ESRI) NPF new household demand up to 2031.

Table 3.2: Housing Supply Target County Monaghan

	Monaghan County Council	Annual Average Households	Total Households
A	ESRI NPF scenario projected new household demand 2017 to Q2 2031	280 268	4,197 4,026
B	Actual new housing supply 2017 to 2019 Q3 2024	185 228	556 1,769
C	Homeless households, and estimated unmet demand as a Census 2016 2022	N/A	27 301
D	Housing Demand 2020-2031 = Total (A-B+C)/ 126	306 426	3,668 2,558

Source: Housing Supply Target Methodology for Development Planning- Guidelines for Planning Authorities, 2020 & **Central Statistics Office**

MATERIAL ALTERATIONS: CHAPTER 3, No. 2		
Page No	Chapter/Section	Heading Title
61	3.13	Urban Housing

To amend the text within Section 3.13 as follows:

The Core Strategy sets out the total housing requirement for the County in order to satisfy the population growth of 6,228 persons that is provided for during the lifetime of this plan.

The Core Strategy allocates the future supply of urban housing units in respect of Tier 1, 2, 3 and 4 settlements. These locations have suitable capacity in physical and social infrastructure to accommodate anticipated urban population growth circa ~~90~~ **83** hectares of land is zoned for residential purposes within the designated settlements, which will be plan led and delivered through the provision of settlement plans for each of the towns and the villages collectively.

MATERIAL ALTERATIONS: CHAPTER 3, No. 3		
Page No	Chapter/Section	Heading Title
62	3.14	Residential Density

To amend the text within Section 3.14 as follows:

National policy seeks to encourage more sustainable development through the avoidance of excessive suburbanisation and the promotion of higher densities. The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (DHLGH, 2024) references this. For the purposes of ascertaining a suitable housing land requirement for County Monaghan and having regard to the above, the Core Strategy within this Development Plan has considered it appropriate to apply a gross density of ~~18~~ **30** units per hectare within the larger settlements (Key and Large towns), ~~15~~ **25** units per hectare (gross) in the medium settlements (Medium and Small towns), and ~~10~~ **20** units per hectare (gross) in the smaller settlements (Rural town and Villages). It is considered that this is both practical and realistic for the urban settlements of County Monaghan where most of the sites suitable for new residential development have, in the main, extensive topographical challenges.

MATERIAL ALTERATIONS: CHAPTER 3, No. 4		
Page No	Chapter/Section	Heading Title
65	3.16.5	Housing Land Supply

To amend the text within Section 3.16.5 as follows:

The HNDAs determined that that circa 2,790 new dwellings are required in the County by 2031. The Core Strategy Table ~~2.5 (refer to Section 2.10~~ **2.5** in Chapter 2 Core Strategy indicates that this Development Plan allocates approximately ~~90~~ **83** hectares for residential use, which represents sufficient provision to accommodate the calculated housing demand while allowing for a degree of locational choice. Where land is zoned for development, it is on the basis of a detailed Infrastructural Assessment (IA) and Settlement Capacity Audit (SCA) in Appendix 16 to support its suitability for development during the Plan lifetime in terms of servicing and potential housing yield.

MATERIAL ALTERATIONS: CHAPTER 3, No. 5		
Page No	Chapter/Section	Heading Title
69	3	Housing Strategy Objectives

To include an additional objective, Objective HSO 13 as follows:

Housing Strategy Objectives	
HSO 13	To encourage and support the provision of service sites within smaller towns and villages.

This page is intentionally blank

CHAPTER 4

ECONOMIC

DEVELOPMENT

MATERIAL ALTERATIONS: CHAPTER 4, No. 1		
Page No	Chapter/Section	Heading Title
74	4	Retail Objectives

To amend Objective RTO 1 within Section 4.6 as follows:

Retail Objective	
RTO 1	To prepare commence the preparation of a new Retail Strategy for the County within the lifetime first two years following the adoption of the Monaghan County Development Plan 2025- 2031.

MATERIAL ALTERATIONS: CHAPTER 4, No. 2		
Page No	Chapter/Section	Heading Title
77	4.7	Economic Development

To include an additional bullet point within Section 4.7 as follows:

- To promote Carrickmacross's role as a 'Place of Regional Potential' with regards to Enterprise & Employment Infrastructure, as outlined in the RSES.

MATERIAL ALTERATIONS: CHAPTER 4, No. 3		
Page No	Chapter/Section	Heading Title
78	4.7	Economic Development

To include an additional objective, Objective EDO 8, and re-number Objectives EDO 8, EDO 9 and EDO 10 accordingly, within Section 4.7 as follows:

Economic Development Objectives	
EDO 8	To develop a policy framework for Lough Egish industrial development area within two years of the adoption of the development plan to include specific objectives for Development Management Standards and sustainable transport having regard to National Policy Objectives NPO 10b and NPO 23 in the National Planning Framework, and Regional Policy Objective RPO 4.24 in the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly Area.
EDO 8-9	To consult with industry stakeholders to support the concept of the establishment of an engineering hub in County Monaghan.
EDO 9-10	To encourage and assist in the education, training and upskilling of the County's workforce to attract and retain employment opportunities.
EDO 10-11	To encourage the development of clusters in the areas of agri-business, engineering and high potential sectors such as the green economy and artificial intelligence including the provision of Data Value Hubs, at appropriate locations within the County.

MATERIAL ALTERATIONS: CHAPTER 4, No. 4		
Page No	Chapter/Section	Heading Title
80	4.9	Extractive Industry

To include an objective, Objective MEO 3, within Section 4.9 as follows:

Extractive Industry Objectives	
MEO 3	To identify and map the location of quarries and minerals resources across County Monaghan within the first four years of the Development Plan.

MATERIAL ALTERATIONS: CHAPTER 4, No. 5		
Page No	Chapter/Section	Heading Title
84	4.12	Tourism

That Objectives TMO 1, TMO 8, TMO 9, and TMO 19 are amended and two additional objectives, Objectives are included within Section 4.12 as follows:

Tourism Objectives	
TMO 1	To promote and strengthen the development of tourist and cultural offerings in Monaghan Town, as set out in the Monaghan Destination Town Plan , to help support its growth as a destination town within Ireland’s Ancient East destination brand.
TMO 8	To facilitate, where appropriate, the provision of high-quality sustainable tourism products and services within the County where it is of a scale and nature appropriate to its setting , 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.
TMO 9	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 of the Monaghan County Development Plan 2025-2031.
TMO 19	To promote and support Sliabh Beagh as an eco- sustainable tourism destination, in a manner which is consistent with the implementation of the objectives set out in the Sliabh Beagh Masterplan.
TMO 24	To promote and support the implementation of the Monaghan Destination and Experience Development Plan.
TMO 25	To promote and implement the policies and objective of the Monaghan County Council Tourism Strategy 2023-2028 and to ensure the preparation of a new Plan upon its expiry.

This page is intentionally blank

CHAPTER 5

COMMUNITY

MATERIAL ALTERATIONS: CHAPTER 5, No. 1		
Page No	Chapter/Section	Heading Title
88	5.3	Community Facilities

To amend the text within Section 5.3 as follows:

The importance of community participation in the improvement and maintenance of community facilities is recognised by Monaghan County Council. The community voluntary sector in association with relevant statutory bodies sustains vital facilities for the population, playing a vital role in the future development of the County. Community buildings and facilities are vital to fostering a sense of community identify and wellbeing. Continued growth in population has implications for community services as the needs of the population base change. It is essential that through the planning process adequate measures are taken to secure community services to improve the quality of life experienced by the population of County Monaghan. A flexible and supportive approach will be adopted towards proposals for community facilities on suitable sites within other land use zoning categories, where such a proposal is suitably located within the settlement boundary and is easily accessible for all sections of the community. **Monaghan County Council shall continue to provide support for local and community initiatives to prevent and mitigate Domestic, Sexual and Gender Based Violence in accordance with the 3rd National Strategy on Domestic Sexual and Gender-Based Violence Implementation Plan to ensure there is zero tolerance in our society for domestic, sexual and gender-based violence.**

MATERIAL ALTERATIONS: CHAPTER 5, No. 2		
Page No	Chapter/Section	Heading Title
89	5.4	Educational Facilities

To amend the text and amend Policy CFP 2 within Section 5.4 as follows:

The provision of national and post primary schools in County Monaghan are the responsibility of the Department of Education ~~and Skills~~. Third level education, Youth Reach services, adult education and literacy promotion are all operated by the Cavan and Monaghan Education and Training Board (CMETB). The Council will continue to ensure that school sites are made available as required, as well as providing for the expansion of existing school sites by land use zoning provision and by any other means as may be necessary.

Educational Facilities Policies	
CFP 2	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: <ul style="list-style-type: none"> a) The provision of Schools and the Planning System – A Code of Practice for Planning Authorities, the Department of Education and Science and the 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.

MATERIAL ALTERATIONS: CHAPTER 5, No. 3		
Page No	Chapter/Section	Heading Title
95	5.10	Cycling and Walking

To amend Objective CFO 15 within Section 5.10 as follows:

Cycling and Walking Objectives	
CFO 15	To promote and facilitate the sustainable development of walkways, cycleways and recreational routes, to suit all levels of ability , in appropriate locations throughout the County, in accordance with the objectives of the County Walking and Cycling Strategy 2021-2026 and any new or updated/subsequent version(s), having due regard to relevant environmental considerations, including the need to protect and enhance biodiversity, prevent habitat fragmentation, and maintain and enhance ecological connectivity.

MATERIAL ALTERATIONS: CHAPTER 5, No. 4		
Page No	Chapter/Section	Heading Title
96	5.12	Public Rights of Way

To amend Objective CFO 24 within Section 5.12 as follows:

Public Rights of Way Policy	
CFO 24	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 within the lifetime first four years of this development plan, as resources allow , under the provisions of Section 14 of the Act 2000 (as amended).

This page is intentionally blank

CHAPTER 6
HERITAGE,
CONSERVATION AND
LANDSCAPE

MATERIAL ALTERATIONS: CHAPTER 6, No. 1		
Page No	Chapter/Section	Heading Title
114	6	Heritage, Conservation and Landscape Policies

To amend Policies HCLP4, HCLP5, HCLP6, and HCLP 7 as follows:

Heritage, Conservation and Landscape Policies	
HCLP 4	<p>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> <p>Any plan or project in the Plan area not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect on a Natura 2000 site(s), either individually or in-combination with other plans or projects, shall be subject to Appropriate Assessment, in view of the site's conservation objectives; in accordance with Article 6(3) and Article 6(4) of the Habitats Directives (92/43/EEC), transposing national legislation, and applicable European and national guidelines.</p>
HCLP 5	<p>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.</p> <p>Monaghan County Council shall complete Appropriate Assessment, where required as a Competent Authority, in accordance with Article 6 of the Habitats Directive; and shall only grant consent for developments projects after having ascertained that such projects will not adversely affect the integrity of any Natura 2000 site.</p>
HCLP 6	<p>To ensure that all development proposals comply with the Department of Environment, Heritage and Local Government publication, Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities 2010 or any new or updated/subsequent version.</p> <p>Protect, conserve and enhance natural heritage, insofar as practicable having regard to the remit of the Council; including Natura 2000 sites (SPAs and SACs), proposed Natura Heritage Areas (pNHAs), other designated sites, and non-designated areas of high nature conservation value known as locally important areas which also serve as 'Stepping Stones' for the purposes of Article 10 of the Habitats Directive, improving the ecological coherence of Natura 2000 sites.</p>
HCLP 7	<p>Any plan or project 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.</p> <p>Prevent the carrying out of development that would destroy or significantly alter, damage or interfere with the integrity of a pNHA/NHA, or any of its species, communities, habitats; landforms or geological or geomorphological features; or on its diversity of natural attributes.</p>

MATERIAL ALTERATIONS: CHAPTER 6, No. 2		
Page No	Chapter/Section	Heading Title
122	6	Green Infrastructure Objectives

To amend Objectives GIO 1 and GIO 2 within Section 6.13 as follows:

Green Infrastructure Objectives	
GIO 1	To prepare a Green Infrastructure Strategy for the County which considers ecology, climate change mitigation and adaptation, environmental protection considerations, increased climate resilience, and a wide range of ecosystem services, while also enhancing biodiversity, during the lifetime of this plan, subject to available resources.
GIO 2	To prepare a detailed Green Infrastructure Network for the towns of Monaghan, Carrickmacross, Castleblayney, Ballybay and Clones, during the lifetime of this plan, subject to available resources.

MATERIAL ALTERATIONS: CHAPTER 6, No. 3		
Page No	Chapter/Section	Heading Title
102	6.4	Landscape Character Assessment Objective

To include an additional objective, **Objective LCO 1**, within Section 6.4 as follows:

Landscape Character Assessment Objective	
LCO 1	To review and update the Landscape Character Assessment in tandem with the preparation of the Renewable Energy Strategy for County Monaghan.

MATERIAL ALTERATIONS: CHAPTER 6, No. 4		
Page No	Chapter/Section	Heading Title
125	6	Trees and Woodlands Policies

To amend Policy TWP 1 within Chapter 6 as follows:

Trees and Woodlands Policies	
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 of native tree species on the site shall be provided, as appropriate.

MATERIAL ALTERATIONS: CHAPTER 6, No. 5		
Page No	Chapter/Section	Heading Title
128	6	Architectural Conservation Areas (ACAs) Objectives

To amend Objective ACO 1 within Chapter 6 as follows:

Architectural Conservation Areas Objectives	
ACO 1	To carry out a comprehensive review of the Architectural Conservation Areas within the County during the lifetime of this Plan, subject to available resources.

This page is intentionally blank

CHAPTER 7

TRANSPORT AND INFRASTRUCTURE

MATERIAL ALTERATIONS: CHAPTER 7, No. 1		
Page No	Chapter/Section	Heading Title
149	7.1.5	Sustainable Mobility and Active Travel

To insert the following additional text below Figure 7.6, within Section 7.1.5 as follows:

All-Island Strategic Rail Review

The All-Island Strategic Rail Review Report, which was jointly commissioned by the Department of Transport in Ireland and the Department for Infrastructure in Northern Ireland, sets out a strategic vision for the development of the rail system across the island of Ireland over the coming decades. The Rail Review Report sets out 32 strategic recommendations to enhance the rail system in Ireland and Northern Ireland up to 2050, aligning with net carbon zero commitments in both jurisdictions. The report includes a proposal for a new single-track railway running between Portadown – Armagh – Monaghan – Clones – Cavan – Mullingar.

MATERIAL ALTERATIONS: CHAPTER 7, No. 2		
Page No's	Chapter/Section	Heading Title
154 & 155	7.2	Planning for Sustainable Transport in County Monaghan

To amend the text in Paragraphs 9, 11 and 12 within Section 7.2 as follows:

Paragraph 9

The following guidance documents published by the NTA will be taken into account in the development and transport planning of the County:

- Permeability Best Practice Guide;
- Achieving Effective Workplace Travel Plans; Guidance for Local Authorities,
- Workplace Travel Plans: A Guide for Implementers.
- Toolkit for School Travel, and
- Guidance Note on Area Based Transport Assessment (NTA and TII)
- TII publication standard DN-GEO-03084, The Treatment of Transition Zones to Towns and Villages on National Roads
- TII publication standard DN-GEO-03030, Design Phase Procedure for Road Safety Improvement Schemes, Urban Renewal Schemes and Local Improvement Schemes

Paragraph 11

The Sustainable Mobility Policy notes, '*local transport plans for the regional growth centres and key towns will allow for local implementation of national and regional level land use and transport policies. These plans will be prepared based on the Area Based Transport Assessment Guidance produced by the NTA and TII.*' The following Local Transport Plans are ~~to be prepared for~~ proposed for County Monaghan, subject to NTA funding and approval through necessary project approval guidelines and statutory processes;

1. Monaghan Town (for completion in 2025)
2. Carrickmacross (anticipated to commence in 2026)

In addition, the following Sustainability Mobility Plans (SUMPs) are ~~to be developed for~~ planned, subject to NTA funding and approval through necessary project approval guidelines and statutory processes:

1. Clones (for completion in 2025)
2. Castleblayney (anticipated to commence in 2026)
3. Ballybay (expected to commence in 2026, subject to funding and resources)

Paragraph 12

Proposals for development in urban areas including villages will be subject to the provisions contained within the Design Manual for Urban Roads and Street (DMURS). In exceptional circumstances, consultation with TII in respect of urban national roads may be required and complimentary requirements included in TII publications may be applicable.

MATERIAL ALTERATIONS: CHAPTER 7, No. 3		
Page No	Chapter/Section	Heading Title
156	7.2	Transport Objectives

To include an additional objective, Objective TO 9, within Section 7.2 as follows:

Transport Planning Objectives	
TO 9	To vary the Development Plan to incorporate the objectives and measures of Integrated Transport Plan for County Monaghan when finalised, and to implement its objectives and measures during the lifetime of this plan.

MATERIAL ALTERATIONS: CHAPTER 7, No. 4		
Page No's	Chapter/Section	Heading Title
156 & 157	7.2	Transport Policies

To amend Policies TP1 and TP2 and insert additional policies, Policies TP11, TP12, and TP13 within Section 7.2 as follows:

Transport Policies	
TP 1	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 this plan, subject to available resources commencing by 2027.
TP 2	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 first three years of this plan, subject to funding and available resources.
TP 11	To ensure that new development proposals that are subject to Traffic and Transport Assessment are carried out in accordance with the requirements set out in the TII Traffic and Transport Assessment Guidelines.
TP 12	Road schemes proposed and identified for development locally will be developed complementary to safeguarding the strategic function of the national road network and proposals impacting on the national road network should be developed in consultation with and subject to the agreement of TII.
TP 13	Development proposals in proximity to the N2 junctions shall be appropriately assessed to ascertain the implications of traffic generation on the safe and efficient operation of the N2 and associated junctions. Proposals should consider the cumulative impact of development in the area and be subject to Traffic and Transport Assessment as appropriate.

MATERIAL ALTERATIONS: CHAPTER 7, No. 5		
Page No	Chapter/Section	Heading Title
161	7.3.1	National Roads

To amend Policy NRP 7 within Section 7.3.1 as follows:

National Roads Policy	
NRP 7	Access and road design details on National Roads shall comply with TII Publications and 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.

MATERIAL ALTERATIONS: CHAPTER 7, No. 6		
Page No	Chapter/Section	Heading Title
168	7.4	Active Travel and Recreational Walking and Cycling Policies

To amend Policies ATP 6, ATP 8 and ATP 10 within Section 7.4 as follows:

Active Travel and Recreational Walking and Cycling Policies	
ATP 6	Where appropriate, make provision for other infrastructure ancillary to Greenways, Active Travel routes or recreational walking/cycling facilities to increase the attractiveness of Active Travel, to improve user experience, or to connect with public transport services.
ATP 8	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 and public transport services throughout central Ulster Region.
ATP 10	To prepare Sustainable Mobility Plans for Ballybay, Castleblayney and Clones, during the lifetime of this plan, subject to available resources.

MATERIAL ALTERATIONS: CHAPTER 7, No. 7		
Page No	Chapter/Section	Heading Title
169	7.5	Public and Shared Transport

To amend the text within Section 7.5 as follows:

~~Cavan Monaghan Transport Co-ordination Unit, also known as Local Link Cavan Monaghan (Local Link), was established in 2014 as part of the National Restructuring Programme by the NTA. It replaces Cavan's 'CART' and Monaghan's 'BALTI' local service bus schemes. The CMTCU currently operate approximately 70 services in the Cavan/Monaghan region. Services operate at various frequencies across the two counties. A door-to-door collection is provided, and the service can cater for wheelchair users and those with impaired mobility. The services are designed to provide access to a range of public services including transport, finance, and health and shopping. The services are operated by private operators on behalf of Local Link. Local Link also work on behalf of state agencies in the area to manage and co-ordinate transport on their behalf. The Local Link provides an invaluable support service to individuals without access to a private car or who live in remote or isolated locations.~~

The National Transport Authority is responsible for the Rural Transport Programme/TFI Local Link. TFI Local Link is managed and administered nationally by 15 Transport Co-ordination Units who are operating on behalf of Transport for Ireland (TFI).

TFI Local Link operate two different types of service; Regular Rural Bus Services and Door-to-Door Bus Services. Regular Rural Bus Services operate on a fixed route between towns and villages and have a scheduled timetable, just like any other public transport bus service. Door to Door Services are route-based services with the added benefit of collecting and dropping off passengers directly at their homes.

TFI Local Link Cavan Monaghan (Cavan Monaghan TCU CLG) have responsibility for the geographic area of Cavan Monaghan’.

MATERIAL ALTERATIONS: CHAPTER 7, No. 8		
Page No	Chapter/Section	Heading Title
170	7.5	Public and Shared Transport

To amend Policies, PTO 3 and PTO 5 and include an additional policy, Policy PTO 12, within Section 7.5 as follows:

Public and Shared Transport Policies	
PTO 3	Provide and co-ordinate with ancillary public transport infrastructure, including active travel 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.
PTO 5	Support the development of an integrated public transport service through the development of bus depots and hubs , bus parking or bus waiting areas in appropriate locations and where a need has been identified.
PTO 12	To require that facilities to support public transport services are provided for in the development of new or expanding institutions, employment centres, sports complexes, and leisure facilities, including bus stops, bus shelters and bus turning areas as appropriate.

MATERIAL ALTERATIONS: CHAPTER 7, No. 9		
Page No	Chapter/Section	Heading Title
171	7.6.1	Service Areas and Fuel Stations

To amend the text within Section 7.6.1 as follows:

Service areas may include parking for cars and heavy commercial vehicles; provision of food, fuel, toilet and shower facilities, play areas and convenience stores. With the transition to electric vehicles, service areas are becoming increasingly important as opportunities to recharge on longer distance journeys, and it is important that service users have access to other services such as waiting areas and Wi-Fi. ~~To avoid a proliferation of service areas and to ensure their long term viability, the need for a coordinated approach may be required between planning authority areas and with reference to the national policy.~~ **Monaghan County Council Planning Authority will engage in a coordinated approach with TII. Any plans or proposals will take cognisance of the policies set out in Section 2.8 of the DoECLG Spatial Planning and National Roads Guidelines.’**

MATERIAL ALTERATIONS: CHAPTER 7, No. 10		
Page No	Chapter/Section	Heading Title
175	7.8	Public Water and Wastewater

To amend the text within Section 7.8 as follows:

The provision and maintenance of quality wastewater treatment infrastructure is critical in the interest of sustainable development and the protection of water quality. Uisce Éireann is responsible for the treatment and disposal of wastewater in **serviced** towns and villages. Uisce Éireann's operations **are** ~~will be~~ regulated by the Environmental Protection Agency, **which** ~~who~~ sets environmental standards **that** ~~which~~ must be complied with in respect of the provision of waste-water infrastructure. **Uisce Éireann's The 2022 Wastewater Treatment Capacity Register provides an indication of available capacity at Uisce Éireann Wastewater Treatment Plants (WWTPs) and Water Supply Capacity Register provides an indication of available water supply in Monaghan. The registers are updated on an annual basis and are subject to change throughout the year.**

MATERIAL ALTERATIONS: CHAPTER 7, No. 11		
Page No	Chapter/Section	Heading Title
175	7.8	Public Water and Wastewater – Water and Waste-Water Objectives

To amend Objective WWO 1 within Section 7.8 as follows:

Water and Wastewater Objectives	
WWO 1	To support and co-operate with Uisce Éireann, as appropriate, to deliver a sustainable water supply services in line with the objectives set out in the Core Strategy.

MATERIAL ALTERATIONS: CHAPTER 7, No. 12		
Page No	Chapter/Section	Heading Title
175	7.8	Public Water and Wastewater – Water and Waste-Water Policies

To amend Policy WWP 1 within Section 7.8 as follows:

Water and Wastewater Policies	
WWP 1	To only permit development in instances where there is sufficient capacity in the public water and wastewater infrastructure, subject to executed connection by agreement with Uisce Éireann.

MATERIAL ALTERATIONS: CHAPTER 7, No. 13		
Page No	Chapter/Section	Heading Title
176	7.9	Telecommunications

To amend the text within Section 7.9 as follows:

The existence of high quality and sustainable telecommunications network is vital to the continued growth of the economy and the quality of life in the County. There have been considerable advancements in the provision of telecommunications infrastructure in the last two decades. Broadband is central to the development of a knowledge-based economy and can help to combat social exclusion by providing access to information and services in the areas of education, banking,

research and business. It is also acknowledged that small cell deployment within the County is likely to increase during the lifetime of the development plan, such technologies shall be sensitively located to ensure connectivity whilst protecting community wellbeing.

This page is intentionally blank

CHAPTER 8

**ENVIRONMENT,
ENERGY AND
CLIMATE CHANGE**

MATERIAL ALTERATIONS: CHAPTER 8, No. 1		
Page No	Chapter/Section	Heading Title
188	8/8.2	Energy

Add in the following text in red.

It is recognised that renewable energy infrastructure can have multi-tiered employment benefit which have a unique ability to underpin and strengthen the local rural economy and provide direct employment during construction and operational phases.

MATERIAL ALTERATIONS: CHAPTER 8, No. 2		
Page No	Chapter/Section	Heading Title
184	8.1.7	Amenity Lakes and Rivers

To amend the text within Section 8.1.7 as follows:

Development management measures will take account of the protection and improvement of amenity lakes and bathing waters. Such waters are sensitive to pollution in general and particularly to microbial pollution. Blue green algae have become an increasing risk to the quality of rivers and lakes, which results from excessive nutrient levels in waterbodies, primarily from agricultural runoff and sewage. Many wastewater treatment technologies do not currently remove microbial contaminants and the impact of new or expanding developments need to take account of public health issues relating to bathing areas and drinking water sources. Land spreading of manures is another source of additional measures to protect known amenity areas.

MATERIAL ALTERATIONS: CHAPTER 8, No. 3		
Page No	Chapter/Section	Heading Title
185	8	Water Protection Objectives

To amend Objectives WPO 6 and WPO 8 within Chapter 8 as follows:

Water Protection Objectives	
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 with consideration given to the guidance document 'Planning for watercourses in the urban environment' published by the Department of Housing, Local Government and Heritage (2022).
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 with consideration given to Inland Fisheries Ireland's guidance document 'Planning for watercourses in the urban environment' (2020).

MATERIAL ALTERATIONS: CHAPTER 8, No. 4		
Page No	Chapter/Section	Heading Title
188	8.1.10	Public Water and Waste Water

To include an additional Public Water and Wastewater Objective PWWO 3, as follows:

Public Water and Wastewater Objectives	
PWWO 3	To support Uisce Éireann in the development and implementation of Drinking Water Safety Plans which seek to protect human health by identifying, assessing and managing risks to water quality and quantity; taking a holistic approach from source to tap.

MATERIAL ALTERATIONS: CHAPTER 8, No. 5		
Page No	Chapter/Section	Heading Title
189	8.2.2	EU Legislation

To amend the text within Section 8.2.2 as follows:

Energy efficiency helps to reduce overall energy consumption and is therefore central to achieving the EU’s climate ambition, while enhancing present and future energy security and 586 affordability. The ‘Energy Efficiency Directive’ (EED) (EU/2023/1791) and the guidance issued to Member States which pertains to the revised Renewable Energy Directive (2023/2413/EU), commonly known as RED III, significantly raises the EU’s ambition on energy efficiency, and it also sets out the exemplary role that the public sector has in contributing to this EU target.

MATERIAL ALTERATIONS: CHAPTER 8, No. 6		
Page No’s	Chapter/Section	Heading Title
191 & 192	8.2.7	Bio-Energy

To amend the text of Chapter 8, Section 8.2.7 as follows:

Paragraph 1

Bioenergy is a form of energy or fuel that is made from living organisms or their waste. These fuels can be produced from purpose grown energy crops, forestry deposits and ~~agricultural wastes~~ all sustainable organic/suitable feedstocks, such as agricultural residues, food waste, manure, and industrial by-products. There is significant potential for the use of bioenergy to make a significant contribution toward renewable energy targets. This has positive environmental impacts such as diverting slurry from land spreading to anaerobic digestion with resultant improvements in air quality. The process of deriving biofuel from crops can also deliver multiple benefits through farm diversification and the generation of additional income streams for farmers while at the same time increasing biodiversity and additional energy security.

Add to paragraph 3

The Government’s Waste Action Plan for a Circular Economy 2020-2025 was Ireland's first roadmap for waste planning and management. This plan sought to shift focus away from waste disposal towards preserving resources by creating a circular economy. The goal is to have a circular economy that reduces carbon impact and protects natural resources, environment and health. This is supported by National Planning Framework 2040 and its Policy Objective 53 which states to ‘Support the circular and bio economy including in particular through greater efficiency in land management, greater use of renewable resources and by reducing the rate of land use change from urban sprawl and new development’. Monaghan County Council will continue to have regard to this National Policy Objective and those objectives which support the circular and bioeconomy as set out in the RSES RPOs 4.27, 4.28 and 4.29.

There is a commitment from Government to support delivery of up to 5.7TWh of indigenously produced biomethane by 2030. A first key step to delivering on this ambitious target is the publication of the National Biomethane Strategy.

The National Biomethane Strategy (May 2024) sets out the necessary policy and regulatory measures, and provides a roadmap, to developing a biomethane industry of scale in Ireland. The development of the Strategy focused on a framework of five interlinking pillars seen as critical to target delivery:

- sustainability;
- demand for biomethane;
- bioeconomy and the circular economy;
- economics of biomethane; and
- enabling policy requirements’.

In July 2022, DECC published a target of up to 5.7 TWh, (10%) of national gas demand, to come from biomethane by 2030 as part of the Sectoral Emissions Ceilings. The Environmental Protection Agency (EPA) (EPA – Ireland’s Provisional Greenhouse Gas Emissions report) released in July 2023 on Ireland’s provisional 2022 emissions, highlights the urgency to deliver decarbonisation options for Ireland to meet its 2030 targets. Monaghan Council will give due regard to the National Biomethane Strategy in conjunction with any land use planning requests for biomethane facilities.

MATERIAL ALTERATIONS: CHAPTER 8, No.7		
Page No’s	Chapter/Section	Heading Title
193 & 194	8	Renewable Energy Objectives

To amend Objectives REO 2 and REO 3 and include additional Objectives REO 10, REO 11 and REO 12 within Section 8.2 as follows:

Renewable Energy Objectives	
REO 2	To prepare a Renewable Energy Strategy for the County over the lifetime of this plan and subject to the availability of resources within one year of the publication and adoption of the publication of the Methodology for Local Authority Renewable Energy Strategies or the Regional Renewable Electricity Capacity Allocations for the Northern and Western Region, whichever is sooner. 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.
REO 3	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 and other environmental and ecological considerations.
REO 10	Support the sustainable development, upgrading and maintenance of energy, generation, transmission, storage and distribution infrastructure, to ensure the security of energy supply and provide for future needs, as well as protection of the landscape, natural, archaeological and built heritage, and residential amenity.
REO 11	Support and facilitate proposals for secure, appropriately scaled energy storage systems and infrastructure, including green hydrogen gas storage which support energy efficiency and reusable energy systems, provided such proposals have regard for health and safety and accord with the principles of proper planning and sustainable development of the area.
REO 12	Support and facilitate proposals for hybrid energy systems and/or co-location of renewable energy where applicable where such development has satisfactorily demonstrated that it will not have adverse impacts on the surrounding environment.

MATERIAL ALTERATIONS: CHAPTER 8, No. 8		
Page No	Chapter/Section	Heading Title
194	8.3	Waste Management and the Circular Economy

To include additional text within Section 8.3, paragraph 4 as follows:

The National Waste Management Plan for a Circular Economy 2024-2030 (DECC) has been prepared to support and supplement the wider policy base and includes specific targets, policies and actions to enable the waste and resource sector to meet the circularity (keeping materials in use for longer) challenge and accelerate the transition to a circular economy. **The National Waste Management Plan sets the thresholds for 'nationally' and 'regionally' important waste infrastructure.** It seeks to influence sustainable consumption and prevent the generation of waste, improve the capture of materials to optimise circularity and enable compliance with policy and legislation. The role of the waste and resource sector is central to this national transition and the National Waste Management Plan for a Circular Economy provides a framework to support this strategy.

MATERIAL ALTERATIONS: CHAPTER 8, No. 9		
Page No	Chapter/Section	Heading Title
196	8	Waste Management and the Circular Economy

To include an additional Waste Management objective, Objective WMO 12 as follows:

Waste Management Objectives	
WMO 12	To promote the sustainable management of poultry and other agricultural wastes through renewable energy facilities to reduce nutrient runoff, improve water quality, minimise greenhouse gas emissions, and support energy generation, while ensuring the protection of local and water resources.

MATERIAL ALTERATIONS: CHAPTER 8, No. 10		
Page No	Chapter/Section	Heading Title
207	8.6	Integrating Climate Action into the Development Plan

To include an additional objective, Objective CAO 16, within Section 8.6 as follows:

Climate Action Objectives	
CAO 16	To promote water conservation and demand management measures among all water users, and to support Uisce Éireann in implementing water conservation measures such as leakage reduction and network improvements, including innovative solutions in specific situations.

MATERIAL ALTERATIONS: CHAPTER 8, No. 11		
Page No's	Chapter/Section	Heading Title
208 & 209	8.7	Flood Risk Management

To include an additional objective, Objective FRMO 5 and four new policies, Policies FRMP 1, FRMP 2, FRMP 3 and FRMP 4 as follows:

Flood Risk Management Objectives	
FRMO 5	To support the development of long and short-term flood remediation works and flood relief schemes throughout the County subject to environmental considerations, ensuring that development proposals support and do not impede or prevent the progression of these schemes.

Flood Risk Management Policies	
FRMP 1	Applications for development, as required on previously developed lands within Flood Zones A or B, shall be subject to site specific flood risk assessment and shall provide details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.
FRMP 2	Where a Justification Test applies, it must be demonstrated to the satisfaction of the planning authority that the flood risk can be adequately managed, and that the use and the development of the lands will not cause unacceptable impacts elsewhere.
FRMP 3	Extensions of existing uses or minor development within flood risk areas will be supported, provided they do not: obstruct important flow paths; introduce a number of people into flood risk areas; entail the storage of hazardous substances; have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities; or increase the risk of flooding elsewhere.
FRMP 4	Where only a small proportion of a site is at risk of flooding, the sequential approach shall be applied in site planning, in order to seek to ensure that no encroachment onto or loss of the flood plain occurs and/or that only water compatible development such as Open Space would be permitted for the lands which are identified as being at risk of flooding within that site.

MATERIAL ALTERATIONS: CHAPTER 8, No. 12		
Page No	Chapter/Section	Heading Title
209	8.8	Surface Water Drainage

To amend Objective SWDO 1 and include additional objectives, Objective SWDO 2, SWDO 3, SWDO 4 and SWDO 5 at Section 8.8 Surface Water Drainage as follows:

Surface Water Drainage Objective	
SWDO 1	To promote and encourage require 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.
SWDO 2	All development proposals, as required 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: <ul style="list-style-type: none"> • Department of Housing, Local Government and Heritage (DHLGH) 'Naturebased 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.

Surface Water Drainage Objective	
SWDO 3	To ensure that the Local Authority provides adequate storm water infrastructure in order to accommodate the planned levels of growth within the plan area and to ensure that appropriate flood management measures are implemented to protect property and infrastructure.
SWDO 4	To require all new development to provide a separate foul and surface water drainage system and to incorporate sustainable urban drainage systems where appropriate in new development and the public realm
SWDO 5	To prohibit the discharge of additional surface water to combined (foul and surface water) sewers in order to maximise the capacity of existing collection systems for foul water.

This page is intentionally blank

CHAPTER 9

STRATEGIC

OBJECTIVES FOR

SETTLEMENTS

MATERIAL ALTERATIONS: CHAPTER 9, No. 1		
Page No	Chapter/Section	Heading Title
214	9.1	Vision

To amend Objective SSO 12 and include an additional Objective, Objective SSO 22 within Section 9.1 as follows:

Strategic Objectives for the Towns and Villages	
SSO 12	To appropriately 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 22	To apply the precautionary principle in relation to development on lands identified as being at risk of flooding and to restrict development to uses that are compatible to the level of flood risk unless supported by a site-specific flood risk assessment and development management justification test.

MATERIAL ALTERATIONS: CHAPTER 9, No. 2		
Page No	Chapter/Section	Heading Title
220	9.2	Land Use Zoning

To amend Table 9.3, Land Use Zoning Matrix, within Section 9.2 as follows:

Table 9.3: Land Use Zoning Matrix

Development Type	TC	ER	PR	SR	IE	EC	CS	RA	LPC
Residential	✓	✓	✓	O	X	X	⊖X	X	X
Retail (Convenience)	✓	O	O	O	X	O*	X	X	X
Retail (Comparison)	✓	X	X	X	X	O*	X	X	X
Retail Warehouse	O	X	X	X	O	✓ O	X	X	X

*Retail (Convenience) and Retail (Comparison) are acceptable in principle at the Monaghan Retail Park.

MATERIAL ALTERATIONS: CHAPTER 9, No. 3		
Page No	Chapter/Section	Heading Title
224	9.3.5	Town Centre First

To amend Objectives URO 4 and URO 5 within Section 9.3.5 as follows:

Urban Regeneration Objectives	
URO 4	To implement an Active Land Management Strategy in relation to vacant land in the Tier 1 - 4 settlements within County Monaghan and to maintain and update as required a Vacant Sites Register in conjunction with the Town Regeneration Office to ensure efficient and sustainable use of the County's land resources in accordance with the provisions of the Urban Regeneration and Housing Act 2015.
URO 5	To support the preparation and implementation of Town Centre First Plans in accordance with the Town Centre First Policy which promotes sustainable development and positive environmental benefits.

MATERIAL ALTERATIONS: CHAPTER 9, No. 4		
Page No's	Chapter/Section	Heading Title
232 & 233	9.15	Tier 4 Village Plans

To include additional text and amend Objective VIO 4 within Section 9.15 as follows:

In recognition of the importance of Tier 4 villages in sustaining the vitality of rural communities, it is an objective of the Development Plan to prepare Tier 4 Village Plans during the lifetime of the Development Plan. It is envisaged that these plans will be delivered on a strategically phased basis following agreement with the Elected Members of Monaghan County Council. Community engagement will be a key element to enable interested parties to become involved in shaping the future of these villages and influence how their communities grow and develop.

Tier 4 Villages Objectives	
VIO 4	To prepare plans for the Tier 4 villages plans during the lifetime of this plan, which with a focus on housing, amenity, infrastructure, parking provision and traffic calming transport during the lifetime of this plan, subject to available resources. plans during the lifetime of this plan, which with a focus on housing, amenity, infrastructure, parking provision and traffic calming transport during the lifetime of this plan, subject to available resources. and the sustainable reuse and regeneration of existing derelict, vacant, or underutilised sites. At least one village plan will be prepared for a village in each of the three Municipal Districts per annum.

MAP ALTERATIONS

Proposed Material Alterations to Annayalla Settlement Map.

Please refer to associated Map Booklet.

MAP ALTERATIONS REF: Strategic Objectives for Settlements No 1 Annayalla Settlement Plan 2025-2031	
Chapter 9	Tier 4 Village Plan- Annayalla

To add in the newly constructed houses which are on the footprint of the sewage treatment works currently and move the sewage treatment works to the correct location outside the limit of development.

This page is intentionally blank

CHAPTER 10

MONAGHAN TOWN

SETTLEMENT

PLAN

MATERIAL ALTERATIONS: CHAPTER 10, No. 1		
Page No	Chapter/Section	Heading Title
235	10	Monaghan Town Settlement Plan 2025-2031

To include an additional objective, Objective MTSO 2, as follows:

Monaghan Town Settlement Plan Strategic Objective	
MTSO 2	<p>To ensure that the following priorities for the town are delivered within the lifetime of the development plan:</p> <ul style="list-style-type: none"> the implementation of the Dublin Street South Regeneration Plan, Dublin Street North Regeneration Plan, and Rooskey Lands Master Plan the preparation and implementation of a Master Plan for the Saint Louis Convent lands, the development of the Industry, Enterprise and Employment lands at Annahagh and Tullyherim, the implementation of the Town Centre First Plan for the town, the preparation and implementation of a Local Transport Plan for the town, the preparation of a feasibility study in respect of proposed road links within the town, the implementation of the Monaghan Drainage Area Plan, an annual increase in population by a minimum of 100 persons per annum in order to achieve the growth targets set out for the town within both the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Region.

MATERIAL ALTERATIONS: CHAPTER 10, No. 2		
Page No	Chapter/Section	Heading Title
236	10.2	Strategy and Vision

To amend the text and amend Table 10.1, Monaghan Town Population Projections, within Section 10.2 as follows:

The Core Strategy set out in Chapter 2 of this Development Plan projects that the population of Monaghan town will grow to ~~9,197~~ **9,700** over this Plan period and a housing land requirement of almost **31** hectares is being provided within the settlement boundaries to accommodate this projected growth. In the Core Strategy Monaghan is identified as a Tier 1 Principal/Key Town. The town will be promoted as the primary growth centre for industrial development, as the primary retail and service centre and as a strong and attractive residential centre. Monaghan Town also aspires to be a third level education provider.

Table 10.1 Monaghan Town Population Projections

2022 Population	Population as a % of County Monaghan population	2025 31 Projected Population	Projected % of County Monaghan Population 2031
7,894	12.09%	9,197 9,700	12.86 13.6%

MATERIAL ALTERATIONS: CHAPTER 10, No. 3		
Page No	Chapter/Section	Heading Title
240	10.6	Retailing

To amend the text within Section 10.6 as follows:

10.6 Retailing

Monaghan Town is identified as a Tier 1 town in the retail hierarchy as set out in the Monaghan County Retail Strategy 2016-2022. The Strategy indicates that a total of 32,522sq.m of retail floor space is provided in Monaghan Town with a 20% vacancy rate for retail premises in the town. The Monaghan County Retail 2016-2022 sets out the policy context for retail development within County Monaghan. New retail development within Monaghan Town shall be compliant with the objectives and policies contained within the strategy.

The Council recognises the long-term vacancy at Monaghan Retail Park which must be addressed. It is an objective of the Council to support new retail in the Park.

MATERIAL ALTERATIONS: CHAPTER 10, No. 4		
Page No	Chapter/Section	Heading Title
240	10.7	Industry, Enterprise and Employment

To amend the text within Section 10.7 as follows:

Recognising the strategically important parcel of zoned industry, enterprise and employment lands at Tullygrimes and Cornecassa Demesne, Monaghan County Council will facilitate and promote the sustainable development of these lands to consolidate, expand and complement existing significant enterprise activities at this location. The Monaghan Land Use and Transportation Study (MLUTS) recommend the relocation of the 60kph speed Limit westwards on the N54. To facilitate this the following is required:

- the relocation of the 60kph speed Limit zone 440m west of its existing location, and
- ~~a new junction design on the N54.~~
- **A new gateway to the west of Monaghan Town.**

In recognising the strategically important parcel of zoned industry, enterprise and employment lands at Knockaconny, Monaghan County Council will facilitate and promote the sustainable development of the town as well as consolidating, expanding and complementing existing significant enterprise activities at this location.

MATERIAL ALTERATIONS: CHAPTER 10, No. 5		
Page No	Chapter/Section	Heading Title
242	10.9	Roads, Traffic Management and Active Travel

To amend Objective MTO 9 and Objective MTO 10 within Section 10.9 as follows:

Monaghan Roads and Traffic Management Objectives	
MTO 9	To prepare a Local Transport Plan for Monaghan Town using the Area Based Trasport Assessment process , during the lifetime of this plan, subject to available resources by 2025.
MTO 10	To vary the Development Plan to incorporate the objectives and measures of the Local Transport Plan for Monaghan Town when finalised, and to implement its

	objectives and a programme of measures to support and promote active travel in Monaghan Town, during the lifetime of this plan, subject to funding and available resources.
--	--

MATERIAL ALTERATIONS: CHAPTER 10, No. 6		
Page No	Chapter/Section	Heading Title
245	10.13	Built Heritage

To amend the text within Section 10.13 as follows:

Monaghan Town has a wealth of buildings of architectural interest. The present layout of Monaghan Town is striking in its unconventional triangular branching from the centre. The town centre consists of a series of four urban spaces of quite different character, Market Square, Church Square, Old Cross Square and the Diamond. The open space of the Diamond, with the Rossmore Memorial at the centre provides the main focus of the town. The prevalence of softly rounded corners on buildings is one of the most striking and unique features of the town’s architecture, a feature to be repeated in the redevelopment of corner sites. Another interesting architectural feature is the arch, a typical feature of the town’s buildings. Both the open arch and the arch incorporated into the wall, the arch at first floor level and segmented arches at ground level are all worthy architectural features. The streetscape is characterised by a narrow plot width with buildings of two and three storeys forming narrow wedges along a uniform building line.

~~Monaghan Town Historic Towns Initiative Report was adopted by the Monaghan Municipal District Elected Members in November 2024 and is a positive road map for the successful heritage led regeneration of Monaghan, helping it to fulfil its potential as a historic town. This plan focusses on the historic core of Monaghan and aims to enhance the streets, buildings and monuments that make up the unique character of Monaghan town. The plan suggests a number of actions which draw on Monaghan town’s heritage assets and offers guidance on its future growth. Where relevant, regard shall be given to the report, however in the event of any conflict or ambiguity between the documents, the objectives and policies contained within the Development Plan shall take precedence.~~

There are eleven Architectural Conservation Areas (ACAs) within Monaghan Town as indicated in Table 6.9 of Chapter 6 of the Monaghan County Development Plan 2025-2031. Within ACAs the repair and refurbishment of existing buildings will be favoured over demolition and new build. New development should be sympathetic in scale, massing and detailed design to the existing character of the area. Guidance in relation to new development/works situated within an ACA is provided in Chapter 15 Development Management Standards of the Monaghan County Development Plan 2025-2031.

A list of Protected Structures located within Monaghan Town is contained in Appendix 1 of the Monaghan County Development Plan 2025-2031.

MATERIAL ALTERATIONS: CHAPTER 10, No. 7		
Page No	Chapter/Section	Heading Title
244	10.11.3	Rossmore Forest Park

To amend objective MPO 21 within Section 10.11.3, as follows:

Monaghan Recreation, Amenity and Open Space Objectives	
MPO 21	To encourage and facilitate the provision of appropriate and sensitive recreational development within Rossmore Forest Park and to enhance connections to Monaghan Town.

MAP ALTERATIONS

Proposed Material Alterations to Settlement Plan for Monaghan Town 2025-2031 - Map MTDP1
Please refer to associated Map Booklet.

MAP ALTERATIONS REF: MTDP1 No. 1 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To change the zoning objective from 'Existing Residential & Strategic Residential Reserve' to 'Existing Residential & Community Services/Facilities'.

MAP ALTERATIONS REF: MTDP1 No. 2 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To change the zoning objective from 'Industry/Enterprise/Employment' to 'Existing Residential'.

MAP ALTERATIONS REF: MTDP1 No. 3 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To change the zoning objective from 'Strategic Residential Reserve' to 'Community Services/Facilities'.

MAP ALTERATIONS REF: MTDP1 No. 4 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To change the zoning objective from 'Industry/Enterprise/Employment' to 'Existing Residential'.

MAP ALTERATIONS REF: MTDP1 No. 5 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To change the zoning objective from 'Proposed Residential B' to 'Proposed Residential B and Landscape Protection/Conservation'.

MAP ALTERATIONS REF: MTDP1 No. 6 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To change the zoning objective from 'Proposed Residential A' to 'Recreation/Amenity'.

MAP ALTERATIONS REF: MTDP1 No. 7 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To change the zoning objective from 'Proposed Residential A and Landscape Protection/Conservation' to 'Proposed Residential A'.

MAP ALTERATIONS REF: MTDP1 No. 8 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To change the zoning objective from 'Existing Residential and Strategic Residential Reserve' to 'Existing Commercial'.

MAP ALTERATIONS REF: MTDP1 No. 9 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To change the zoning objective from 'Strategic Residential Reserve and Landscape Protection/Conservation' to 'Proposed Residential A and Landscape Protection/Conservation'.

MAP ALTERATIONS REF: MTDP1 No. 10 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To change the zoning objective from 'Existing Commercial and Proposed Residential A' to 'Existing Commercial'.

MAP ALTERATIONS REF: MTDP1 No. 11 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To change the zoning objective from 'Landscape Protection/Conservation and Strategic Residential Reserve' to 'Recreation/Amenity'.

MAP ALTERATIONS REF: MTDP1 No. 12 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To change the zoning objective from 'Existing Commercial' to 'Existing Residential'.

MAP ALTERATIONS REF: MTDP1 No. 13 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To change the zoning objective from 'Proposed Residential B' to 'Landscape Protection/Conservation'.

MAP ALTERATIONS REF: MTDP1 No. 14 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To change the zoning objective from 'Proposed Residential B' to 'Strategic Residential Reserve'.

MAP ALTERATIONS REF: MTDP1 No. 15 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To change the zoning objective from 'Landscape Protection/ Conservation' and 'Existing Commercial' to 'Industry, Enterprise and Employment'.

MAP ALTERATIONS REF: MTDP1 No. 16 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To change zoning objective from 'Proposed Residential A' & 'Proposed Residential B' to 'Strategic Residential Reserve'

MAP ALTERATIONS REF: MTDP1 No. 17 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To change zoning objective from 'Strategic Residential Reserve' to 'Proposed Residential A'.

MAP ALTERATIONS REF: MTDP1 No. 18 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To dezone lands previously zoned for 'Landscape Protection/Conservation'.

MAP ALTERATIONS REF: MTDP1 No. 19 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP1

To change zoning objective from 'Proposed Residential B' to 'Strategic Residential Reserve'.

MAP ALTERATIONS REF: MTDP2 No. 20 Settlement Plan for Monaghan Town 2025 - 2031	
Chapter 10	Land use zoning map MTDP2

To change the zoning objective from 'Recreation / Amenity' to 'Town Centre'.

This page is intentionally blank

CHAPTER 11

CARRICKMACROSS

TOWN

SETTLEMENT

MATERIAL ALTERATIONS: CHAPTER 11, No. 1		
Page No	Chapter/Section	Heading Title
249	11	Carrickmacross Town Settlement Plan 2025-2031

To include an additional objective, Objective CMSO 2, as follows:

Carrickmacross Settlement Plan Strategic Objective	
CMSO 2	To ensure that the following priorities for the town are delivered within the lifetime of the development plan:- <ul style="list-style-type: none"> • the implementation of the Town Centre First Plan for the town, • the preparation and implementation of a Local Transport Plan for the town, • the incorporation of the Backlands Local Area Action Plans and Convent Lands Master Plan within the County Development Plan by way of variation and the obtaining of all necessary consents for the progression of these plans, • the preparation of a feasibility study in respect of proposed road links within the town.

MATERIAL ALTERATIONS: CHAPTER 11, No. 2		
Page No	Chapter/Section	Heading Title
250	11.2	Strategy and Vision

To amend the text and to amend Table 11.1, Carrickmacross Town Population Projects, within Section 11.2 as follows:

The Core Strategy set out in Chapter 2 of this Plan projects that the population of Carrickmacross town will grow to ~~6,687~~ **7,053** over this Plan period and a housing land requirement of over **22** hectares is being provided within the settlement boundary to accommodate this projected growth. In this settlement strategy Carrickmacross is identified as a Tier 2 Strategic Town that will be promoted in driving growth and economic development in the south of County Monaghan.

Table 11.1 Carrickmacross Town Population Projections

2022 Population	Population as a % of County Monaghan population	2031 Projected Population	Projected % of County Monaghan Population 2031
5,745	8.80%	6,687 7,053	9.35 9.9%

MATERIAL ALTERATIONS: CHAPTER 11, No. 3		
Page No	Chapter/Section	Heading Title
252	11.6	Industry, Enterprise and Employment

To amend Objective CMO 5 within Section 11.6 as follows:

Carrickmacross Industry, Enterprise and Employment Objective	
CMO 5	To promote Carrickmacross as the key industrial, enterprise and employment centre in the south of the County and as a place of strategic development potential of a regional scale.

MATERIAL ALTERATIONS: CHAPTER 11, No. 4		
Page No	Chapter/Section	Heading Title
253	11.8	Roads and Traffic Management and Carrickmacross Roads and Traffic Management Objectives

To amend Objectives CMO 6, CMO 8 and CMO 11 within Section 11.8 as follows:

Carrickmacross Roads and Traffic Management Objectives	
CMO 6	To prepare a Local Transport Plan for Carrickmacross Town using the Area Based Transport Assessment process, during the lifetime of this plan, subject to available resources commencing by 2026.
CMO 8	To protect, design and develop new road and road upgrade projects identified during the lifetime of this plan, subject to resources. Road schemes and Park & Ride schemes proposed and identified for development locally will be developed complementary to safeguarding the strategic function of the national road network. Proposals impacting on the national road network should be developed in consultation with and subject to the agreement of TII.
CMO 11	To vary the Development Plan to incorporate the objectives and measures of the Local Transport Plan for Carrickmacross Town when finalised, and to implement its objectives and a programme of measures to support and promote active travel in Carrickmacross Town, during the lifetime of this plan, subject to funding and available resources.

MAP ALTERATIONS

Proposed Material Alterations to Settlement Plan for Carrickmacross 2025 – 2031 – Map CKDP1
Please refer to associated Map Booklet.

MAP ALTERATIONS REF: CKDP1 No. 1 Settlement Plan for Carrickmacross 2025 - 2031	
Chapter 11	Land use zoning map CKDP1

To dezone the lands previously zoned as ‘Industry/Enterprise/Employment and Community Services/Facilities and Recreation and Amenity’ in the Draft Monaghan County Development Plan 2025 – 2031.

MAP ALTERATIONS REF: CKDP1 No. 2 Settlement Plan for Carrickmacross 2025 - 2031	
Chapter 11	Land use zoning map CKDP1

To dezone the lands previously zoned as ‘Industry/Enterprise/Employment’ in the Draft Monaghan County Development Plan 2025 – 2031.

MAP ALTERATIONS REF: CKDP1 No. 3 Settlement Plan for Carrickmacross 2025 - 2031	
Chapter 11	Land use zoning map CKDP1

To change the zoning objective from ‘Proposed Residential B’ to ‘Industry/Enterprise/Employment’.

MAP ALTERATIONS REF: CKDP1 No. 4 Settlement Plan for Carrickmacross 2025 - 2031	
Chapter 11	Land use zoning map CKDP1

To change zoning objective from 'Recreation / Amenity' to 'Existing Residential'.

MAP ALTERATIONS REF: CKDP1 No. 5 Settlement Plan for Carrickmacross 2025 - 2031	
Chapter 11	Land use zoning map CKDP1

Dezone lands previously zoned as 'Existing Residential'

MAP ALTERATIONS REF: CKDP1 No. 6 Settlement Plan for Carrickmacross 2025 - 2031	
Chapter 11	Land use zoning map CKDP1

To include the Convent Lands Masterplan boundary.

CHAPTER 12

CASTLEBLAYNEY

TOWN

SETTLEMENT

MATERIAL ALTERATIONS: CHAPTER 12, No. 1		
Page No	Chapter/Section	Heading Title
259	12	Castleblayney Town Settlement Plan 2025-2031

To include an additional objective, Objective CBSO 2, as follows:

Castleblayney Settlement Plan Strategic Objective	
CBSO 2	To ensure that the following priorities for the town are delivered within the lifetime of the development plan:- <ul style="list-style-type: none"> • the progression of the Masterplan and Development Framework for Lough Muckno and Environs, • the incorporation of the Town Centre Regeneration Plan within the County Development Plan by way of variation and the obtaining of all necessary consents for the progression of this plan, • the preparation and implementation of a Sustainable Urban Mobility Plan for the town, • the preparation and implementation of a Town Centre First Plan for the town, • the preparation of a feasibility study in respect of proposed road links within the Town.

MATERIAL ALTERATIONS: CHAPTER 12, No. 2		
Page No's	Chapter/Section	Heading Title
259 & 260	12.2	Strategy and Vision

To amend the text and Table 12.1, Castleblayney Town Population Projects, within Section 12.2 as follows:

The Core Strategy set out in Chapter 2 of the Monaghan County Development Plan 2025-2031 further indicates that a housing land requirement of over ~~18~~ 15 hectares should be provided for within the settlement boundaries in order to accommodate this projected growth and support the function of Castleblayney as a Tier 2 Strategic Town within the County Monaghan Settlement Hierarchy.

Table 12.1 Castleblayney Town Population Projections

2022 Population	Population as a % of County Monaghan population	2031 Projected Population	Projected % of County Monaghan Population 2031
3,926	6.01%	4,531 4,673	6.34 6.5%

MATERIAL ALTERATIONS: CHAPTER 12, No. 3		
Page No	Chapter/Section	Heading Title
264	12.8	Roads, Traffic Management and Active Travel

To amend Objectives CBO 5 and CBO 6 within Section 12.8 is amended as follows:

Castleblayney Roads and Traffic Management Objectives	
CBO 5	To prepare a Sustainable Urban Mobility Plan for Castleblayney Town using the Area Based Transport Assessment process, during the lifetime of this plan, subject to available resources commencing by 2026.
CBO 6	To vary the Development Plan to incorporate the objectives and measures of the

	Sustainable Urban Mobility Plan for Castleblayney Town when finalised, and to implement its objectives and a programme of measures to support and promote active travel in Castleblayney Town, during the lifetime of this plan, subject to funding and available resources.
--	--

MAP ALTERATIONS

Proposed Material Alterations to Settlement Plan for Castleblayney 2025-2031 - Map CYDP1
Please refer to associated Map Booklet.

MAP ALTERATIONS REF: CYDP1 No. 1
Settlement Plan for Castleblayney 2025 - 2031

Chapter 12	Land use zoning map CYDP1
------------	---------------------------

To change the zoning objective from 'Proposed Residential A' to 'Proposed Residential A and Landscape Protection/Conservation'.

MAP ALTERATIONS REF: CYDP1 No. 2
Settlement Plan for Castleblayney 2025 - 2031

Chapter 12	Land use zoning map CYDP1
------------	---------------------------

To change the zoning objective from 'Proposed Residential A and Proposed Residential B' to 'Strategic Residential Reserve and Landscape Protection/Conservation'.

MAP ALTERATIONS REF: CYDP1 No. 3
Settlement Plan for Castleblayney 2025 - 2031

Chapter 12	Land use zoning map CYDP1
------------	---------------------------

To change the zoning objective from 'Recreation/Amenity' to 'Town Centre'.

MAP ALTERATIONS REF: CYDP1 No. 4
Settlement Plan for Castleblayney 2025 - 2031

Chapter 12	Land use zoning map CYDP1
------------	---------------------------

To change the zoning objective from 'Strategic Residential Reserve' to 'Proposed Residential B'.

MAP ALTERATIONS REF: CYDP1 No. 5
Settlement Plan for Castleblayney 2025 - 2031

Chapter 12	Land use zoning map CYDP1
------------	---------------------------

To change the zoning objective from 'Proposed Residential A' to 'Proposed Residential A and Landscape Protection/Conservation'.

MAP ALTERATIONS REF: CYDP1 No. 6
Settlement Plan for Castleblayney 2025 - 2031

Chapter 12	Land use zoning map CYDP1
------------	---------------------------

To dezone the lands previously zoned as 'Proposed Residential B' in the Draft Monaghan County Development Plan 2025 – 2031.

MAP ALTERATIONS REF: CYDP1 No. 7 Settlement Plan for Castleblayney 2025 - 2031	
Chapter 12	Land use zoning map CYDP1

To rezone lands from 'Industry/Enterprise/Employment' and 'Community Services / Facilities'.

MAP ALTERATIONS REF: CYDP1 No. 8 Settlement Plan for Castleblayney 2025 - 2031	
Chapter 12	Land use zoning map CYDP1

To remove the Local Area Action Plan boundary for lands to the rear of Muckno Street.

CHAPTER 13

CLONES TOWN

SETTLEMENT

PLAN

MATERIAL ALTERATIONS: CHAPTER 13, No. 1		
Page No	Chapter/Section	Heading Title
273	13	Clones Town Settlement Plan 2025-2031

To include an additional objective, Objective CLSO 2, as follows:

Clones Settlement Plan Strategic Objective	
CLSO 2	To ensure that the following priorities for the town are delivered within the lifetime of the development plan:- <ul style="list-style-type: none"> • the preparation and implementation of a Sustainable Urban Mobility Plan for the town • the preparation and implementation of a Town Centre First Plan for the town • the preparation of a feasibility study in respect of proposed road links within the town.

MATERIAL ALTERATIONS: CHAPTER 13, No. 2		
Page No	Chapter/Section	Heading Title
275	13.3	Strategy and Vision

To amend the text and Table 13.1, Clones Town Population Projects, within Section 13.3 as follows:

Table 2.4 in Chapter 2 Core Strategy of the Monaghan County Development Plan 2025-2031 projects that the population of Clones will grow to ~~2,168~~ **2,259** persons over the plan period. A housing land requirement of ~~over 8~~ **almost 8** hectares is provided for within the settlement boundaries in order to accommodate this projected growth. In the Core Strategy Clones is identified as a Tier 3 service town where the regeneration and renewal of the town centre is being promoted to enable it to continue its function in providing local services.

Table 13.1 Clones Town Population Projections

2022 Population	Population as a % of County Monaghan Population 2022	2031 Projected Population	Projected Population as a % of County Monaghan Population 2031
1,885	2.88%	2,168 2,259	3.03 3.2 %

MATERIAL ALTERATIONS: CHAPTER 13, No. 3		
Page No	Chapter/Section	Heading Title
278	13.9	Roads and Traffic Management

To include additional text within Section 13.9 as follows:

Recognising the strategically important parcel of zoned industry, enterprise and employment lands to the northeast of Clones adjoining the N54 national road where a 80km/h speed limit currently exists, Monaghan County Council will facilitate and promote the sustainable development of these lands to consolidate, expand and complement existing significant enterprise activities at this location. To facilitate this, the following will be considered and appropriate measures put in place:

- The N54 will be traffic calmed in accordance with TII Standards. This will include a review of speed limits and provision of infrastructure to compliment any traffic calming proposals.

- Any work regarding traffic calming shall be in accordance with TII Standards and Safety Audit requirements.
- Any proposals for traffic calming retrofitted onto existing pavements shall not compromise the structural integrity of the existing pavement. The installation of coloured surfaces that are trafficked shall comply with the requirements of TII Publication DN-PAV-03023 and CC-SPW00900. All pavement works on the national road network shall comply with TII Specification for Roadworks CC-SPW-00900.
- The costs of implementation works, including any subsequent relocation of the speed limit and traffic calming, shall be a matter for the Council and/or applicant/developer as TII will not be responsible for funding or undertaking works for the benefit of private development interests.

MATERIAL ALTERATIONS: CHAPTER 13, No. 4		
Page No	Chapter/Section	Heading Title
278	13.9	Roads and Traffic Management

To amend Objectives CLO 7 and CLO 8 within Section 13.9 as follows:

Clones Roads and Traffic Management Objectives	
CLO 7	To prepare a Sustainable Urban Mobility Plan for Clones Town using the Area Based Transport Assessment process , during the lifetime of this plan, subject to available resources completed by 2025 .
CLO 8	To vary the Development Plan to incorporate the objectives and measures of the Sustainable Urban Mobility Plan for Clones Town when finalised , and to implement its objectives and a programme of measures to support and promote active travel in Castleblayney Town , during the lifetime of this plan, subject to funding and available resources .

MAP ALTERATIONS

Proposed Material Alterations to Settlement Plan for Clones 2025-2031 - Map CDP1
Please refer to associated Map Booklet.

MAP ALTERATIONS REF: CDP1 No. 1 Settlement Plan for Clones 2025 - 2031	
Chapter 13	Land use zoning map CDP1

To change the zoning objective from 'Industry/Enterprise/Employment' to 'Recreation/Amenity'.

MAP ALTERATIONS REF: CDP1 No. 2 Settlement Plan for Clones 2025 - 2031	
Chapter 13	Land use zoning map CDP1

To change the zoning objective from 'Strategic Residential Reserve' to 'Recreation/Amenity'.

MAP ALTERATIONS REF: CDP1 No. 3 Settlement Plan for Clones 2025 - 2031	
Chapter 13	Land use zoning map CDP1

Dezone land previously zoned for 'Landscape Protection / Conservation'.

MAP ALTERATIONS REF: CDP1 No. 4 Settlement Plan for Clones 2025 - 2031	
Chapter 13	Land use zoning map CDP1

To change the zoning objective from 'Strategic Residential Reserve' to 'Existing Residential'.

MAP ALTERATIONS REF: CDP1 No. 5 Settlement Plan for Clones 2025 - 2031	
Chapter 13	Land use zoning map CDP1

To change the zoning objective from 'Strategic Residential Reserve' to 'Existing Residential'.

MAP ALTERATIONS REF: CDP1 No. 6 Settlement Plan for Clones 2025 - 2031	
Chapter 13	Land use zoning map CDP1

To change the zoning objective from 'Strategic Residential Reserve' to 'Existing Residential'.

MAP ALTERATIONS REF: CDP1 No. 7 Settlement Plan for Clones 2025 - 2031	
Chapter 13	Land use zoning map CDP1

To change the zoning objective from 'Landscape Protection/Conservation' to 'Proposed Residential B'.

MAP ALTERATIONS REF: CDP1 No. 8 Settlement Plan for Clones 2025 - 2031	
Chapter 13	Land use zoning map CDP1

To change the zoning objective from 'Proposed Residential A and Proposed Residential B' to 'Strategic Residential Reserve'.

CHAPTER 14

BALLYBAY TOWN

SETTLEMENT

PLAN

MATERIAL ALTERATIONS: CHAPTER 14, No. 1		
Page No	Chapter/Section	Heading Title
285	14	Ballybay Town Settlement Plan 2025-2031

To include an additional objective, Objective BBSO 2, as follows:

Ballybay Settlement Plan Strategic Objective	
BBSO 2	To ensure that the following priorities for the town are delivered within the lifetime of the development plan:- <ul style="list-style-type: none"> • the preparation and implementation of a Sustainable Urban Mobility Plan for the town, • the preparation and implementation of a Town Centre First Plan for the town, • the preparation of a feasibility study in respect of proposed road links within the town.

MATERIAL ALTERATIONS: CHAPTER 14, No. 2		
Page No	Chapter/Section	Heading Title
286	14.2	Strategy and Vision

To amend the text and Table 14.2, Ballybay Town Population Projections, within Section 14.2 as follows:

The Core Strategy set out in Chapter 2 of the Monaghan County Development Plan 2025-2031 projects that the population of Ballybay will grow to ~~1,510~~ 1,578 over this plan period and a housing land requirement of approximately ~~8~~ 6.5 hectares is being provided within the settlement boundary to accommodate this projected growth.

Table 14.1: Ballybay Town Population Projections

2022 Population	Population as a % of County Monaghan population 2016	2031 Projected Population	Projected % of County Monaghan Population 2025
1,329	2.04%	1,510 1,578	2.11 2.2%

MATERIAL ALTERATIONS: CHAPTER 14, No. 3		
Page No	Chapter/Section	Heading Title
289	14.8	Roads and Traffic Management

That Objectives BBO 7 and BBO 8 within Section 14.8 are amended as follows:

Ballybay Roads and Traffic Management Objectives	
BBO 7	To prepare a Sustainable Urban Mobility Plan for Ballybay Town using the Area Based Transport Assessment process, during the lifetime of this plan, subject to available resources commencing by 2026. using the Area Based Transport Assessment process, during the lifetime of this plan, subject to available resources commencing by 2026.
BBO 8	To vary the Development Plan to incorporate the objectives and measures of the Sustainable Urban Mobility Plan for Castleblayney Town when finalised, and to implement its objectives and a programme of measures to support and promote active travel in Castleblayney Town, during the lifetime of this plan, subject to funding and available resources. vary the Development Plan to incorporate the objectives and measures of the Sustainable Urban Mobility Plan for Castleblayney Town when finalised, and to implement its objectives and a programme of measures to support and promote active travel in Castleblayney Town, during the lifetime of this plan, subject to funding and available resources.

MAP ALTERATIONS

Proposed Material Alterations to Settlement Plan for Ballybay 2025-2031 - Map BBDP1
 Please refer to associated Map Booklet.

**MAP ALTERATIONS REF: BBDP1 No. 1
 Settlement Plan for Clones 2025 - 2031**

Chapter 14	Land use zoning map BBDP1
------------	---------------------------

To dezone the lands previously zoned as ‘Existing Residential, Strategic Residential Reserve and Industry/Enterprise/Employment’ in the Draft Monaghan County Development Plan 2025 – 2031.

**MAP ALTERATIONS REF: BBDP1 No. 2
 Settlement Plan for Clones 2025 - 2031**

Chapter 14	Land use zoning map BBDP1
------------	---------------------------

To change the zoning objective from ‘Proposed Residential A’ to ‘Proposed Residential A and Landscape Protection/Conservation’.

**MAP ALTERATIONS REF: BBDP1 No. 3
 Settlement Plan for Clones 2025 - 2031**

Chapter 14	Land use zoning map BBDP1
------------	---------------------------

To change the zoning objective from ‘Proposed Residential A’ to ‘Strategic Residential Reserve’.

**MAP ALTERATIONS REF: BBDP1 No. 4
 Settlement Plan for Clones 2025 - 2031**

Chapter 14	Land use zoning map BBDP1
------------	---------------------------

To change the zoning objective from ‘Community Services/ Facilities’ to ‘Landscape Protection & Conservation’.

This page is intentionally blank

CHAPTER 15

DEVELOPMENT

MANAGEMENT

STANDARDS

MATERIAL ALTERATIONS: CHAPTER 15, No. 1		
Page No	Chapter/Section	Heading Title
296	15.1.4	Uisce Éireann Infrastructure

To amend the text within Section 15.1.4 as follows:

In most instances public water supply and public wastewater infrastructure is located under the public road, however, some of this infrastructure is located in private lands. It is the applicant's responsibility to identify the presence of any Uisce Éireann assets within or adjacent to any proposed development. In order to assist the applicant in determining the location of Uisce Éireann assets, the best practice for agents / developers / prospective applicants is to contact Uisce Éireann in advance of designing the proposal. Where development proposals are permitted in these instances, the permission will often contain a planning condition requiring the applicant to liaise with Uisce Éireann prior to commencement of development works.

Development in the vicinity of Uisce Éireann assets must be in accordance with their Standard Details and Codes of Practice. Diversion/ Build-over Agreements will be required where an Uisce Éireann asset needs to be diverted or altered. With regard to connecting to Uisce Éireann infrastructure, Developers shall engage with Uisce Éireann through the submission of a pre-connection enquiry to Uisce Éireann, to assess the feasibility of connecting to the network. Further information on this process is available at: <https://www.water.ie/connections/developer-services/>. Developers will be required to provide evidence of consultation with Uisce Éireann when applying for planning permission. An executed Connection Agreement with Uisce Éireann is required to ensure a connection can be made and capacity is available for a particular development. New connections to Uisce Éireann networks are subject to their Connections Charging Policy.

MATERIAL ALTERATIONS: CHAPTER 15, No. 2		
Page No	Chapter/Section	Heading Title
306	15.8.4	Dwelling Mix

To amend the text within Section 15.8.4 as follows:

For a residential development to be considered inclusive, it should make provision for housing of different types, sizes and tenures. This provides choice and helps to create a balanced, sustainable community. The provision of a variety of different house types will create visual variety and social dynamic, thereby preventing residential development being homogenous in character. In accordance with the principles of Housing Options for Our Ageing Population – Policy Statement 2019, the Council will promote an age-friendly approach by ensuring that both existing and proposed residential developments are future proofed for an ageing population. In particular, developers will be encouraged to provide single storey dwellings for the elderly, those with impaired mobility, and to facilitate downsizing in all developments. Where the Planning Authority deems appropriate, applicants for residential development should consider the incorporation of units suitable for elderly persons within proposed schemes and consideration should be given to accompanying facilities and materials in line with the age friendly principles taken from the Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home – June 2021, published by Age Friendly Ireland. In private housing schemes, normally a minimum of 10% of housing units shall be 2-bedroom units. The design of new dwellings shall have a high degree of flexibility to allow for adaptability for lifetime housing needs and for those with impaired mobility.

MATERIAL ALTERATIONS: CHAPTER 15, No. 3		
Page No	Chapter/Section	Heading Title
307	15.8.8	Low Density Residential Development on lands zoned as 'Proposed Residential B

To amend the text within Section 15.8.8 as follows:

An application for low density residential development, including serviced sites, ~~of up to a maximum of 50 detached dwellings or plots,~~ at a maximum density of ~~10~~ **15** units per hectare (unless where site specific circumstances can justify otherwise), will be permitted by the Planning Authority on lands zoned as 'Proposed Residential B' ~~in the following circumstances:~~

- ~~• Where not more than 50% of all lands zoned as Proposed Residential B in the settlement in which the application is sited, have neither been developed or have the benefit of extant planning permission,~~
- ~~• Where the applicant, either acting alone, or in partnership/in concert with others, has already obtained planning permission for residential development under this policy on zoned Proposed Residential B lands, and where substantial works have been carried out on more than 50% of the permitted residential units, and~~
- ~~• The development represents sustainable and efficient use of existing infrastructure and services or of proposed infrastructure for which funding has already been secured.~~

MATERIAL ALTERATIONS: CHAPTER 15, No. 4		
Page No	Chapter/Section	Heading Title
308	15.8.10	Residential Development in Tier 4 Settlements

To amend the text within Section 15.8.10 as follows:

Residential development and serviced sites on suitable lands located within any of the defined Tier 4 settlements which have capacity within existing public foul drainage **and public/group water** systems, will be considered subject to compliance with the following:

MATERIAL ALTERATIONS: CHAPTER 15, No. 5		
Page No	Chapter/Section	Heading Title
309	15.8.11	Residential Development in Tier 5 and Tier 6 Settlements

To amend the text within Section 15.8.11 as follows:

Small scale residential development and serviced sites on suitable lands located within any of the Tier 5 and 6 settlements which have capacity within existing Uisce Éireann ~~Éireann~~ **Éireann** drainage **and public/group water** systems, will be considered subject to **compliance** with the following:

MATERIAL ALTERATIONS: CHAPTER 15, No. 6		
Page No	Chapter/Section	Heading Title
309	15.8.12	Recreational Facilities and Public Open Space

To amend the text and amend Table 15.2 Recreational Facilities and Public Open Space Standards, within Section 15.8.12, as follows:

Public open space shall be provided in accordance with the standards set out in the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024), specifically Policy and Objective 5.1 – Public Open Space. In addition to these standards, Table 15.2

below outlines the minimum required open space and/or recreational facilities for multi-use-unit residential developments, according to unit numbers.

Table 15.2 Recreational Facilities and Public Open Space Standards

Number of Dwelling Units	10% Open Space	15% Open Space	Formal Play Area	Playing Pitch	Recreational Changing Facilities
Brownfield	Yes				
0-40		Yes			
41-150		Yes	Yes		
151-200		Yes	Yes	Yes	
>200		Yes	Yes	Yes	Yes

The above Recreational Facilities and Public Open Space requirements are a higher standard than those prescribed in the Ministerial Guidelines and are applicable having regard to the pattern of development of County Monaghan’s settlements and the need to ensure high quality environments.

MATERIAL ALTERATIONS: CHAPTER 15, No. 7		
Page No	Chapter/Section	Heading Title
311	15.8.13	Private Open Space

To amend the text and amend Table 15.3 Private Open Space Standards, within Section 15.8.13 as follows:

Table 15.3 below outlines the minimum private open space requirement for residential units.

Table 15.3 Private Open Space Standards

Development Type and Size	Minimum Private Open Space Standard (Square metres)
Greenfield Site	
Houses – 1 and 2 Bed	50
Houses – 3+ Bed	70
Apartment	15
Town Centre	
House	50
1/2 bed Apartment	10
3+ bed Apartment	15

The above Private Open Space requirements are a higher standard than those prescribed in the Ministerial Guidelines having regard to the pattern of development of County Monaghan’s settlements. for all new residential development shall be in accordance with the standards set out in the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024), and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines (2022).

MATERIAL ALTERATIONS: CHAPTER 15, No. 8		
Page No’s	Chapter/Section	Heading Title
327 & 328	15.15	Forestry

To amend the text within Section 15.15 as follows:

The Planning Authority will facilitate afforestation in appropriate locations in accordance with the principles of sustainable forest management and code of best practice.

Proposals for forestry, including harvesting will only be considered acceptable where it does not adversely impact upon the following:

- a) The visual amenity of the rural environment
- b) The integrity of habitats, biodiversity and designated sites (for example Natura 2000 sites, NHAs, pNHAs)
- c) Public rights of way
- d) Public road network
- e) Water quality
- f) Residential amenity
- g) Archaeology
- h) **Overhead Electricity and Telecommunication Lines**

MATERIAL ALTERATIONS: CHAPTER 15, No. 9		
Page No	Chapter/Section	Heading Title
328	15.16	Tourism

To amend the text within Section 15.16, as follows:

The provision of additional hotel and guest house bed spaces, bed and breakfast and self-catering accommodation within defined settlements will be encouraged and facilitated **in the first instance**. Any proposed change of use or replacement of tourism accommodation to a non-tourism use, including short-term let to permanent residential accommodation, shall be resisted unless it can be demonstrated that the facility is not viable in the long term, and there is sufficient alternative provision in the locality to offset the loss of tourism accommodation and benefit.

MATERIAL ALTERATIONS: CHAPTER 15, No. 10		
Page No	Chapter/Section	Heading Title
329	15.18	Extractive Industry

To include additional text within Section 15.18 as follows:

In recognition of the important contribution extractive industries make to the local economy, development proposals located in close proximity to existing extractive sites or sites which have significant resource potential, will be resisted where such development would limit the future exploitation of these sites.

MATERIAL ALTERATIONS: CHAPTER 15, No. 11		
Page No	Chapter/Section	Heading Title
330	15.18	Extractive Industry

To amend the text within Section 15.18 (Criteria B) as follows:

Proposals for extractive industry shall normally be resisted in the following circumstances:

- a) Where it is located within an Area of Primary or Secondary Amenity, Special Protection Area, Special Area of Conservation, Natural Heritage Area or Proposed Natural Heritage Area, Architectural Conservation Area or on or near protected structures, recorded monuments and

places, unless in exceptional circumstances where the Planning Authority is satisfied that the need for the resource outweighs the environmental impact.

- b) Where it is located in close proximity to existing ~~extractive sites of significant resource potential and such developments would limit future exploitation of the existing extractive site~~ **developments where potential sources of nuisance are considered to be incompatible.**
- c) Where it may have a detrimental impact on the natural or built environment or matters of acknowledged public importance.

MATERIAL ALTERATIONS: CHAPTER 15, No. 12		
Page No	Chapter/Section	Heading Title
330	15.19	Telecommunications Antennae and Support Structures

To amend the text within Section 15.19 (Criteria G) as follows:

g) ~~Any application for telecommunication should~~ **Be accompanied with a communication strategy, this should which** indicates how the proposal has been discussed with relevant stakeholders such as the local community.

MATERIAL ALTERATIONS: CHAPTER 15, No. 13		
Page No	Chapter/Section	Heading Title
335	15.22.6	Water Protection

To amend the text within Section 15.22.6 as follows:

Development proposals shall: l) Be required to connect to the public sewer and **public water** network where available. **Connections to Uisce Éireann infrastructure will be subject to an executed connection agreement with Uisce Éireann.**

MATERIAL ALTERATIONS: CHAPTER 15, No. 14		
Page No	Chapter/Section	Heading Title
336	15.22.7	Surface Water Drainage

To amend the text and insert additional text within Section 15.22.7 as follows:

All new developments in urban areas will be required to implement nature based solutions in accordance with Nature Based ~~Solutions to the Management of~~ **Urban** Rainwater and **Urban** Surface Water ~~Runoff in Urban Areas (DHLGH, 2022),~~ **Discharges – A National Strategy 2024** where appropriate. **Public road surface water drainage regimes are constructed with the objective of disposing of road surface water, it is important that capacity in the drainage regime is retained to address this function.**

MATERIAL ALTERATIONS: CHAPTER 15, No. 15		
Page No	Chapter/Section	Heading Title
336	15.22.7	Surface Water Drainage Policy

To include an additional Policy, Policy SWDP 2, within Section 15.22.7 as follows:

Surface Water Drainage Policy	
SWDP 2	Development proposals shall ensure the capacity and efficiency of the public road network drainage regimes in County Monaghan will be safeguarded for road drainage purposes.

MATERIAL ALTERATIONS: CHAPTER 15, No. 16		
Page No	Chapter/Section	Heading Title
337	15.22.8 (Figure 15.1)	Flood Zones and Appropriate Uses

To replace Figure 15.1 Appropriate Land Uses in Flood Zones as follows:

Figure 15.1: Appropriate Land Uses in Flood Zones

Flood Zones	Overall probability	Planning implications for land uses		
		Highly Vulnerable Development	Less Vulnerable Development	Water Compatible Development
Flood Zone A	Highest	Inappropriate – if proposed then Justification Test and detailed Flood Risk Assessment is required	Inappropriate – if proposed then Justification Test and detailed Flood Risk Assessment is required	Appropriate – screen for flood risk
Flood zone B	Moderate	Inappropriate – if proposed then Justification Test and detailed Flood Risk Assessment is required	Inappropriate due to climate change – if proposed then Justification Test and detailed Flood Risk Assessment is required	Appropriate – screen for flood risk
Flood Zone C	Lowest	Appropriate - detailed Flood Risk Assessment may be required	Appropriate - detailed Flood Risk Assessment may be required	Appropriate – screen for flood risk

Figure 15.1 Matrix of vulnerability versus flood zone to illustrate appropriate development and that required to meet the Justification Test.

	Flood Zone A	Flood Zone B	Flood Zone C
Highly vulnerable development (including essential infrastructure)	Justification Test	Justification Test	Appropriate
Less vulnerable development	Justification Test	Appropriate	Appropriate
Water-compatible development	Appropriate	Appropriate	Appropriate

Source: Table 3.2 of The Planning System and Flood Risk Management – Guidelines for Planning Authorities (Nov 09).

MATERIAL ALTERATIONS: CHAPTER 15, No. 17		
Page No's	Chapter/Section	Heading Title
337 & 338	15.22.8	Flood Zones and Appropriate Uses

To insert additional text within Section 15.22.8 as follows:

Where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.

MATERIAL ALTERATIONS: CHAPTER 15, No. 18		
Page No	Chapter/Section	Heading Title
337 & 338	15.22.8	Flood Zones and Appropriate Uses

To include an additional Policy, Policy FRP 1, within Section 15.22.8 as follows:

Flood Risk Policy	
FRP 1	Proposals for developments shall comply with Section 15.22.8 of the Monaghan County Development Plan 2025-2031.

MATERIAL ALTERATIONS: CHAPTER 15, No. 19		
Page No	Chapter/Section	Heading Title
339	15.23.2	Minimum Visibility Standard for Non-Urban Roads

To amend Table 15.5 Minimum Visibility Standards, as follows:

Road Category	Design Speed (Km/hr)	Y distance (m)	X Setback distance (m)	Eye Height/Object height (m)
National (upgraded)*	100	215	3.0	1.05 – 2.0m
National (not upgraded)	85	160	3.0	1.05 – 2.0m
Regional (upgraded)*	85	160	3.0	1.05 – 2.0m
Regional (not upgraded)	70 85	120	2.4	1.05 – 2.0m
Local Primary (80km/hr)	60 85	90	2.4	1.05 – 2.0m
Local Primary (60km/hr)	60 70	90 70	2.4	1.05 – 2.0m
Local Secondary	50 70	70	2.4	1.05 – 2.0m
Local Tertiary	42 60	50	2.4	1.05 – 2.0m
Cul-de-sac	42	35	2.4	1.05 – 2.0m

*Upgraded to TII standards

MATERIAL ALTERATIONS: CHAPTER 15, No. 20		
Page No's	Chapter/Section	Heading Title
342 & 343	15.24	Car Parking Standards

To amend the text and amend Table 15.6 Car Parking Standards, with Section 15.24 as follows:

All developments shall be required to provide within the site suitable provision for servicing, parking and manoeuvring of vehicles associated with the proposal, **except where it is determined by the planning authority, having regard to the type of the development, its location, and proximity to transport alternatives, that the provision of servicing, parking and manoeuvring of vehicles would not**

be in the interests of urban regeneration, infill / brownfield and compact growth nor promote the uptake and use of sustainable modes of transport. The provision of a lower standard of car parking will be acceptable where justified in accordance with Policy SPPR 3 – Car Parking of the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024). The minimum-maximum car parking requirement shall be calculated in accordance with the standards as laid out in Table 15.6 Car Parking Standards below.

Table 15.6 Car Parking Standards

Land Use Classification	Minimum Maximum Parking Standard
Dwelling	2 per unit
Apartment (1 – 2 bed)	1.5 per unit
Apartment (3 – 4 bed)	2 per unit
Nursing Home/Hospital	1 per staff member 1 per bedspace which includes parking for ambulance and service lorries
Health Centres/Surgeries/Clinics	1 per staff member 1 per consulting room
Veterinary Services	1 per staff member 1 per consulting room Which includes parking for larger vehicles and trailers
Sheltered Accommodation for elderly/disabled	1 per bedspace
Retail/Service Station	1 per 15m ² GFA* 1 per HGV fuel pump
Retail Warehouse/Factory Retail Unit	1 per 30m ² GFA
Office/Financial and Professional Services	1 per 25m ² GFA
Schools	1 per teaching staff 1 space per classroom plus circulation and set down/pick-up area to cater for school operations.
Cinema/Theatre/Community Hall/Church Hall/Place of Worship/Amusement Centre	1 per 30m ² GFA
Leisure Centre/Sports Club	1 per 100m ² GFA
Hotel/Guesthouse/B&B	1 per bedroom (plus requirement for other uses e.g. bar/restaurant) Facilities are required for pick up and set down areas for cars and coaches, where appropriate.
Cafe/Bar/Lounge/Restaurant	1 per 20m ² GFA
Disco/Function Room/Conference Centre	1 per 10m ² GFA
Car Wash	5 waiting spaces per site without interference to other spaces or public road
Take Away	1 per 20m ² GFA
Drive Through	Minimum length of drive through queue should accommodate 10 no cars without interference to other spaces or public road
Industry	1 per 50m ² GFA Facilities are required for the parking and turning of vehicles servicing the development

Storage/Distribution/Warehouse/Cash and Carry	1 per 200m ² GFA Facilities are required for the parking and turning of vehicles servicing the development
Garage/Showroom	1 per 100m ² GFA
Student Accommodation	1 per 3 student beds
Garden Centres	1 per 60m ² GFA
Creches	1 per 6 children and 1 per staff including circulation and pick up and set down facilities
Funeral Home	1 per 20m ² GFA
Golf Course/Pitch and Putt	2 spaces per hole
Golf Driving Range	1 per bay
Caravan/Glamping/Camping Site	1 space per pitch
Hostel	1 space per 2 bedrooms or 1 space per 10 bed dormitories

MATERIAL ALTERATIONS: CHAPTER 15, No. 21		
Page No	Chapter/Section	Heading Title
345	15.26	Agricultural Access Underpasses and Policy LAUP 1

To amend the text within Paragraph 3, (point (c)) and amend Policy LAUP 1 within Section 15.26 as follows:

c) Incorporate aspects of TII's technical acceptance and specification procedures for structures on the design and installation of the underpass including:

- Technical Acceptance Report
- TII publication DN-STR-03001 (Technical Acceptance of Road Structures on Motorways and Other National Roads)
- Certification – Design, Check and Completion
- TII Series 2500 Specification and Standard Construction Details, such as CC-SPW-02500
- Specification for Road Works – Special Structures (2021)

Access Underpass Policy	
LAUP 1	All access underpass development proposals shall comply with Section 15.25 15.26 of the Monaghan County Development Plan 2025-2031.

CHAPTER 16

IMPLEMENTATION AND MONITORING

MATERIAL ALTERATIONS: CHAPTER 16

No material amendment to Chapter 16 proposed.