



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 2- APPENDICES**

**MARCH 2025**

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## Proposed Alterations to Appendices

Appendix	Heading
1a	Record of Protected Structures for County (outside towns)
16	Infrastructure Assessment and Settlement Capacity Audit
19	Strategic Flood Risk Assessment
22	Strategic Environmental Assessment
23	Natura Impact Report

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

Reference Number	Structure	Location
41103177	Farmhouse	Greaghlonge, Carrickmacross, A81 KH52

**Appendix 16**  
**Infrastructure**  
**Assessment and**  
**Settlement Capacity**  
**Audit**  
**(Revised)**

## 1.0 Introduction

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

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

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

The NPF defines Tier 1 and 2 lands as follows:

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

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

## 2.0 Infrastructure Assessment (IA) Criteria

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

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

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

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

## 3.0: **Review of Infrastructure Assessment**

A review of this Infrastructural Assessment was carried out in consultation with Uisce Éireann and relevant Sections within the Council. This review determined that some of the lands identified in the Draft Development Plan as Tier 2 lands are in fact Tier 1 lands and these have been indicated in this revised Infrastructure Assessment. Where Tier 2 lands remain, an assessment was carried out in relation to the feasibility of providing infrastructure to these lands. This was on the basis that if it is possible to service the lands with a limited extension of infrastructure, then these services will be provided at the developer's expense. Given that costs estimated provided now will not be applicable in the future, it is considered that this is a more reasonable and rational approach rather than estimating of the full cost of delivery of the required infrastructure to the identified zoned lands to

clarify if Tier 2 zoned lands are serviceable within the plan period. Only those Tier 2 lands where it has been determined that infrastructure can be feasibly provided to these lands are proposed to be zoned for development. It should also be noted that Uisce Éireann has confirmed that it is not in a position to provide estimated costs for the provision of infrastructure to service lands.





MT 28	Cornecassa Demesne	20.7826	✓	✓	✓	✓	✓	✓	1	
MT 29	Cornecassa Demesne	3.1740	✓	✓	✓	✓	✓	✓	1	
MT 30	Killyconigan & Knockroe	0.6656	✓	✓	✓	✓	✓	✓	1	
MT 31	Cornecassa Demesne, Gallanagh & Mullaghdun	36.8129	✗✓	✓	✓	✓	✓	✓	≥ 1	No issues raised by Uisce Éireann re foul sewer.  Sewer main located along Clones Road to rear of existing residential properties.
MT 32	Gallanagh & Mullaghdun	4.5593	X	✓	✓	✓	✓	✓	2	
MT 33	Kilnacloy	3.5425	X	✓	✓	✓	✓	✓	2	
MT 34	Mullaghdun & Mullaghmonaghan	1.2771	X	✓	✓	✓	✓	✓	2	
MT 35	Mullaghmonaghan	2.6999	✓	✓	✓	✓	✓	✓	1	
MT 36	Tirkeenan	2.8934	✓	✓	✓	✓	✓	✓	1	
MT 37	Kilnacloy	0.7881	✓	✓	✓	✓	✓	✓	1	
MT 38	Coolshannagh	5.9592	✓	✓	✓	✓	✓	✓	1	
MT 39	Coolshannagh	0.3802	✓	✓	✓	✓	✓	✓	1	
MT 40	Telaydan	1.1741	✓	✓	✓	✓	✓	✓	1	
MT 41	Latlorcan	4.4421	✓	✓	✓	✓	✓	✓	1	
MT42	Mullaghmonaghan	0.3604	✓	✓	✓	✓	✓	✓	1	
MT43	Kilnacloy	0.1679	✓	✓	✓	✓	✓	✓	1	
MT 44	Rooskey	4.6989	✓	✓	✓	✓	✓	✓	1	
MT 45	Mullaghmonaghan & Tirkeenan	1.4438	✓	✓	✓	✓	✓	✓	1	
MT 46	Coolshannagh	0.2426	✓	✓	✓	✓	✓	✓	1	
MT 47*	Aghananimy & Latlorcan	9.103ha	X	X	X	X	X	X	2	
MN48*	Tully, Dunsinare, & Mullaghmatt	11.81ha	✓	✓	✓	✓	X	✓	2	
MN 49^	Kilnacloy	3.708ha	✓	✓	✓	✓	✓	✓	1	Majority of site developed for

										residential purposes – Station View.
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\* As a result of Variation 5 of the Monaghan County Development Plan 2019-2025 (RZLT), these sites were dezoned in the Monaghan County Development Plan 2019-2025 (RZLT) and were not originally assessed.

^ At time of original assessment, the site was substantially developed and was therefore not considered as a site which had capacity to provide for new residential development within the Plan period.



CK24	Mullanarry	0.2134	✓	✓	✓	✓	✓	✓	1	
CK25	Mullanarry	4.3706	✓	✓	✓	✓	✓	✓	1	
CK26	Mullanarry	0.4179	✓	✓	✓	✓	✓	✓	1	
CK27	Mullanarry	1.0355	✓	✓	✓	*✓	*✓	*✓	2-1	Lands adjoin serviced lands, which provides access to adjoining road, footpath and public lighting.
CK28	Mullanarry	0.5046	✓	✓	✓	✓	✓	✓	1	
CK29	Lurgans	3.3039	✓	✓	✓	✓	✓	✓	1	
CK30	Lurgans	0.8023	✓	✓	✓	✓	✓	✓	1	
CK31	Lurgans	5.6960	✓	✓	✓	✓	X	X	2	
CK32	Mullanarry	0.3335	✓	✓	✓	✓	✓	✓	1	
CK33	Derryolam	0.2806	✓	✓	✓	✓	✓	✓	1	
CK34	Derryolam	0.2763	✓	✓	✓	✓	✓	✓	1	
CK35	Naffarty & Cloghvalley Upper	2.2779	✓	✓	✓	✓	✓	✓	1	
CK36	Naffarty	2.5625	✓	✓	✓	✓	✓	✓	1	
CK37	Drummond Otra	1.5535	✓	✓	✓	✓	✓	✓	1	
CK38	Magheross	0.7004	✓	✓	✓	✓	✓	✓	1	
CK39	Magheross	0.8833	✓	✓	✓	✓	✓	✓	1	
CK40	Drummond Otra	0.8023	✓	✓	✓	✓	✓	✓	1	
CK41	Drummond Otra (Convent View)	0.4985	✓	✓	✓	✓	✓	✓	1	
CK42	Drummond Etra (Castle Street)	0.3833	✓	✓	✓	✓	✓	✓	1	
CK43	Drummond Etra	0.1326	✓	✓	✓	✓	✓	✓	1	
CK44	Drummond Otra	0.4920	✓	✓	✓	✓	✓	✓	1	
CK 45*	Cloghvalley Upper	1.844	✓	✓	✓	✓	✓	✓	1	
CK46 *	Lisanisk	3.711	✓	✓	✓	✓	✓	✓	1	
CK47*	Mullanarry	3.134	✓	✓	✓	✓	✓	✓	1	
CK48 ~	Lurgans	0.4481	✓	✓	✓	✓	✓	✓	1	Access is achievable though existing housing development.

CK49 ~	Lurgans	2.653	✓	✓	✓	✓	✓	✓	1	Lands adjoin lands with some services such as footpath and lighting located along LS8904
CK50~	Derryolam	1.595	✓	✓	✓	✓	X	X	2	

\* As a result of Variation 5 of the Monaghan County Development Plan 2019-2025 (RZLT), these sites were dezoned in the Monaghan County Development Plan 2019-2025 (RZLT) and were not originally assessed.

~ These lands were not zoned within Monaghan County Development Plan 2019-2025 and were therefore not originally assessed. Subject lands were however zoned within the Draft Monaghan County Development Plan 2025-2031.



CB16	Annahale	0.4875	✓	✓	✓	✓	✓	✓	1	
CB17	Onomy & Annahale	3.3116	✓	✓	✓	✓	✓	✓	1	
CB18	Connabury	2.9993	✓	✓	✓	✓	✓	✓	1	
CB19	Connabury	0.5797	✓	✓	✓	✓	✓	✓	1	
CB20	Drumillard Little	0.5641	✓	✓	✓	✓	✓	✓	1	
CB21	Drumillard Little	0.3672	✓	✓	✓	✓	✓	✓	1	
CB22	Drumillard Little	0.2883	✓	✓	✓	✓	✓	✓	1	
CB23	Bree	2.3092	✓	✓	✓	✓	✓	✓	1	
CB 24 *	Opposite CB3	6.741	X	✓	✓	✓	X	X	2	

\* As a result of Variation 5 of the Monaghan County Development Plan 2019-2025 (RZLT), these sites were dezoned in the Monaghan County Development Plan 2019-2025 (RZLT) and were not originally assessed.





CL28 *	Clonkeen (Cole)	0.6610	✓	✓	✓	✓	X	X	2	
CL29 ^	Liseggerton	0.686	✓	✓	✓	✓	✓	✓	1	Majority of site developed for residential purposes- Eanaigh Alta

\* As a result of Variation 5 of the Monaghan County Development Plan 2019-2025 (RZLT), these sites were dezoned in the Monaghan County Development Plan 2019-2025 (RZLT) and were not originally assessed.

^ At time of original assessment, the site was substantially developed and was therefore not considered as a site which had capacity to provide for new residential development within the Plan period.

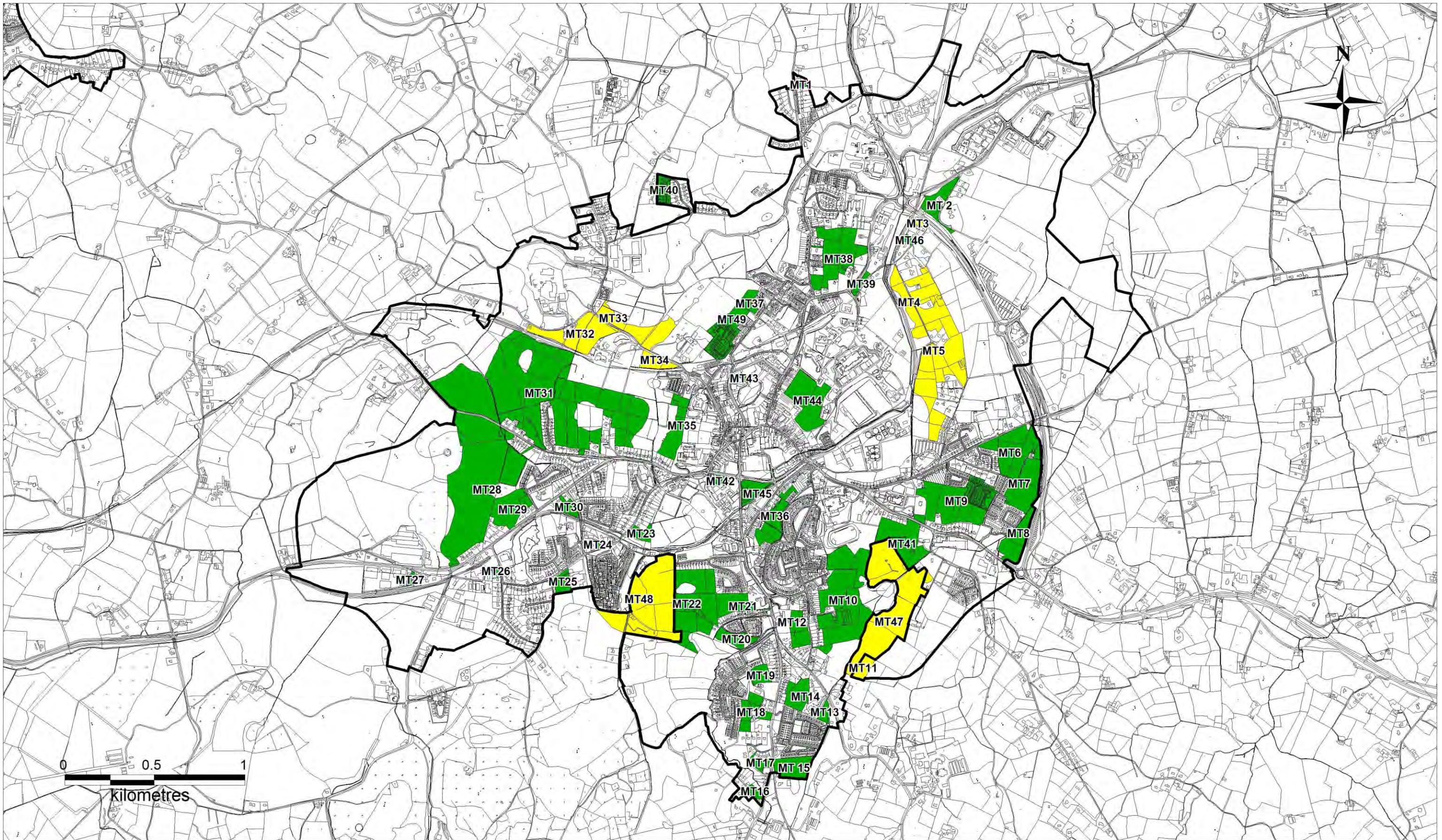


BB12	Cornamucklaglass	3.0230	✓	✓	✓	✓	✓	✓	1	
BB13	Cornamucklaglass & Knocknamaddy	0.6136	✓	✓	✓	✓	✓	✓	1	

BB14	Corrybrannan	0.8037	✓	✓	✓	✓	X	X	2	
BB15	Knocknamaddy	0.6239	✓	✓	X	✓	X	X	2	
BB16	Knocknamaddy	0.4449	✓	✓	X	✓	X	X	2	
BB17	Corrybrannan	0.4484	✓	✓	X	✓	X	X	2	
BB18	Corkeeran	0.2958	✓	✓	X	✓	X	X	2	
BB19	Derrynaloobinagh	0.7098	✓	✓	✗✓	✗✓	✗✓	✗✓	2-1	Lands adjoin serviced lands, which provides direct access to R183, as well as public footpath and lighting.  Land to rear of nursing home has access via existing established entrance point.
BB20	Cornamucklaglass	0.2479	✓	✓	✓	✓	✓	✓	1	
BB21~	Corkeeran	1.040	✓	✓	✓	✓	✓	✓	1	

~ These lands were not zoned within Monaghan County Development Plan 2019-2025 and were therefore not originally assessed. Subject lands were however zoned within the Draft Monaghan County Development Plan 2025-2031.



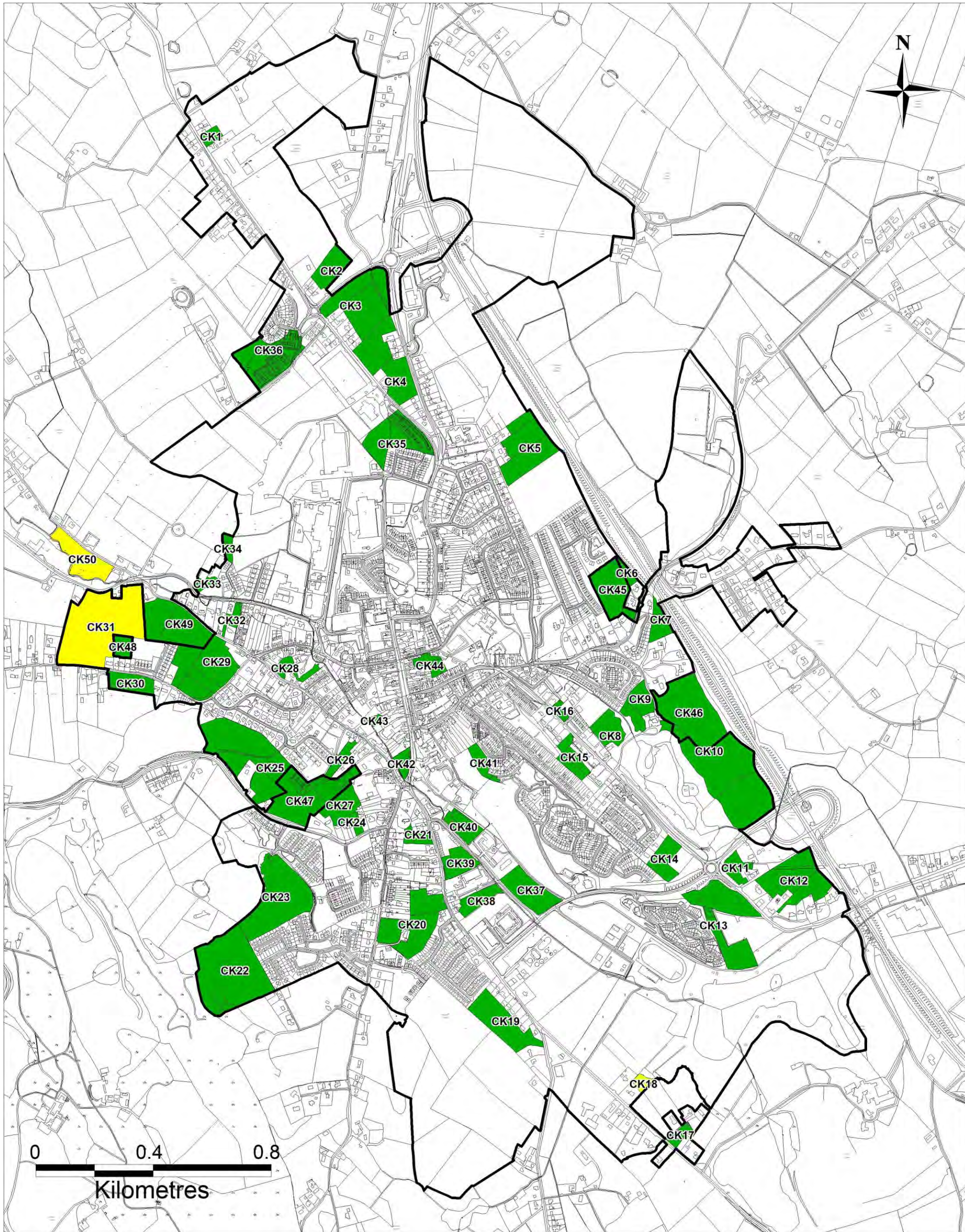


# Monaghan Town (Residential Lands)

Revised Settlement Capacity Audit







# Carrickmacross (Residential Lands)

## Revised Settlement Capacity Audit

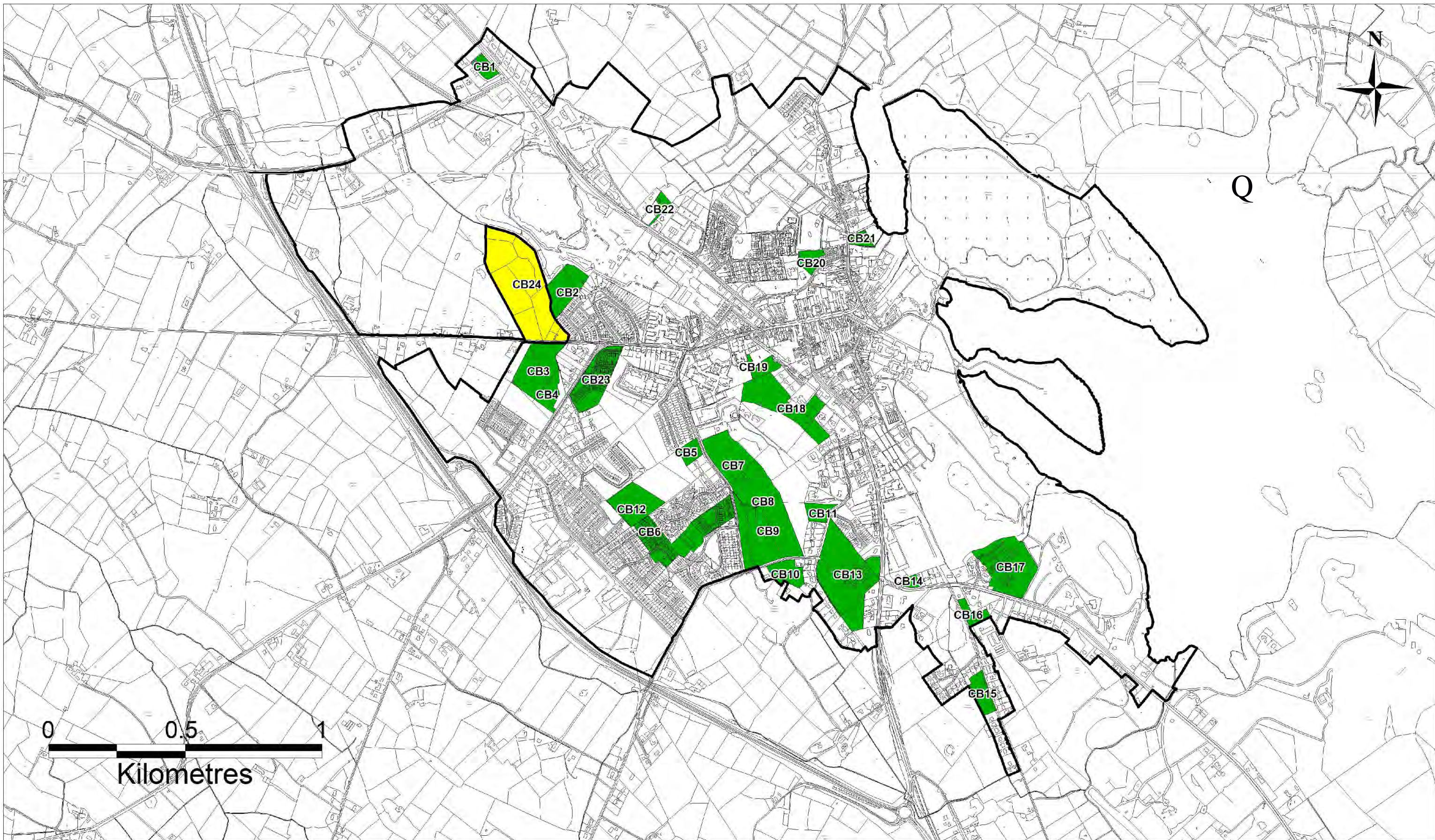


— Settlement Envelopment

■ Tier 1

■ Tier 2



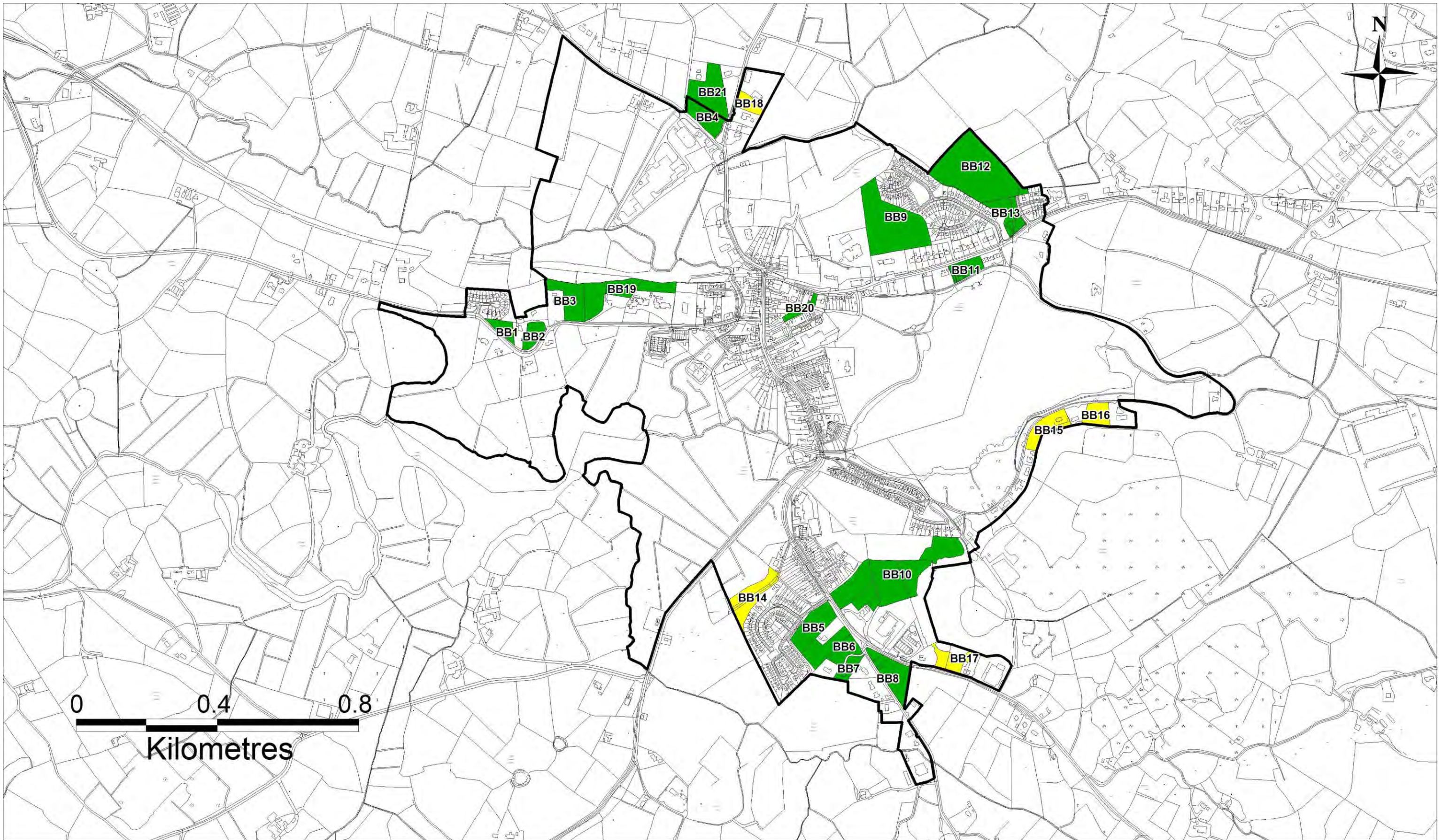


**Castleblayney (Residential Lands) Revised Settlement Capacity Audit**  
**Revised Settlement Capacity Audit**



— Settlement Envelopment    ■ Tier 1    ■ Tier 2



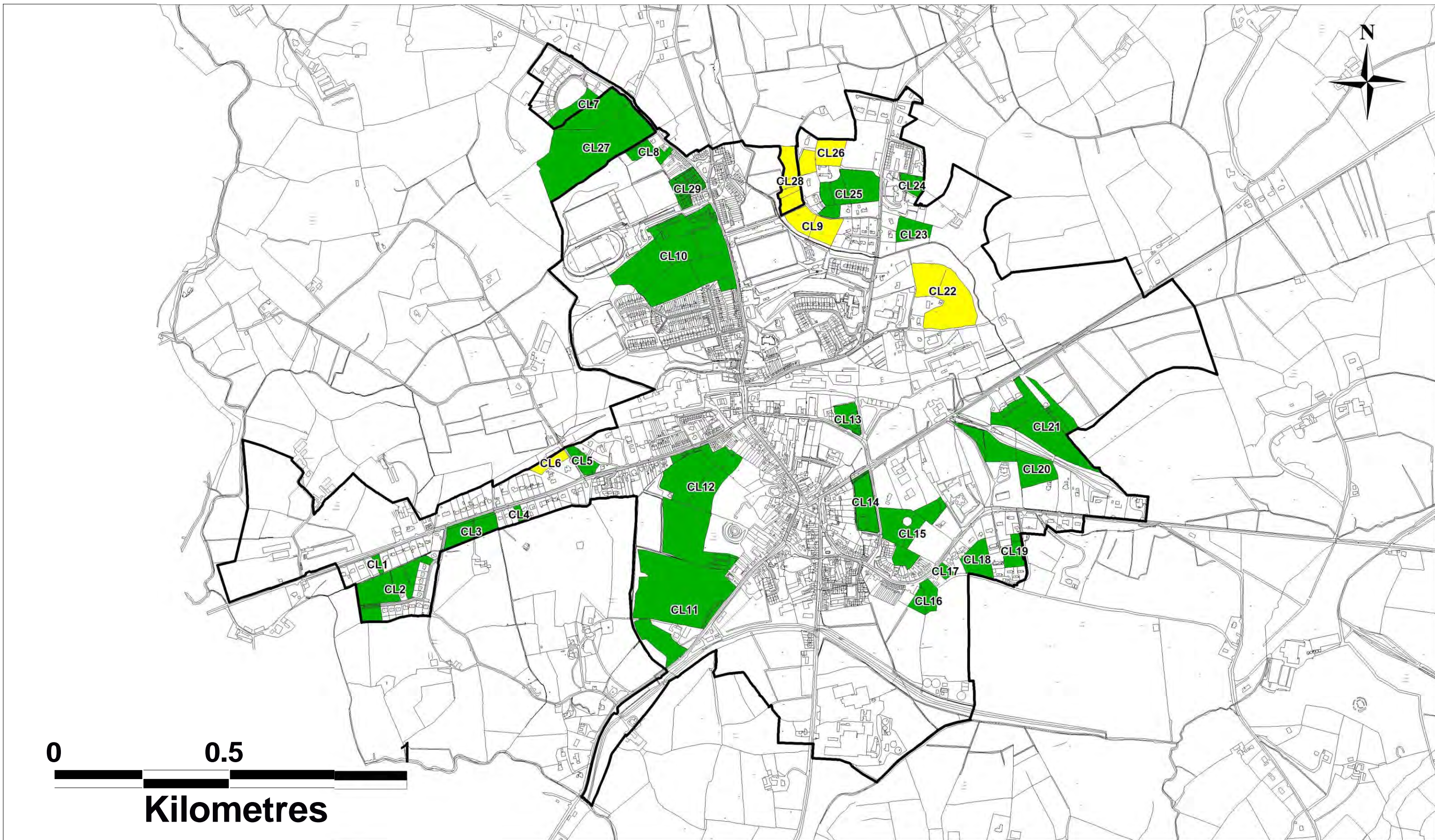


# Ballybay Town (Residential Lands)

Revised Settlement Capacity Audit -







# Clones (Residential Lands)

Revised Settlement Capacity Audit





## Employment Zoned Lands

### Monaghan Town

Site Details			Availability of Infrastructure						Tier	Comments
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting		
MT IEE 1	Tullyhirm Knockaconny Drumrutagh Annahagh	77.7442	✓	✓	✗ ✓	✓	✓	✓	2 1	Surface water from the lands could potentially be disposed of via the existing field drainage network subject to the provision of hydrocarbons interceptor and attenuation within the development to limit discharge to existing green field run off rates.
MT IEE 2	Annahagh	25.3452	✓	✓	✗ ✓	✓	✓	✓	2 1	Surface water from the lands could potentially be disposed of via the existing field drainage network subject to the provision of hydrocarbons interceptor and attenuation within the development to limit discharge to existing green field run off rates.
MT IEE 3	Tirkeenan	6.0426	✓	✓	✓	✓	✓	✓	1	
MT IEE 4	Latlorcan	1.9101	✓	✓	✗ ✓	✓	✓	✓	2 1	Majority of lands are developed. Any further development would be an extension of servicing.
MT IEE 5	Killygowan	0.9823	✓	✓	✗ ✓	✓	✓	✗ ✓	2 1	Surface water from the lands could potentially be disposed of via the existing field drainage network,subject to the

										provision of hydrocarbons interceptor and attenuation within the development to limit discharge to existing green field run off rates. Public lighting on opposite side of road.
MT IEE 6	Dunsinare	22.0843	x	x	x	✓	x	x	2	
MT IEE 7	Killyconigan	4.3694	✓	✓	✗ ✓	✓	✓	✓	2 1	Lands are developed. Any future development would be accommodated through extension to / upgrading of existing services.
MT IEE 8	Gortakeegan	8.2831	x	✓	✗ ✓	✓	✓	✓	2 1	Surface water from the lands could potentially be disposed of via the existing field drainage network, subject to the provision of hydrocarbons interceptor and attenuation within the development to limit discharge to existing green field run off rates
MT IEE 9	Tullygrimes	8.2270	✗ ✓	✓	✗ ✓	✓	✓	✓	2 1	Surface water from the lands could potentially be disposed of via the existing field drainage

										network, subject to the provision of hydrocarbons interceptor and attenuation within the development to limit discharge to existing green field run off rates. Adjacent to established business and therefore any further development could be facilitated through the extension of services.
MT IEE 10	Cornacecassa Demesne	31.7401	x	x	X	✓	x	x	2	
MT IEE 11	Gallanagh	16.0248	✗ ✓	✓	✗ ✓	✓	✗ ✓	✗ ✓	<del>2</del> 1	Subject lands have been developed. Surface water from the lands could potentially be disposed of via drainage directly into River Blackwater, subject to the provision of hydrocarbons interceptor and attenuation within the development to limit discharge to existing green field run off rates.
MT IEE 12	Drumgarran	8.6193	✗ ✓	✓	✗ ✓	✓	✓	✓	<del>2</del> 1	Lands are partly developed and serviced. Any future development would be facilitated through extension of same. Surface water from the lands could potentially be disposed of via drainage directly into River Blackwater, subject to the provision of hydrocarbons interceptor and attenuation within the development to limit

										discharge to existing green field run off rates
MT IEE 13	Mullaghduin	6.1305	✘ ✓	✓	✘ ✓	✓	✓	✓	2 1	Lands are developed and serviced. Any future development would be facilitated through extension of same. Surface water from the lands could potentially be disposed of via the existing field drainage network, subject to the provision of hydrocarbons interceptor and attenuation within the development to limit discharge to existing green field run off rates.
MT IEE 14	Mullaghmatt	1.2848	✓	✓	✓	✓	✓	✓	1	
MT IEE 15	Coolshannagh	1.4986	✓	✓	✘ ✓	✓	✓	✓	2 1	Surface water from the lands could potentially be disposed of via the existing field drainage network, subject to the provision of hydrocarbons interceptor and attenuation within the development to limit discharge to existing green field run off rates.
MT IEE 16	Coolshannagh	8.6059	✓	✓	✓	✓	✓	✓	1	
MT IEE 17	Coolshannagh	1.2327	✓	✓	✓	✓	✓	✓	1	
MT IEE 18	Newgrove	2.1543	✓	✓	✓	✓	✓	✓	1	
MT IEE 19	Knockaconny	0.7819	✓	✓	✓	✓	✓	✓	1	



CK IEE 7	Drummond Etra	3.1025	✓	✓	✓	✓	✓	✓	1	Lands are developed and serviced.
CK IEE 8	Cloughvalley Upper	1.1148	✓	✓	✓	✓	✓	✓	1	
CK IEE 9	Drummond Otra	0.3757	✓	✓	✓	✓	✓	✓	1	Lands are developed and serviced.
CK IEE 10	Drummond Otra	1.6298	✓	✓	✓	✓	✓	✓	1	
CK IEE 11	Drummond Otra	4.5688	✓	✓	✗ ✓	✓	✓	✓	2 1	Lands are partly developed and serviced. Any further development on these lands may be accommodated through the extension of existing services.
CK IEE 12	Magheross & Magheraboy	24.4540	✓	✗ ✓	✗ ✓	✓	✗ ✓	✗ ✓	2 1	Lands adjoin developed and serviced housing development. Public footpath adjacent. Surface water from the lands could potentially be disposed of via the existing field drainage network, subject to the provision of hydrocarbons interceptor and attenuation within the development to limit discharge to existing green field run off rates.
CK IEE 13	Magheross	1.0084	✓	✓	✓	✓	✓	✓	1	
CK IEE 14	Mullanarry	0.5874	✓	✓	✓	✓	✓	✓	1	
CK IEE 15	Lurgans	13.029	X	X	X	✓	X	X	2	A public foul sewer is located to the immediate east of the lands, a public footpath and streetlighting, a public water mains and a public storm sewer are located approximately 200 metres to the east of the zoned lands, and there is the ability to

										extend the public footpath, street lighting and any other services along the grass verge to the north of the road to connect both the existing employment use and the additional lands to the existing public services.
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## Castleblayney Town

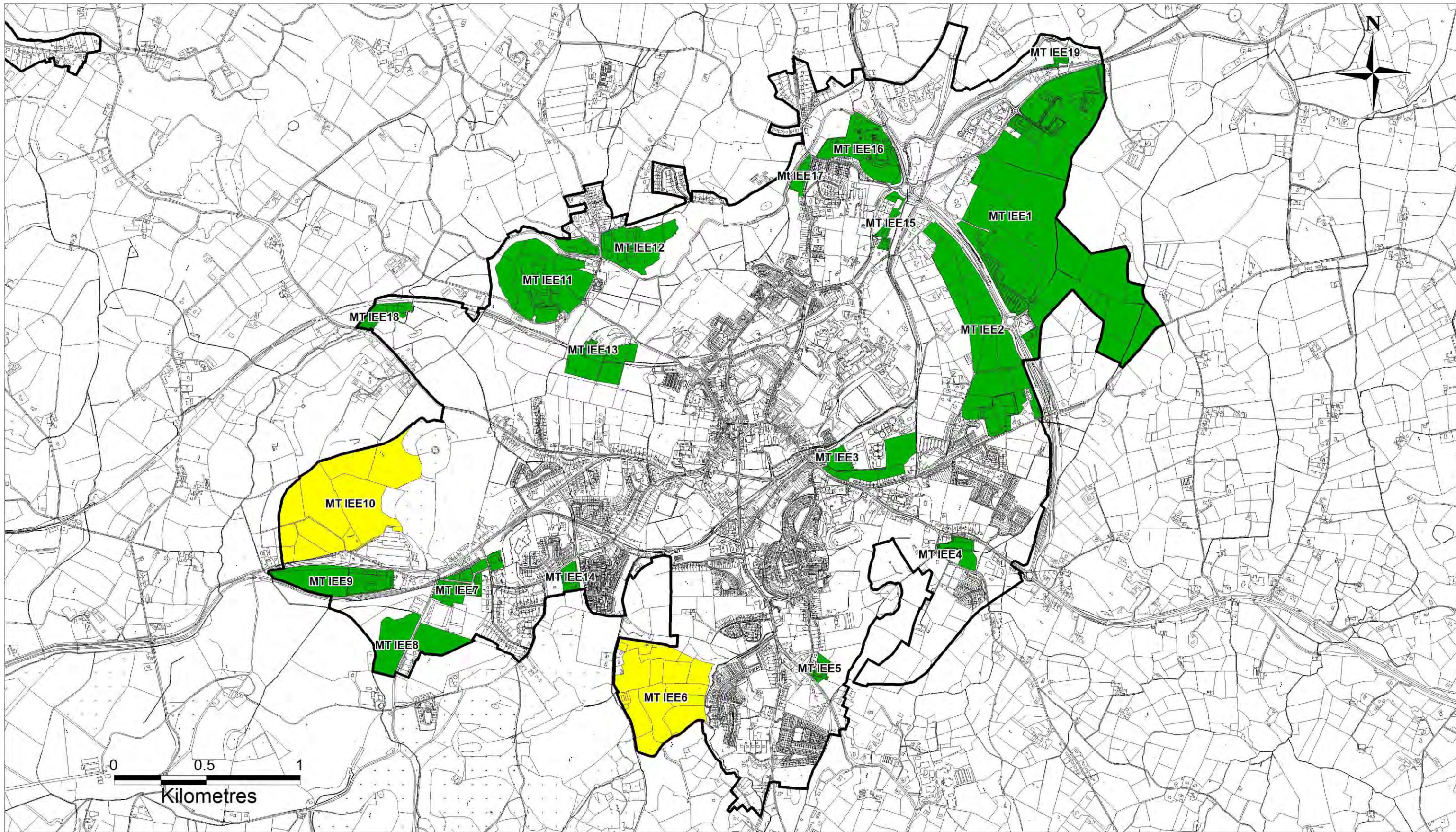
Site Details			Availability of Infrastructure						Tier	Comments
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting		
CB IEE 1	Drumillard Big & Drumillard Little	56.2500	✓	✓	✗ ✓	✓	✓	✓	2 1	Part of subject lands developed. Future development may be facilitated through existing services and/or extension of same.
CB IEE 2	Muldrumman & Killycard & Moraghy & Corracloghan	31.4751	✗ ✓	✓	✗ ✓	✓	✗ ✓	✗ ✓	2 1	Part of subject lands developed and serviced. Future development may be facilitated through existing services and/or extension of same.
CB IEE 3	Moraghy	10.6182	✓	✓	✗ ✓	✓	✓	✓	2 1	Subject lands benefit from extant permission 23/40. Future development may be facilitated through existing services and/or extension of same.
CB IEE 4	Tullyskerry & Killycard	9.0562	✓	✓	✗ ✓	✓	✓	✓	2 1	Surface water from the lands could potentially be disposed of via the existing field drainage network, subject to the provision of hydrocarbons interceptor and attenuation within the development to limit

										discharge to existing green field run off rates.
CB IEE 5	Killycard	0.1187	✓	✓	✗ ✓	✓	✓	✓	2 1	Subject lands developed and serviced. Future development may be facilitated through existing services and/or extension of same.
CB IEE 6	Killycard & Bree & Tullanacrunant	14.7168	✓	✓	✗ ✓	✓	✗ ✓	✗ ✓	2 1	Part of subject lands developed and serviced. Future development may be facilitated through existing services and/or extension of same.









# Monaghan Town (Industry/Enterprise/Employment Lands)

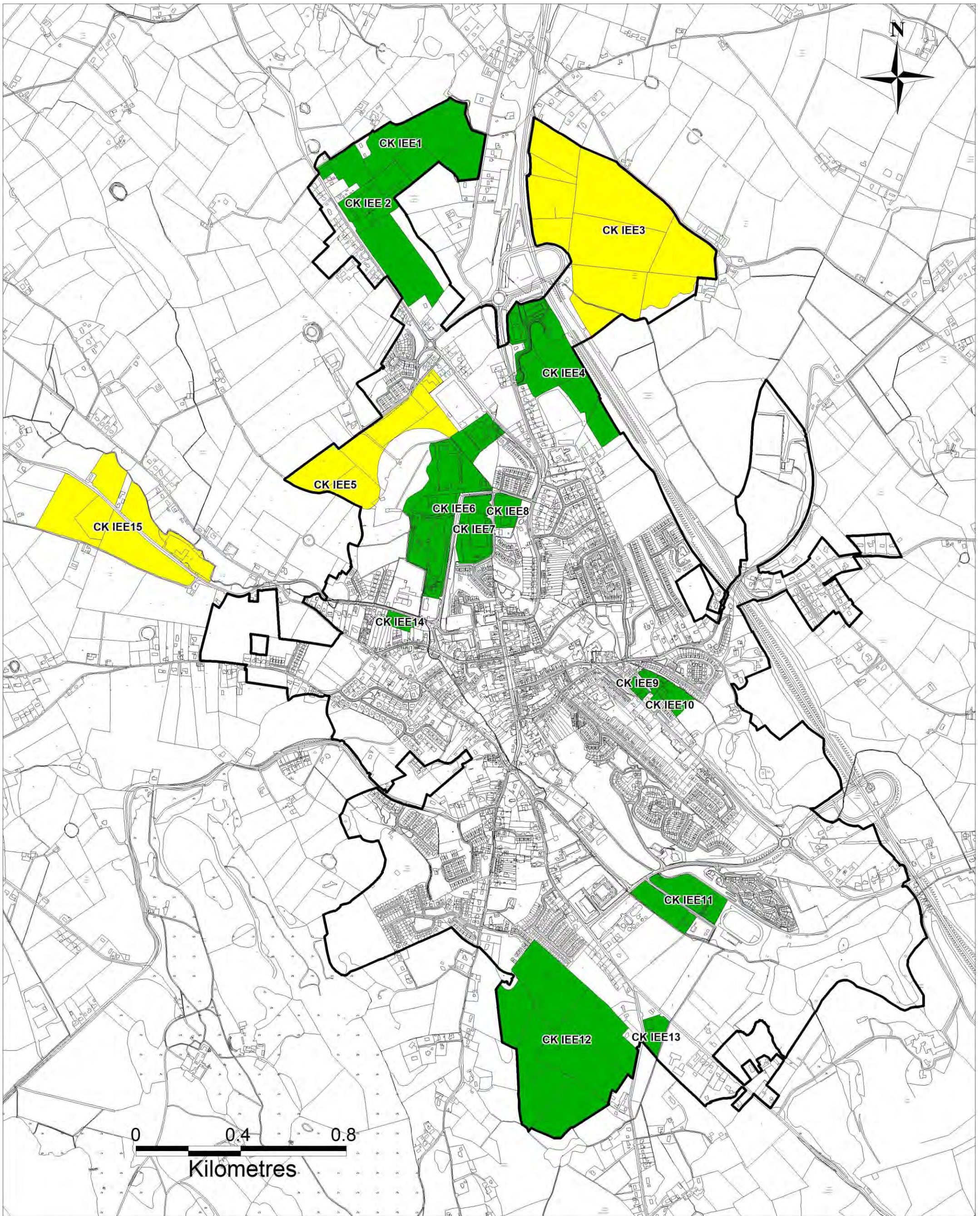
## Revised Settlement Capacity Audit



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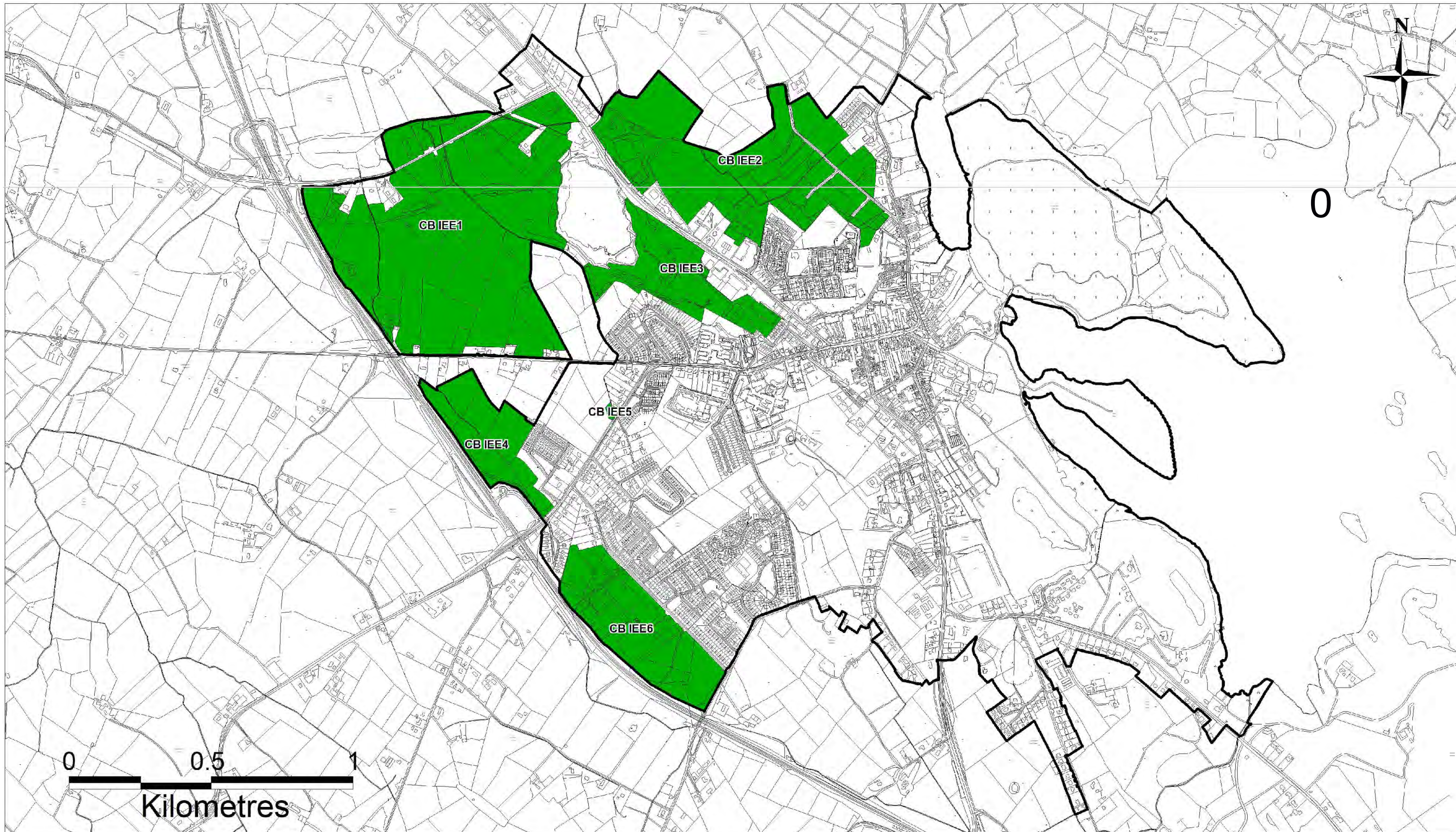
# Carrickmacross (Industry/Enterprise/Employment Lands)

Revised Settlement Capacity Audit -



— Settlement Envelopment    ■ Tier 1    ■ Tier 2





# Castleblayney (Industry/Enterprise/Employment Lands)

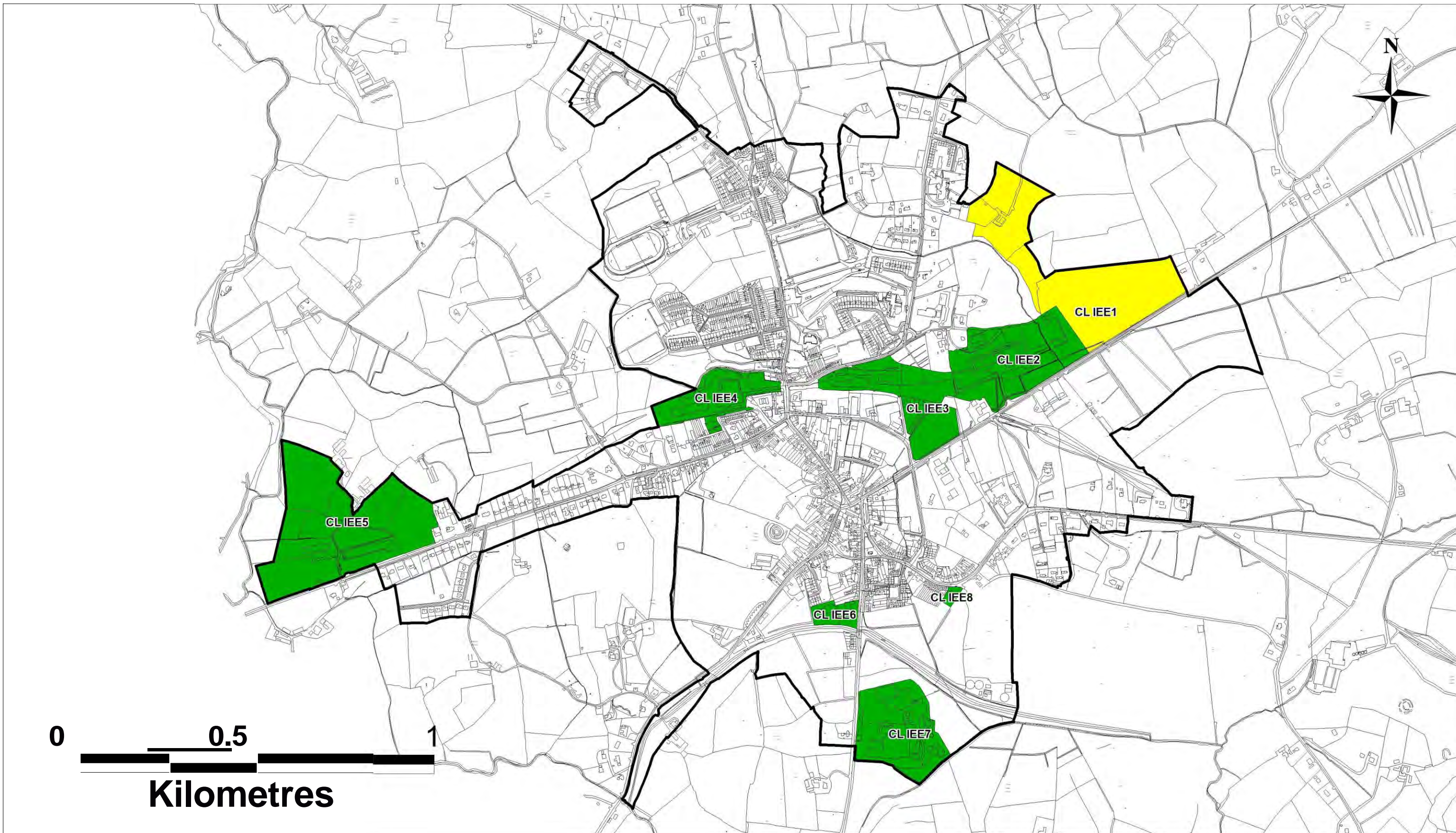
Revised Settlement Capacity Audit



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# Clones (Industry/Enterprise/Employment Lands)

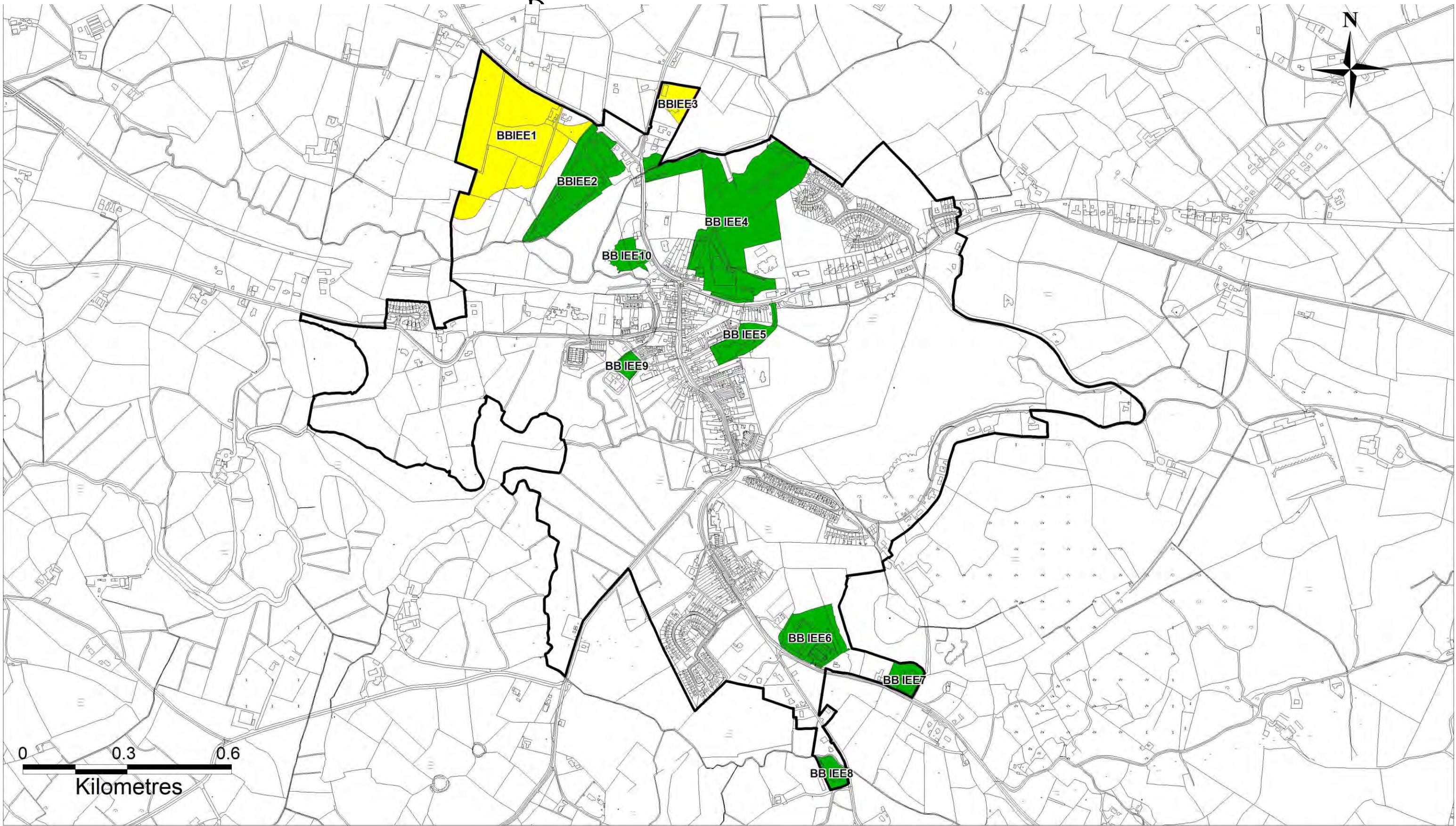
Revised Settlement Capacity Audit



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# Ballybay Town (Industry/Enterprise/Employment Lands)

Revised Settlement Capacity Audit -



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### **3.0 Settlement Capacity Audit (SCA) Criteria**

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

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

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

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

## Residential and Town Centre Zoned Lands

### Monaghan Town

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

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

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

MT 40	Proposed Residential A	✓	✓	X	Residential development completed
MT 41	Strategic Residential Reserve	✓	✓	X	
MT42	Town Centre	✓	✓	✓	Part VIII Consent obtained 22/80007 Developed as a car park
MT43	Town Centre	✓	✓	X	
MT 44	Town Centre	✓	✓	✓	Part VIII Consent obtained – Council Headquarters.
MT 45	Town Centre	✓	✓	✓	Planning applications 17/453 and 22/60130 Site subject to flooding
MT 46	Proposed Residential A	✓	✓	X	Development completed (1 dwelling)
MT 47	N/A	✓	✓	X	
MT 48	N/A	✓	✓	X	
MT 49	N/A	✓	✓	✓	

**Carrickmacross Town**

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

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



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

					Lands to the north west of developed portion of site extremely challenging with respect to topography.
CK37	Town Centre	✓	✓	X	
CK38	Town Centre	✓	✓	X	
CK39	Town Centre	✓	✓	X	
CK40	Town Centre	✓	✓	X	
CK41	Town Centre	✓	✓	X	
CK42	Town Centre	✓	✓	✓	<p>Planning application 19/316 - Change of use from an educational (School) use on ground and first floor to a retail outlet.</p> <p>Fluvial flooding south of site.</p> <p>Protected structure located within site.</p>
CK43	Town Centre	✓	✓	✓	Fluvial flooding along western boundary.
CK44	Town Centre	✓	✓	✓	
CK45	N/A	✓	✓	X	
CK46	N/A	✓	✓	X	
CK47	N/A	✓	✓	X	
CK48	N/A	✓	✓	X	
CK49	N/A	✓	✓	X	
CK50	N/A	✓	X	X	

## Castleblayney Town

Site Details		Sustainable Planning Criteria			Additional Comments
Map Reference	Existing Land use Zoning	Location (within 10-15 walk of Town Centre/1-1.5km)	Compact Growth-brownfield/infill/rounding off	Extant Planning Permission	
CB1	Proposed Residential B	✓	✓	✓	Planning applications 21/312 & 22/222. Northern part of site built on (1 dwelling).
CB2	Strategic Residential Reserve	✓	✓	X	Accessed via existing residential development Crescent Hill.
CB3	Strategic Residential Reserve	✓	✓	X	
CB4	Proposed Residential B	✓	✓	✓	Planning application 23/60117. Material Contravention (Extension to existing filling station).  Pluvial flooding along north eastern boundary.
CB5	Proposed Residential A	✓	✓	X	Road upgrade along adjoining LP3800 to the east.
CB6	Proposed Residential A	✓	✓	X	Site predominately developed (Coill Darach).  Area within middle of site developed for agricultural/stables.
CB7	Proposed Residential A	✓	✓	X	Operational farm located within south eastern portion of site.  Road upgrade adjoining LP3800 to the west.
CB8	Proposed Residential B	✓	✓	X	Western portion of the site subject to flooding.
CB9	Strategic Residential Reserve	✓	✓	X	Western portion of site subject to flooding.
CB10	Strategic Residential Reserve	✓	✓	X	Pluvial flooding along south western boundary.
CB11	Proposed Residential A	✓	✓	✓	Planning application 23/79 (1 dwelling under construction).

CB12	Strategic Residential Reserve	✓	✓	X	<p>Accessed via existing residential development.</p> <p>Flood risk to southern western area.</p>
CB13	Strategic Residential Reserve	✓	✓	✓	<p>Planning application 20/270 (1 dwelling completed).</p> <p>Existing agricultural structures on portion of site.</p> <p>Portion of land has good access to Dublin Road.</p> <p>Lands to the rear possible suitable for low density housing.</p> <p>Portion of site subject to fluvial flooding along R938.</p>
CB14	Proposed Residential A	✓	✓	X	
CB15	Proposed Residential B	✓	✓	✓	<p>Planning applications 20/524, 21/171,22/370, 24/60118</p>
CB16	Proposed Residential B	✓	✓	X	
CB17	Strategic Residential Reserve	✓	✓	✓	<p>Planning application 18/368.</p> <p>Unfished residential development.</p> <p>Portion of site subject to pluvial flooding.</p>
CB18	Proposed Residential A	✓	✓	X	
CB19	Town Centre	✓	✓	✓	<p>Planning application 23/60102 currently under appeal.</p>
CB20	Town Centre	✓	✓	X	<p>Indicative road proposal along western boundary.</p>
CB21	Town Centre	✓	✓	X	<p>Flood risk along eastern site boundary.</p>
CB22	Proposed Residential A	✓	✓	X	
CB23	Proposed Residential A	✓	✓	✓	<p>Full completed residential development (Radharc An Bhri).</p>
CB24	N/A	✓	✓	X	

## Clones Town

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

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

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

					Whilst there is public water, sewerage etc along the Roslea Road to the east, these do not extend onto the laneway.
CL27	N/A	✓	✓	X	
CL28	N/A	✓	✓	X	
CL29	N/A	✓	✓	✓	Site has been developed.



## Ballybay Town

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

BB12	Proposed Residential B	✓	✓	X	
BB13	Proposed Residential A	✓	✓	X	
BB14	Strategic Residential Reserve	✓	✓	X	Private laneway access. No public footpath or public lighting. Lands along northern boundary at risk of flooding.
BB15	Proposed Residential B	✓	✓	X	Planning application 19/285. Dwelling under construction in north eastern portion of site Accessed via private laneway.
BB16	Proposed Residential B	✓	✓	X	Accessed via private laneway.
BB17	Strategic Residential Reserve	✓	✓	X	Lough Minor to north of site at risk of flooding.
BB18	Proposed Residential A	✓	✓	X	
BB19	Strategic Residential Reserve	✓	✓	X	
BB20	Town Centre	✓	✓	X	Planning application 22/167 – Withdrawn.
BB21	N/A	✓	X	X	

## Employment Zoned Lands

### Monaghan Town

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

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

**Carrickmacross Town**

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

CK IEE 10	✓	✓	x	Portion of site subject to pluvial flooding.
CK IEE 11	✓	✓	x	
CK IEE 12	✓	✓	x	Portion of lands subject to pluvial and fluvial flooding.
CK IEE 13	-	-	-	Fully Developed.
CK IEE 14	-	-	-	Fully Developed.
CK IEE 15	✓	x	x	

## Castleblayney Town

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

**Clones Town**

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



**Ballybay Town**

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