



# MONAGHAN COUNTY DEVELOPMENT PLAN 2025-2031

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

**VOLUME 3- MAP BOOKLET**

**MARCH 2025**

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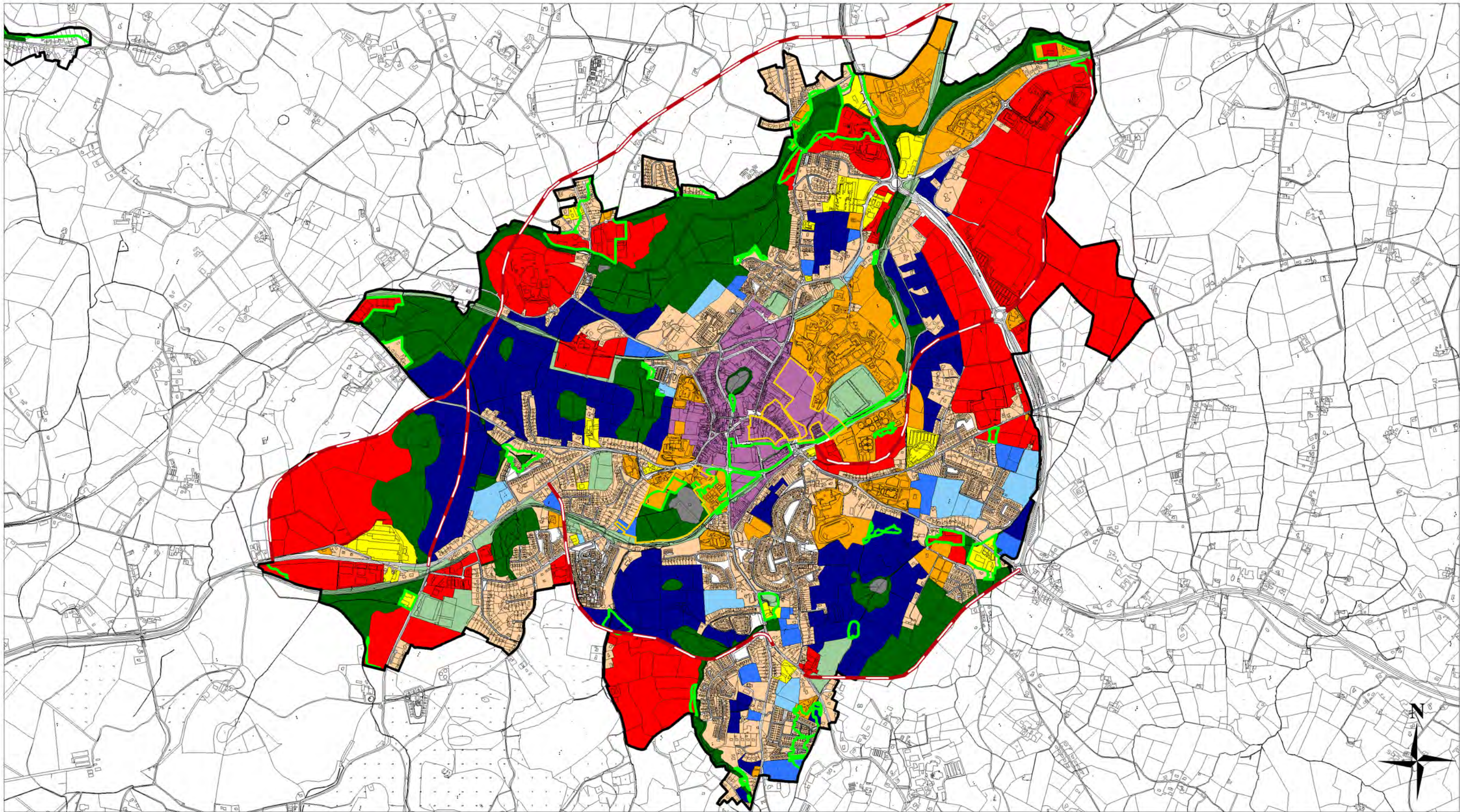
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The background features abstract geometric shapes in a light purple color. On the left, there is a large, solid purple triangle pointing downwards. Below it, a thick purple line forms a jagged, mountain-like silhouette. In the bottom right, there is another solid purple triangle pointing upwards. The overall composition is minimalist and modern.

# **MONAGHAN TOWN**

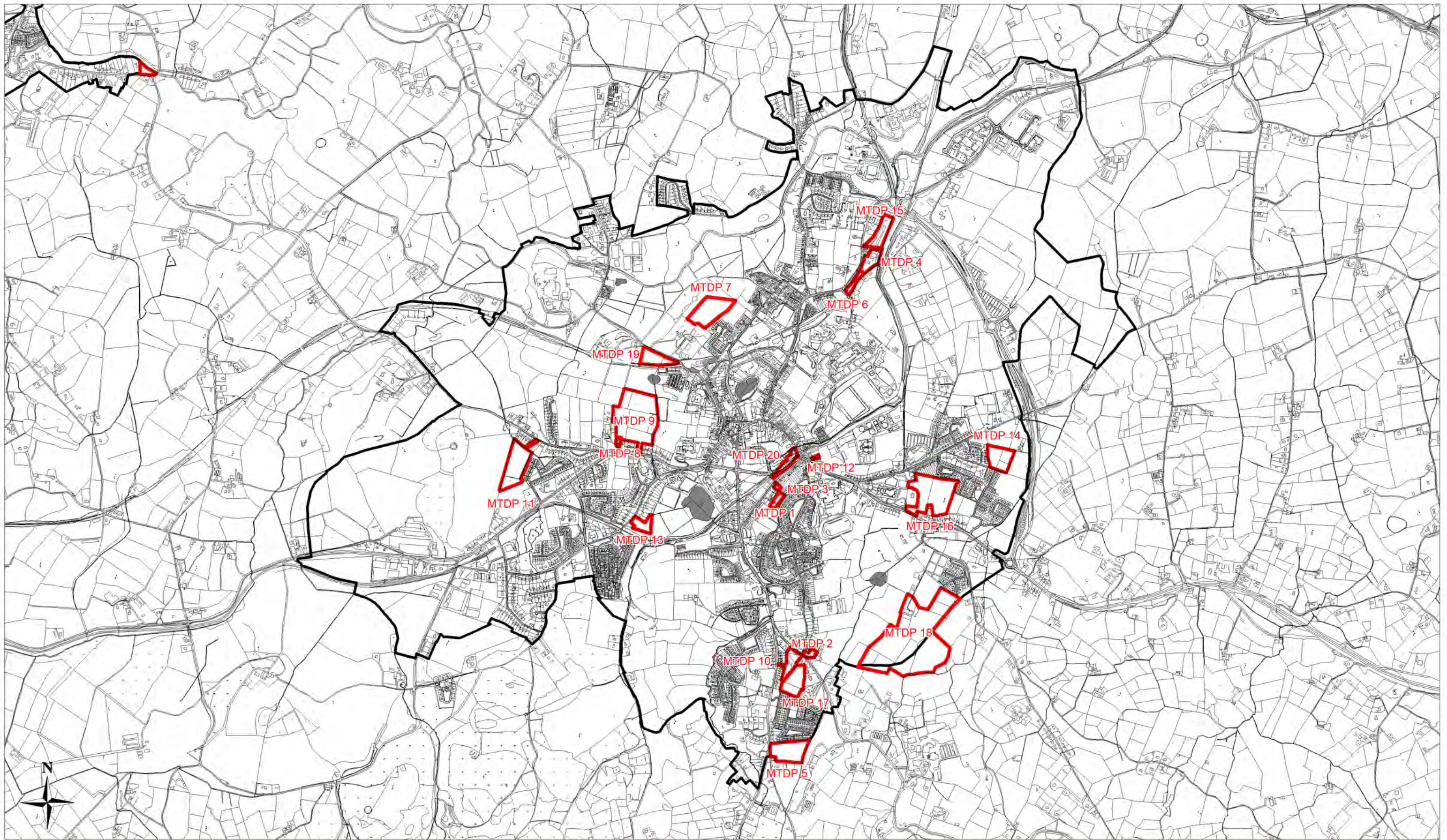


# Monaghan Town (Map MTDP1)

## Draft Monaghan County Development Plan 2025 - 2031

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- |                               |                                   |                                |                               |
|-------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| Existing Residential          | Community Services/Facilities     | Existing Commercial            | Indicative New Road Proposals |
| Proposed Residential A        | Recreation/Amenity                | Industry/Enterprise/Employment | Proposed Road Upgrades        |
| Proposed Residential B        | Landscape Protection/Conservation | Lakes                          | Settlement Envelope           |
| Strategic Residential Reserve | Town Centre                       | Flood Risk Areas               | Action Plans                  |



**Monaghan County Development Plan 2025 - 2031**  
**Proposed Material Alterations**

**Settlement**

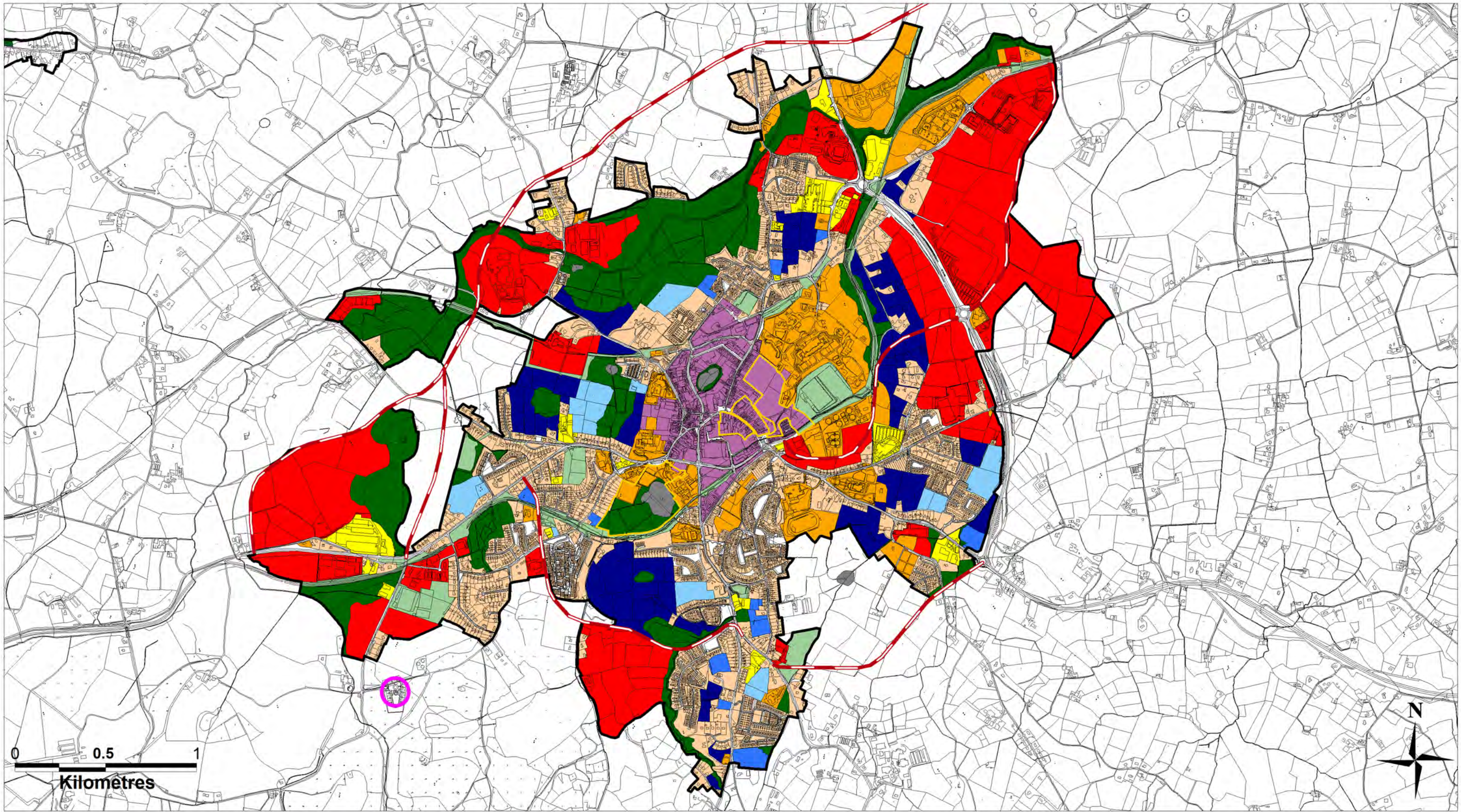
**Monaghan**

**No. of Material Alterations**

**20**







# Monaghan Town (Map MTDP1)

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

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- |                               |                                   |                                |                               |
|-------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| Existing Residential          | Community Services/Facilities     | Existing Commercial            | Indicative New Road Proposals |
| Proposed Residential A        | Recreation/Amenity                | Industry/Enterprise/Employment | Proposed Road Upgrades        |
| Proposed Residential B        | Landscape Protection/Conservation | Lakes                          | Settlement Envelope           |
| Strategic Residential Reserve | Town Centre                       | Gortakeegan Halting Site       | Action Plans                  |

# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP1 No. 1



Settlement

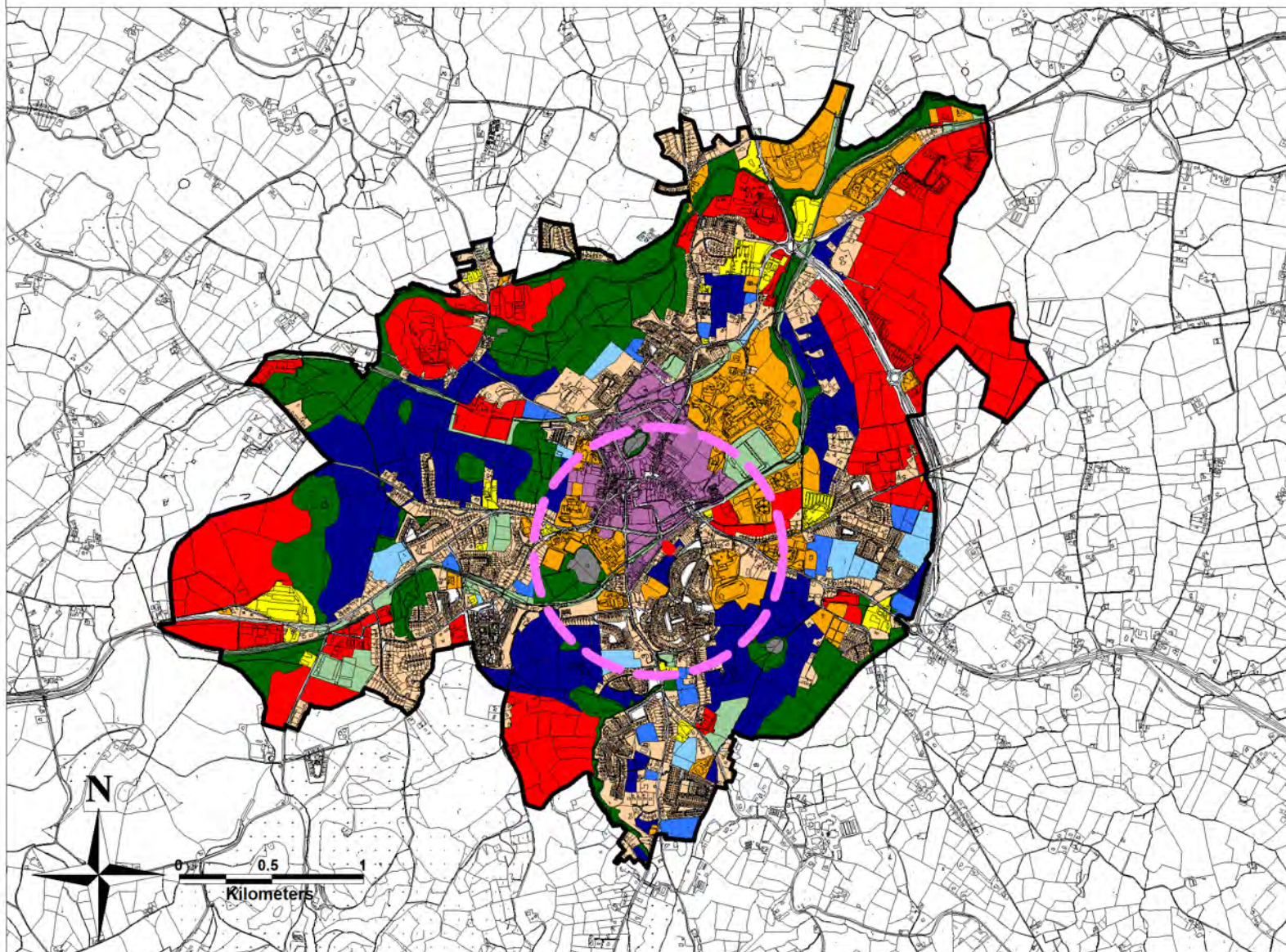
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

Existing Residential &  
Strategic Residential  
Reserve

Proposed Material Alteration

Community Services/  
Facilities & Existing  
Residential



### Land Use Zoning Draft Development Plan 2025 - 2031



### Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP1 No. 2



Settlement

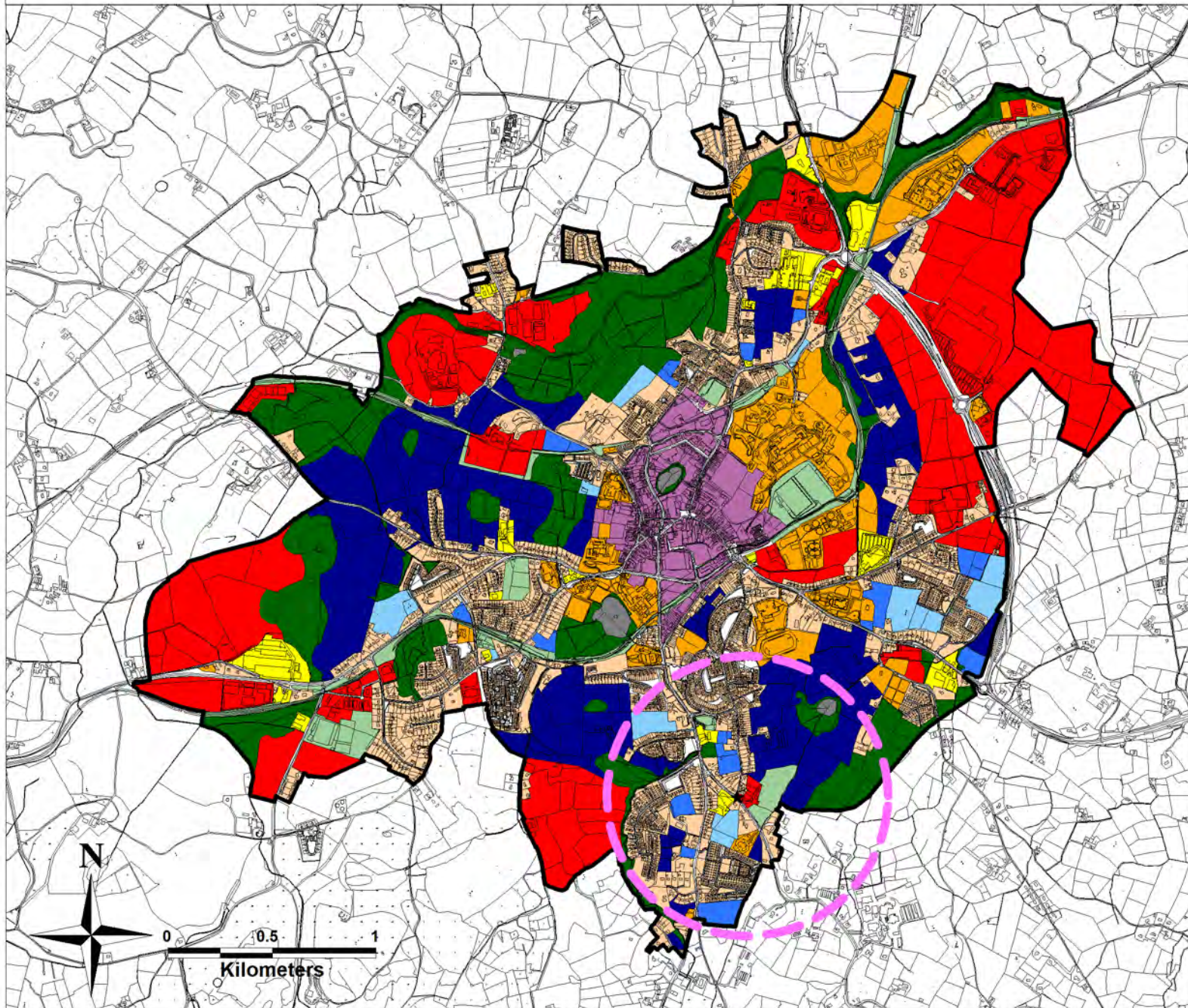
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

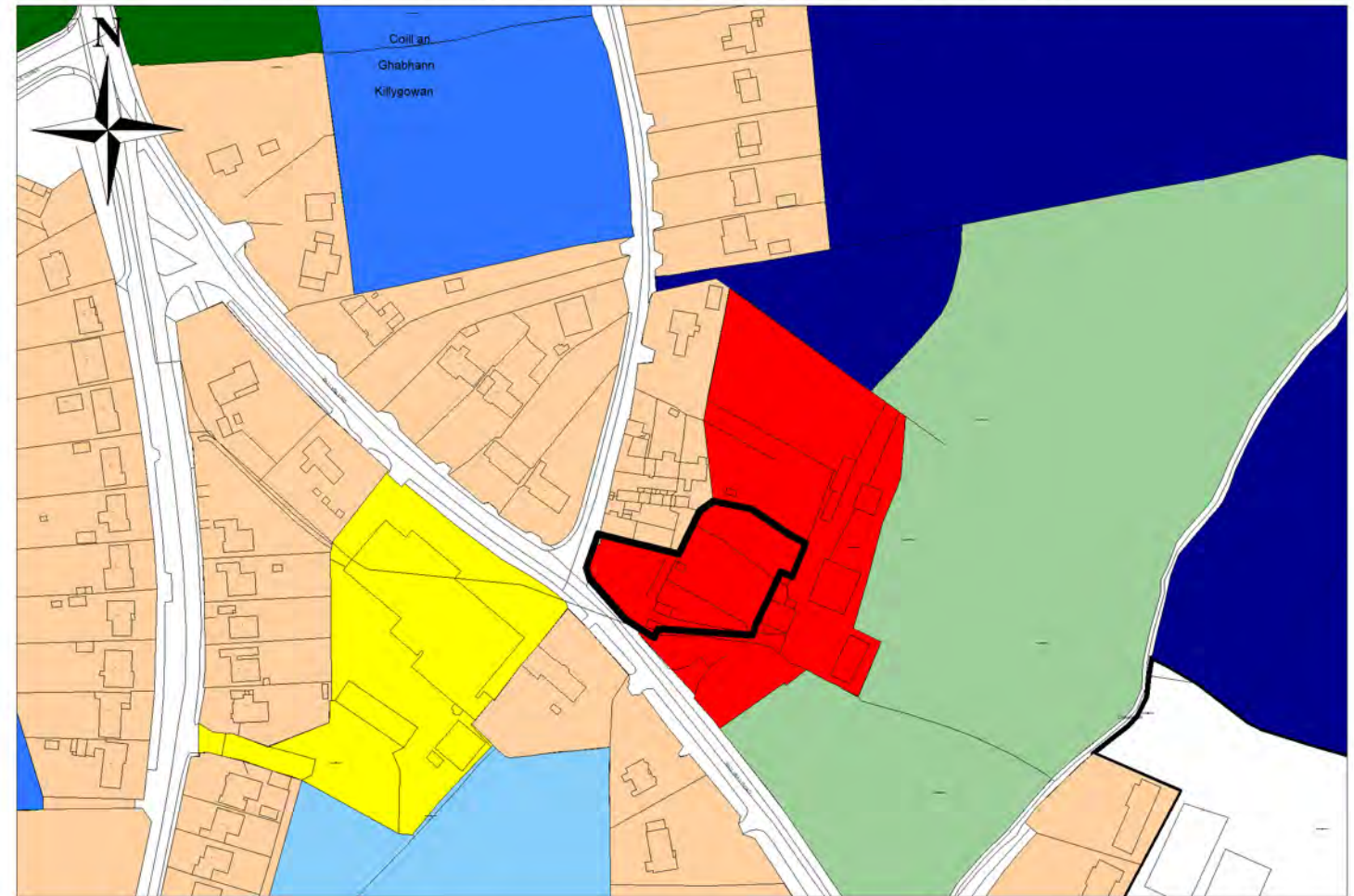
Industry/Enterprise/  
Employment

Proposed Material Alteration

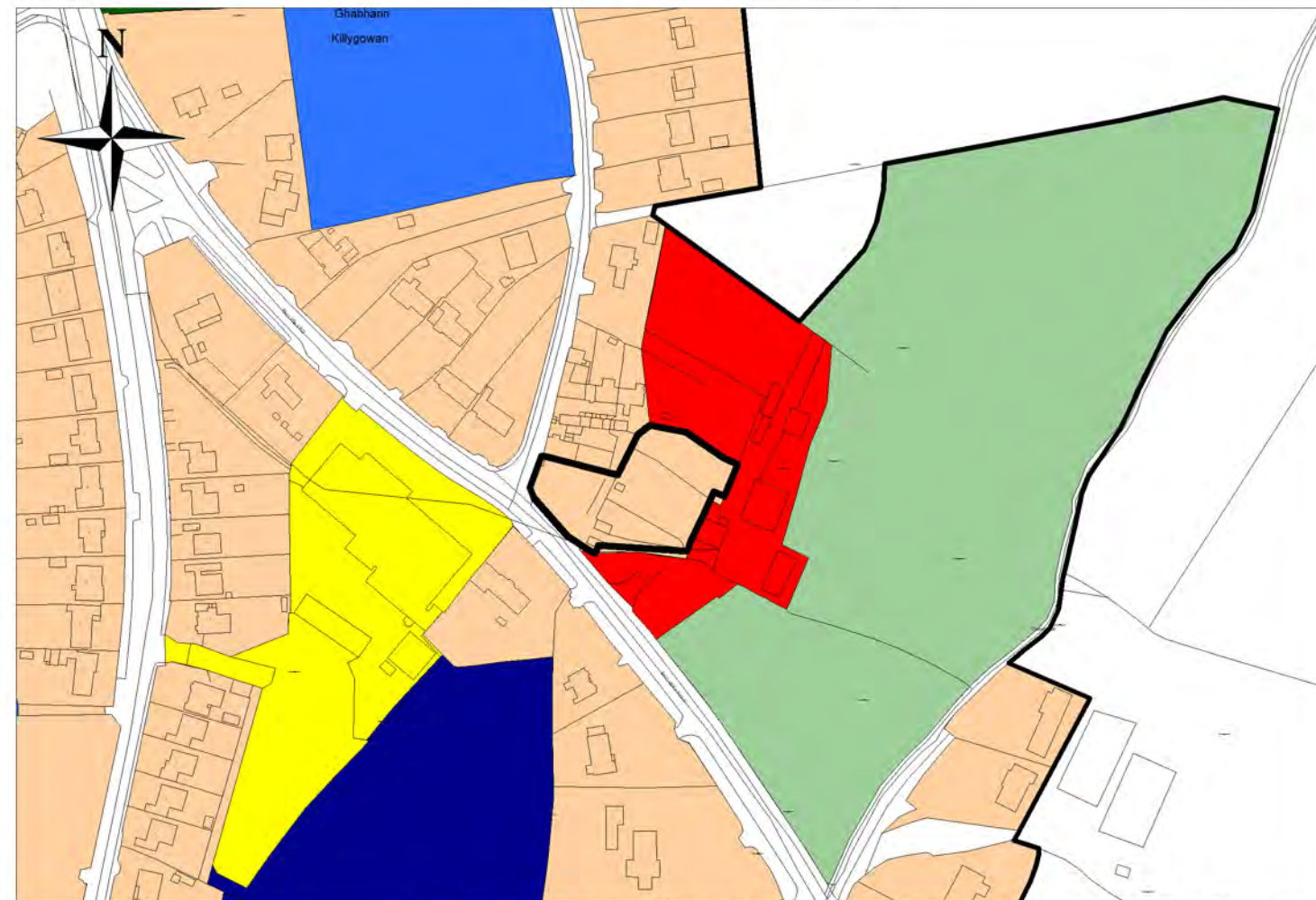
Existing Residential



### Land Use Zoning Draft Development Plan 2025 - 2031



### Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP1 No. 3



Settlement

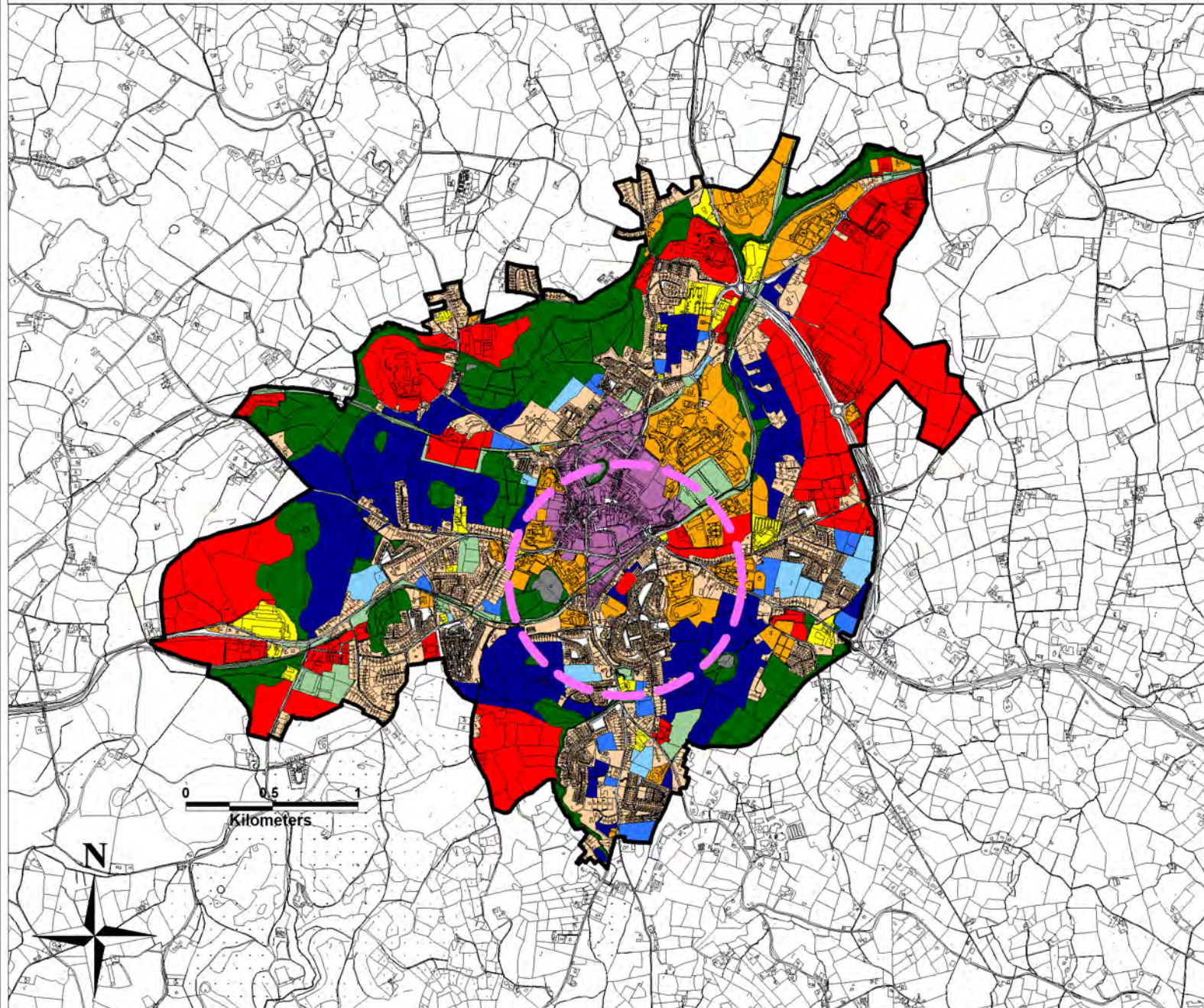
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

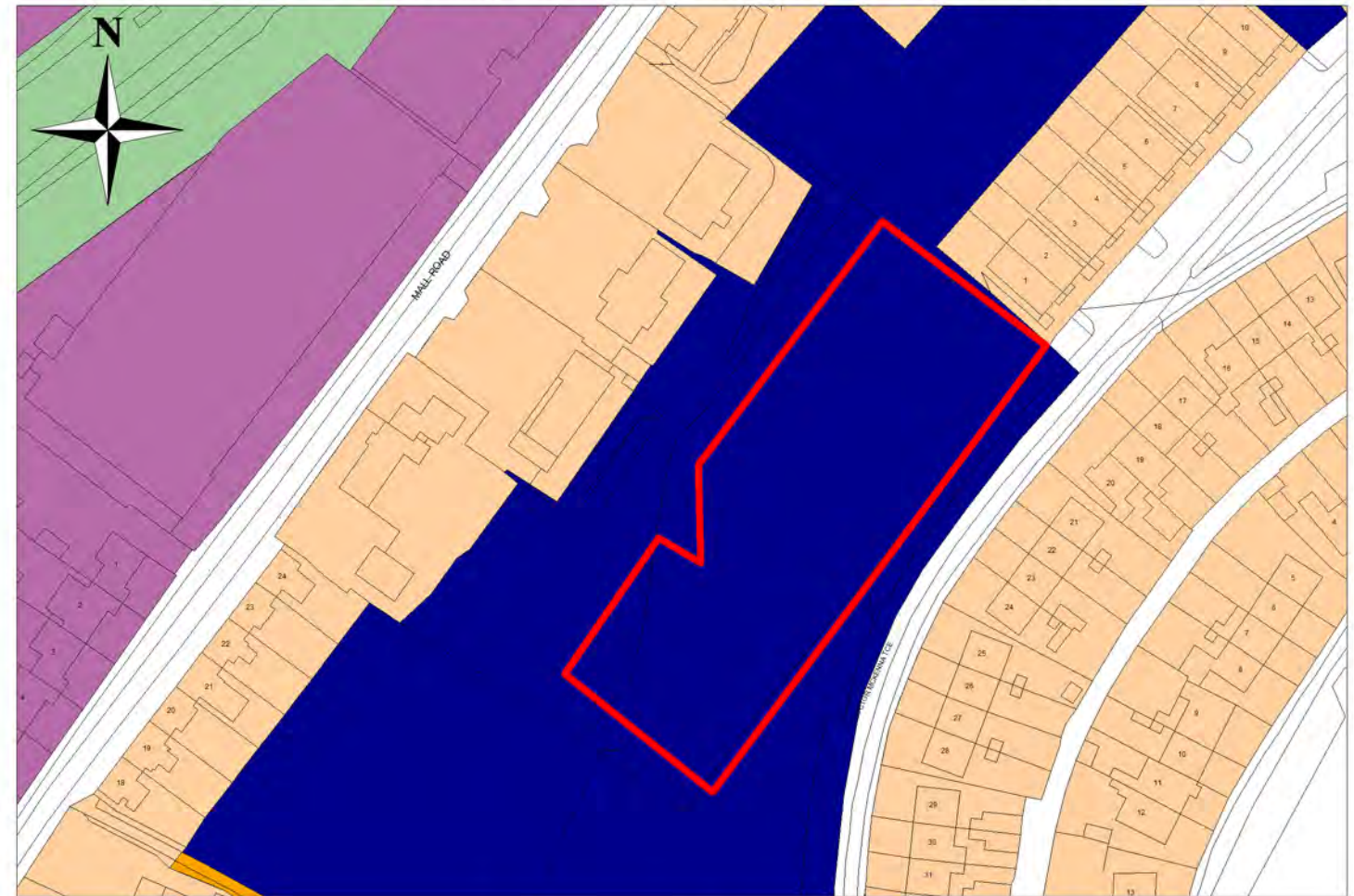
Strategic Residential  
Reserve

Proposed Material Alteration

Community Services/  
Facilities



### Land Use Zoning Draft Development Plan 2025 - 2031



### Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP1 No. 4



Settlement

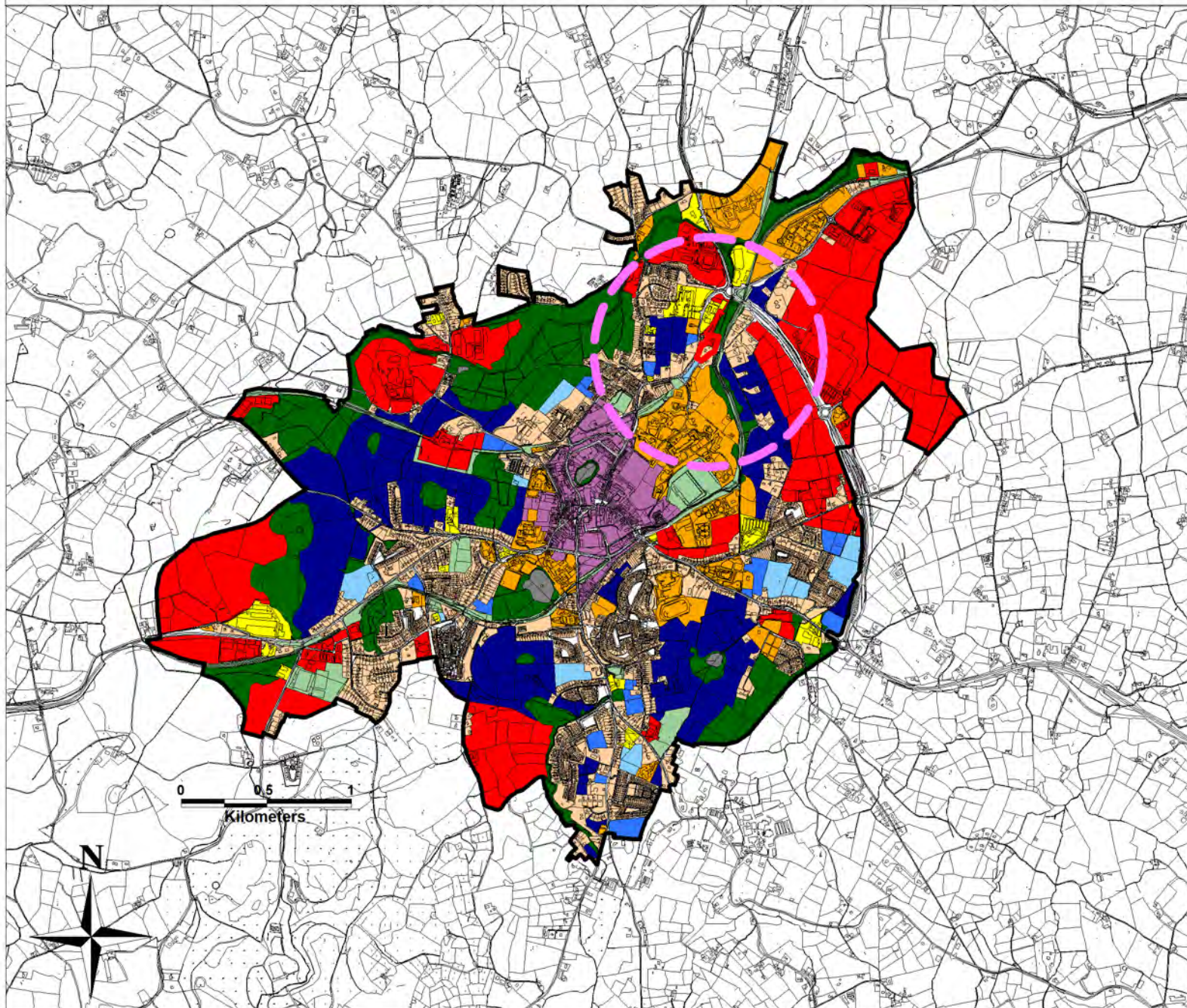
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

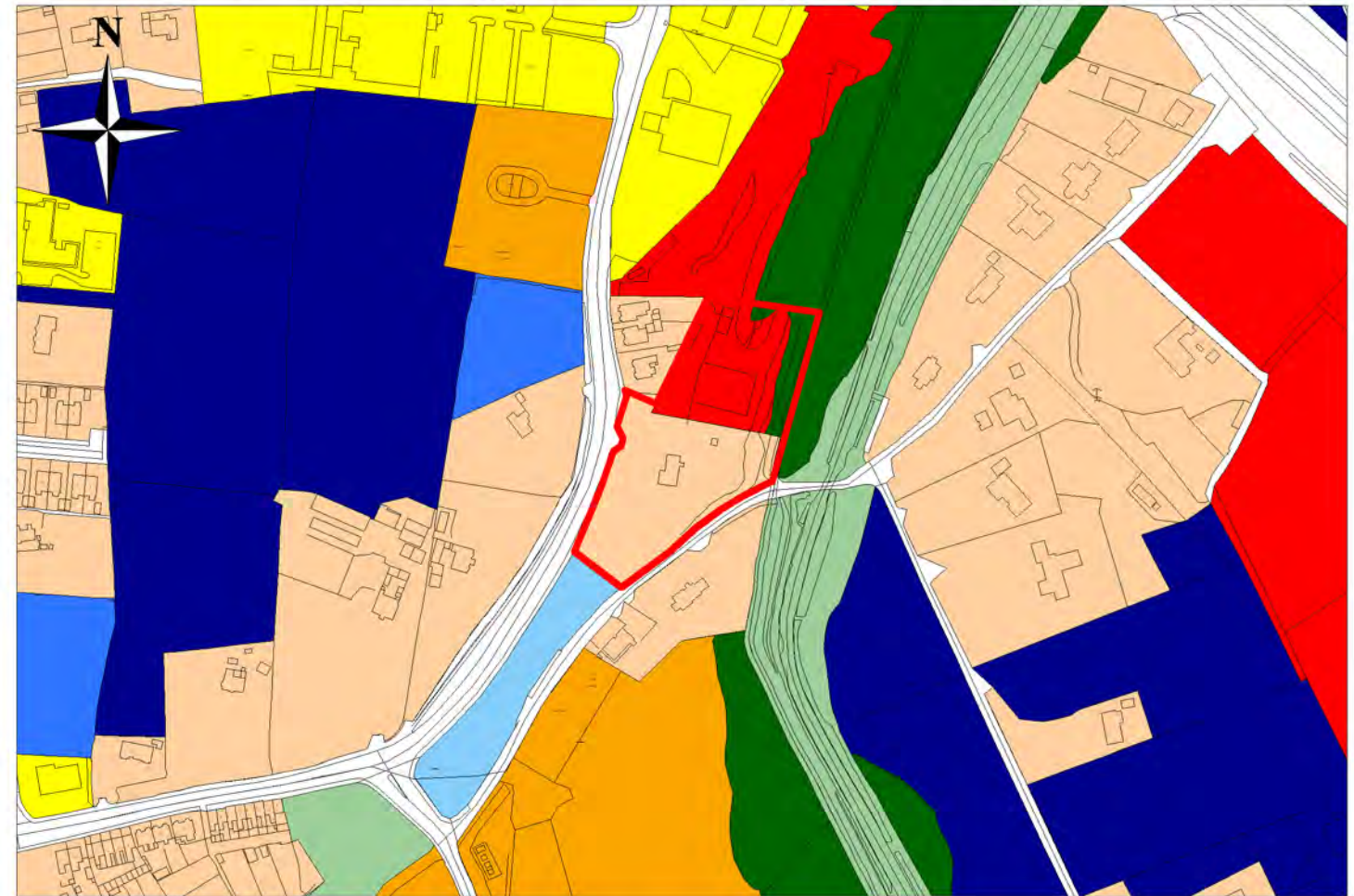
Industry/Enterprise/  
Employment

Proposed Material Alteration

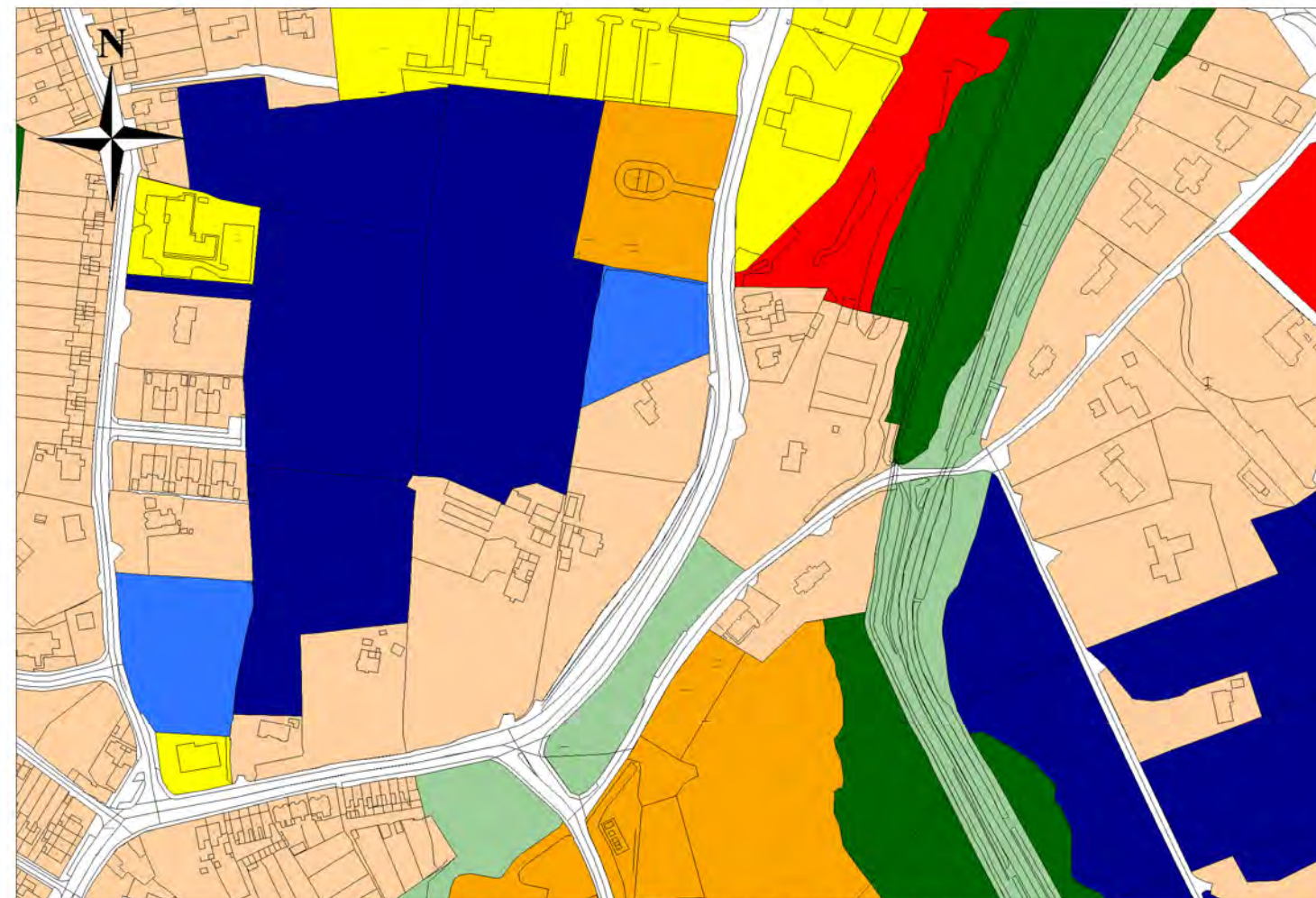
Existing Residential



### Land Use Zoning Draft Development Plan 2025 - 2031



### Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP1 No. 5



Settlement

Monaghan

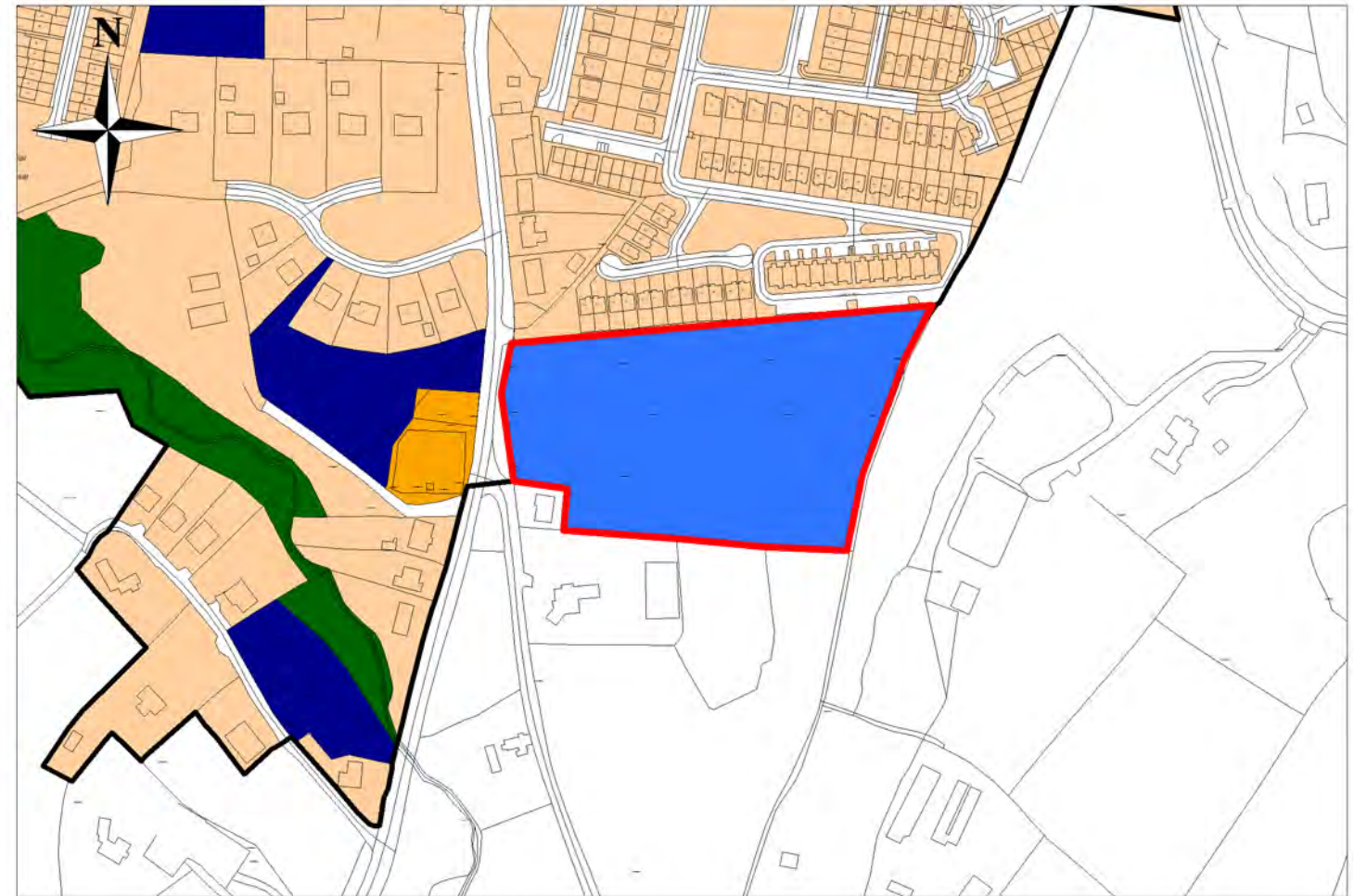
Land Use Zoning of  
Draft Development Plan 2025 - 2031

Proposed  
Residential B

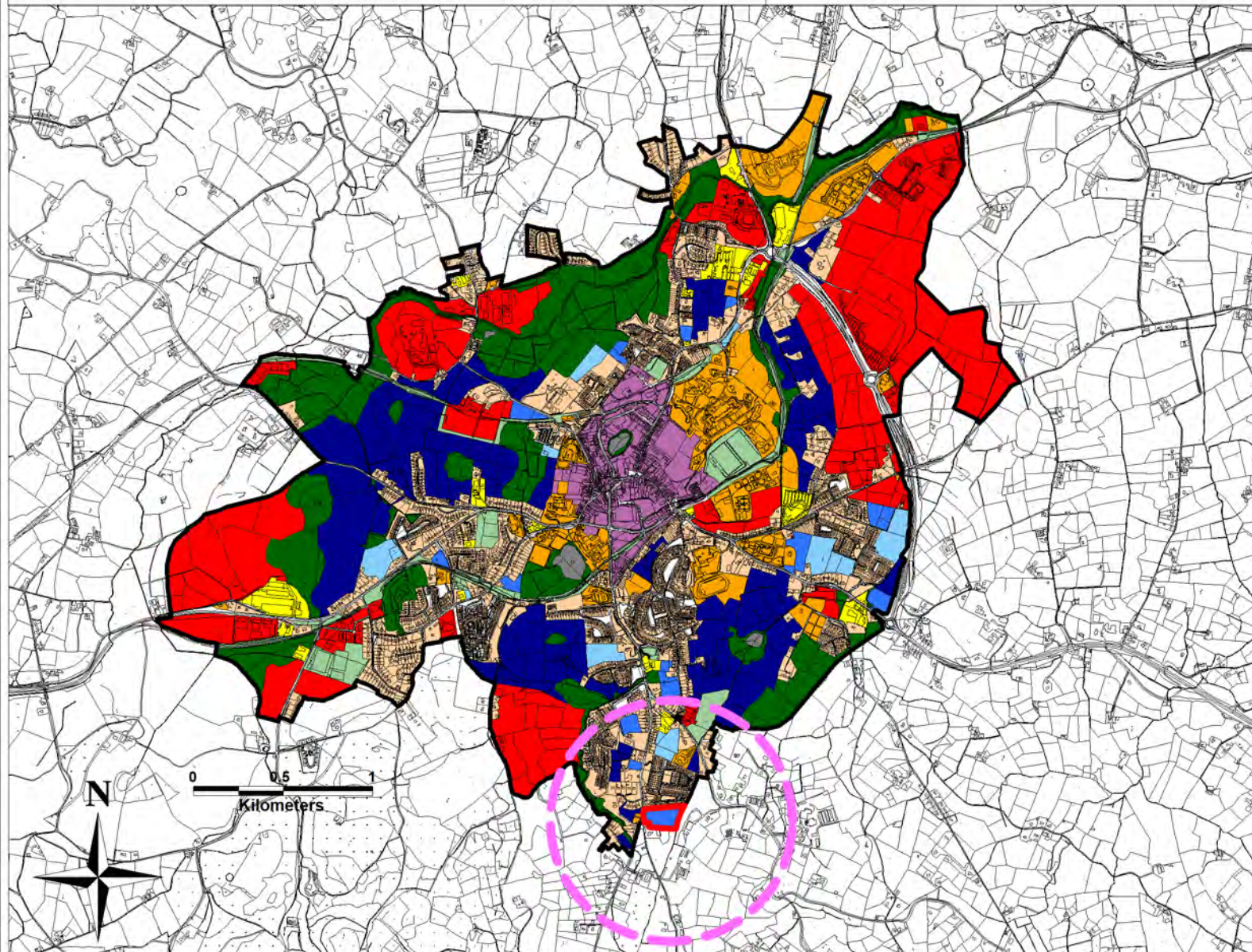
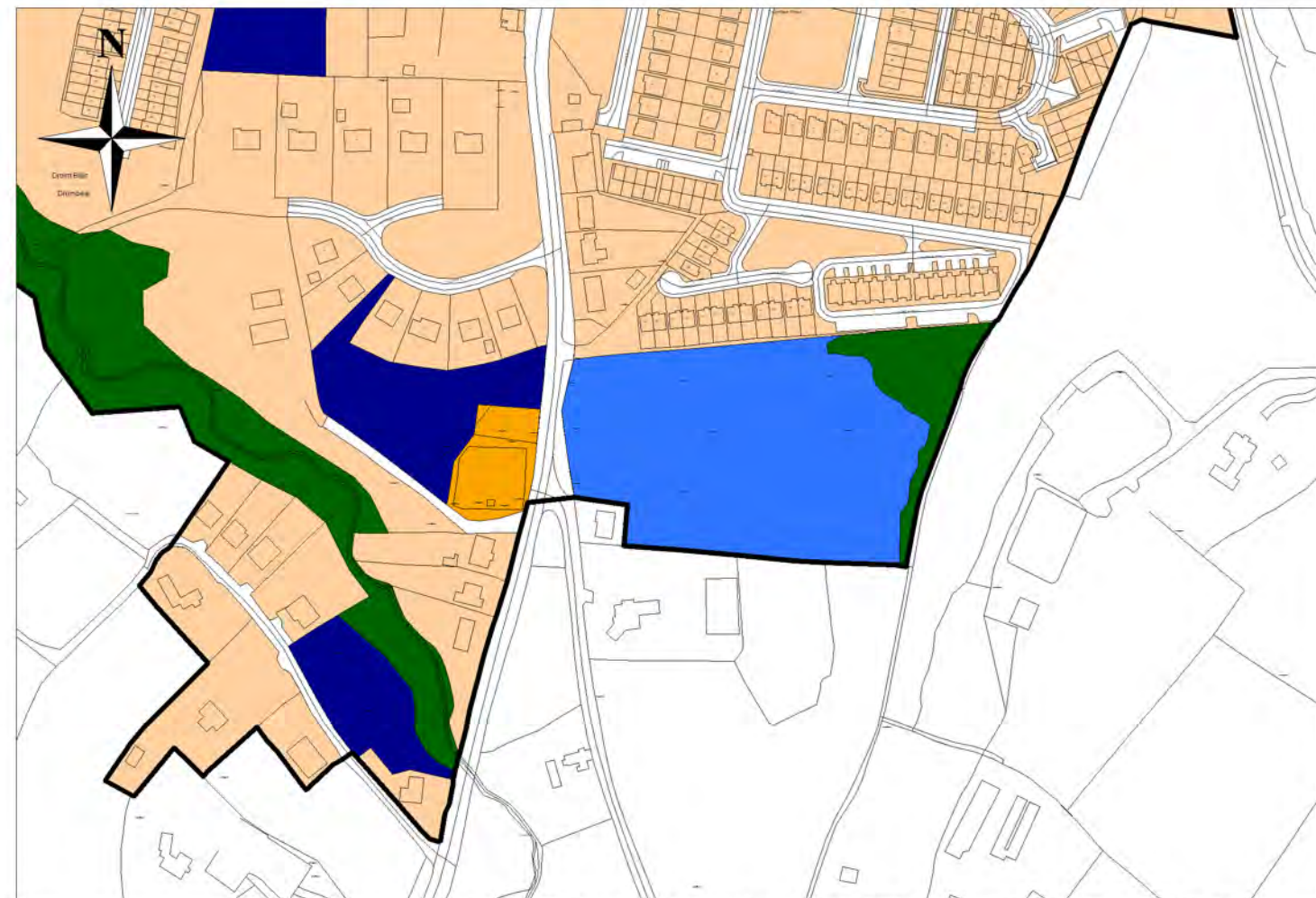
Proposed Material Alteration

Proposed Residential B  
& Landscape  
Protection/Conservation

Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031

## Proposed Material Alterations

Ref. MTDP1 No. 6



Settlement

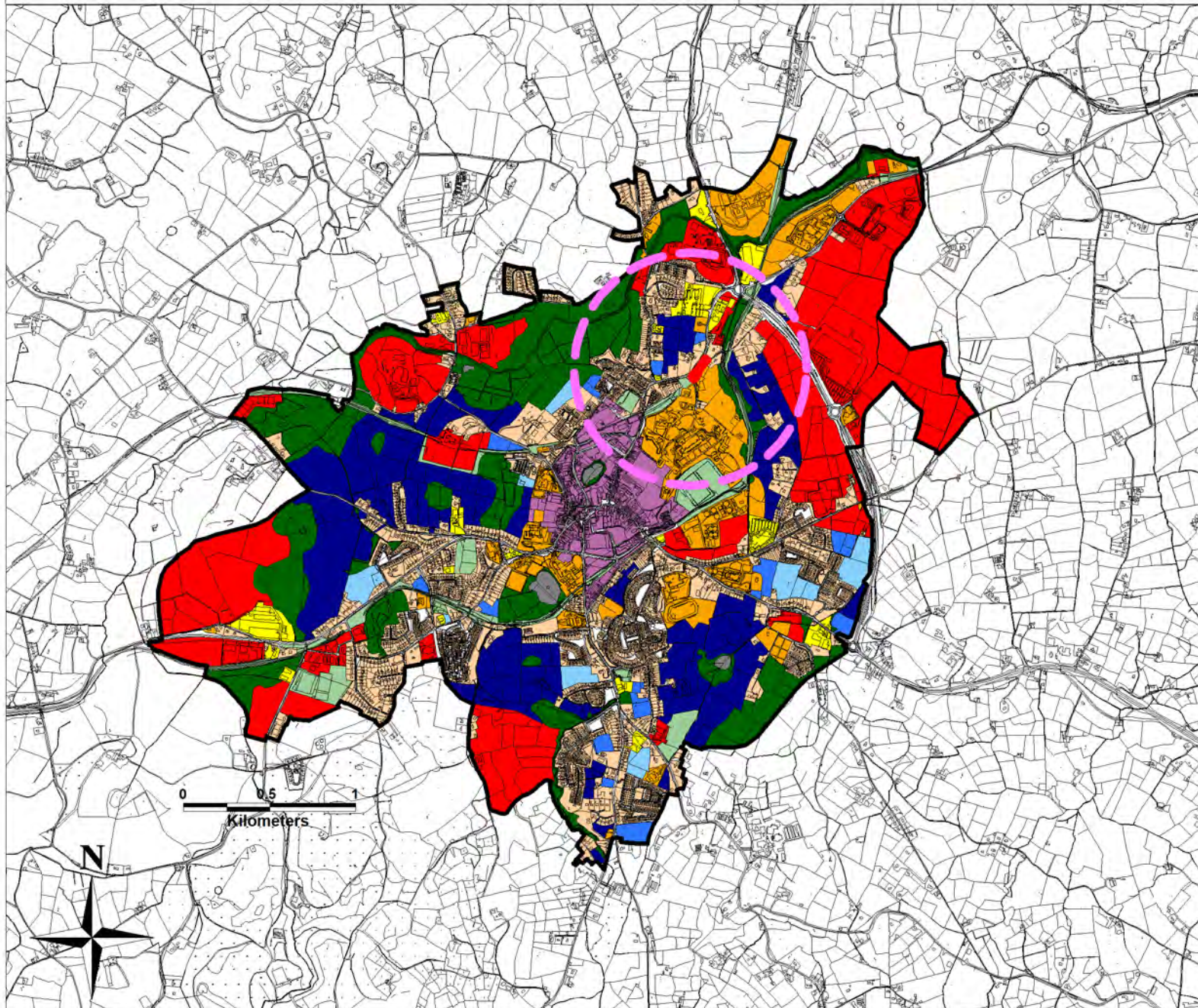
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

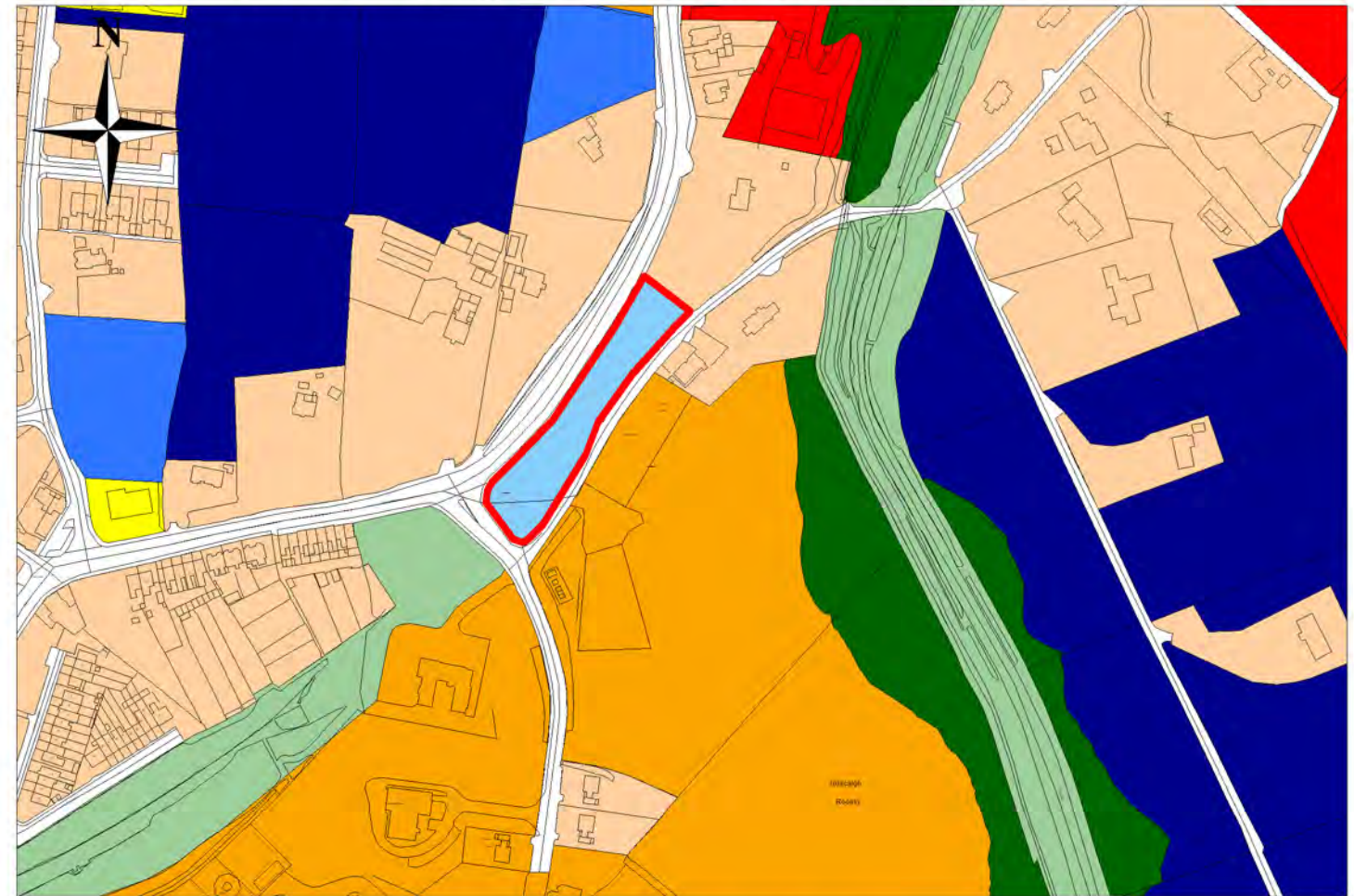
Proposed  
Residential A

Proposed Material Alteration

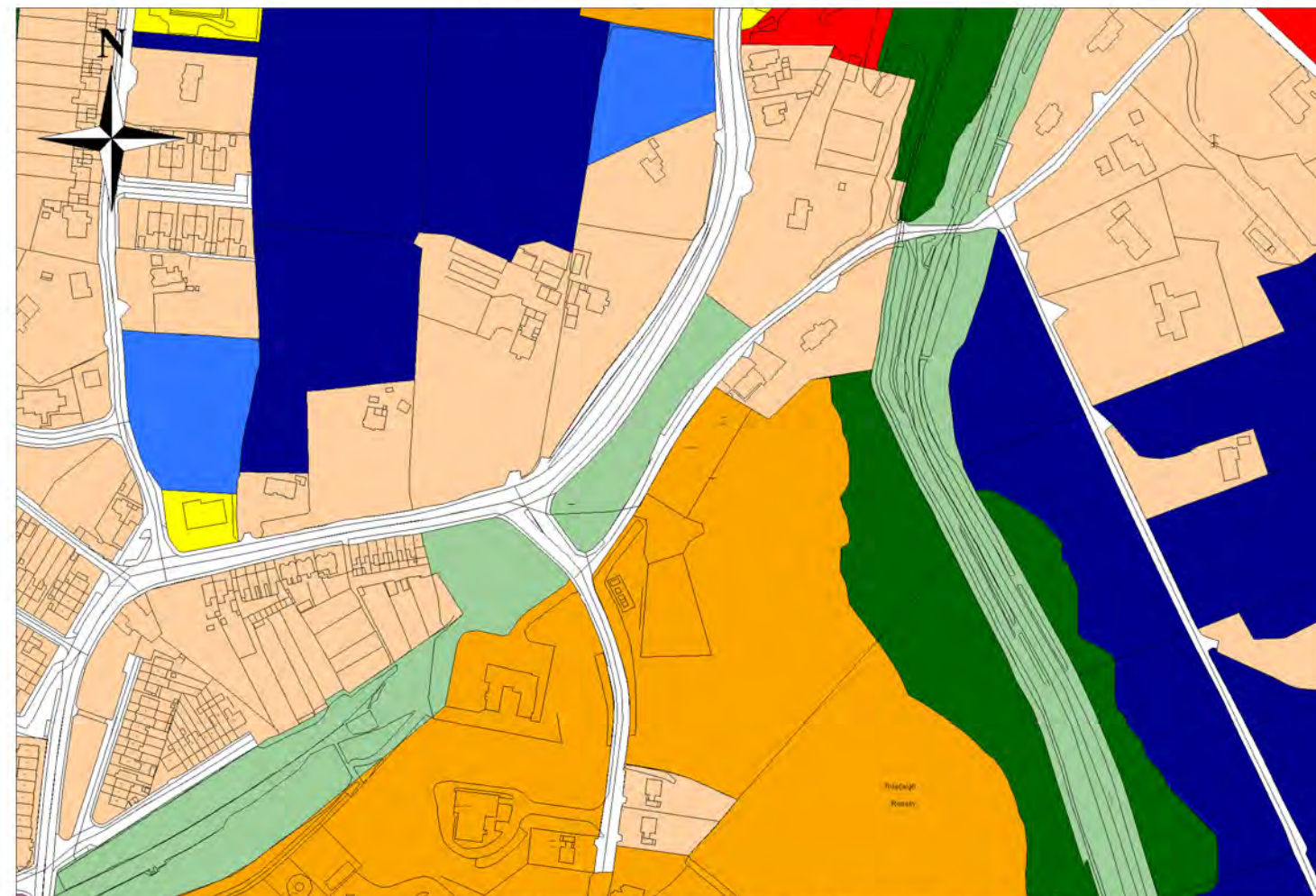
Recreation/Amenity



### Land Use Zoning Draft Development Plan 2025 - 2031



### Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP1 No. 7



Settlement

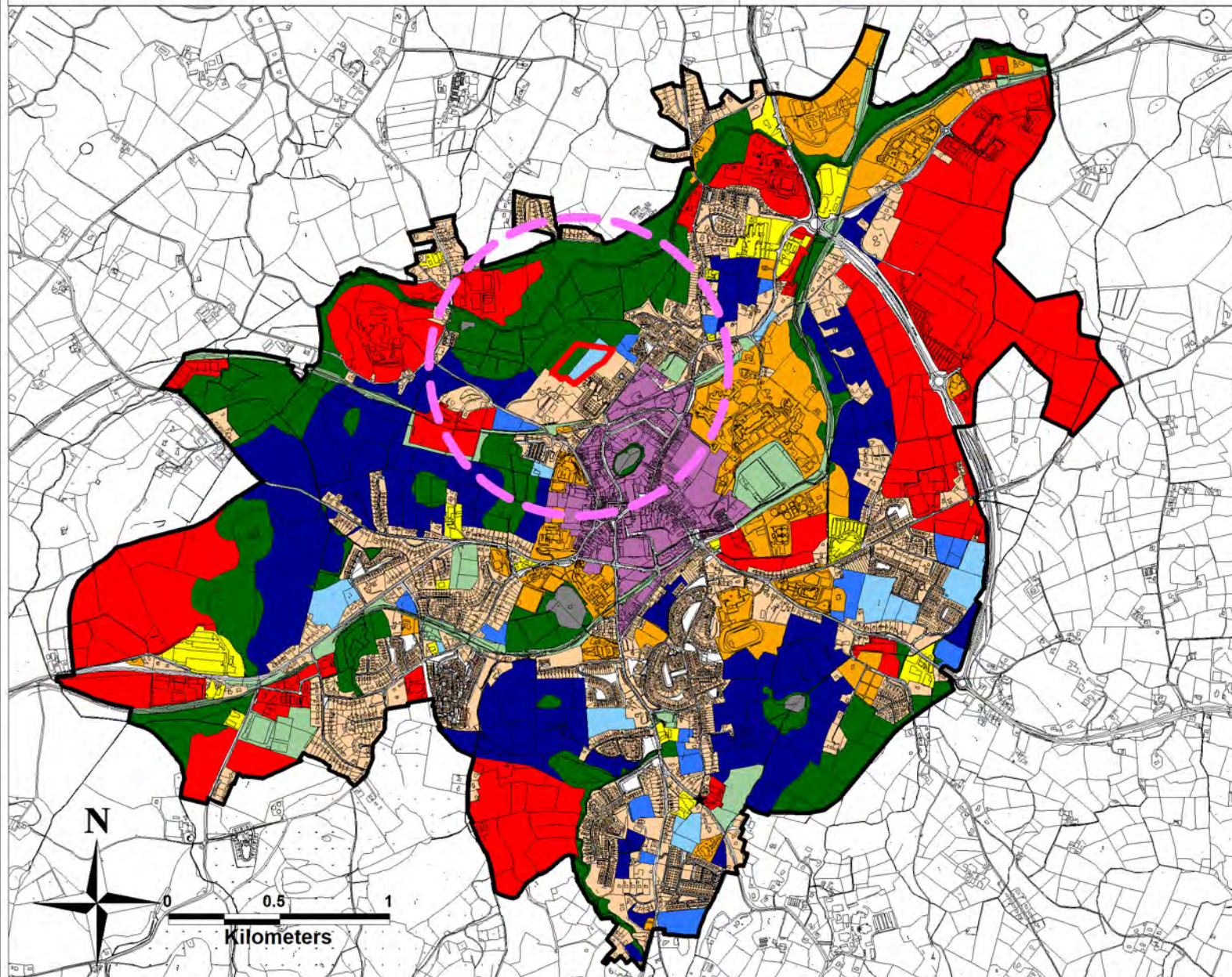
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

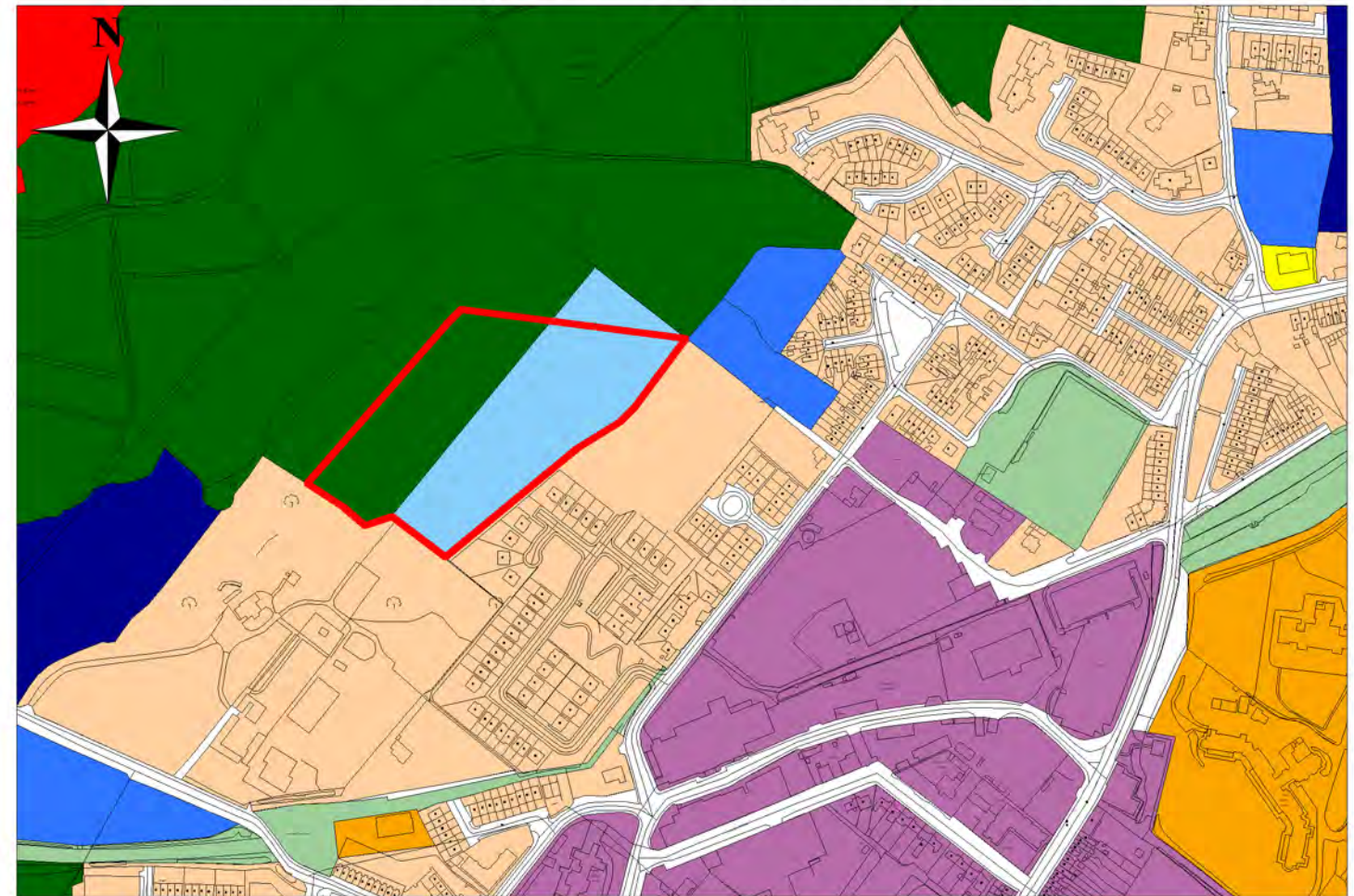
Proposed Residential A  
and Landscape  
Protection/Conservation

Proposed Material Alteration

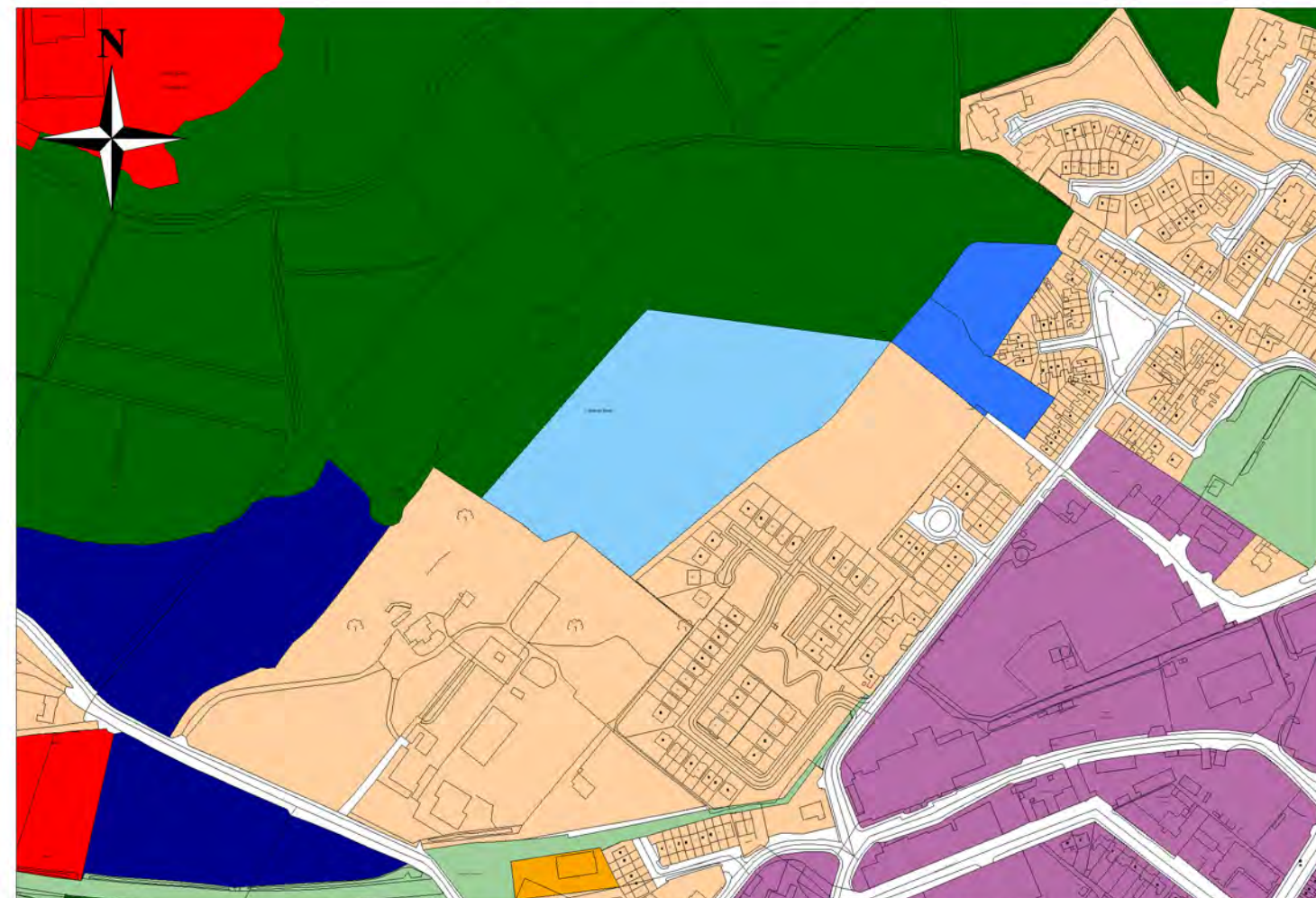
Proposed Residential A



### Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration





# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP1 No. 8



Settlement

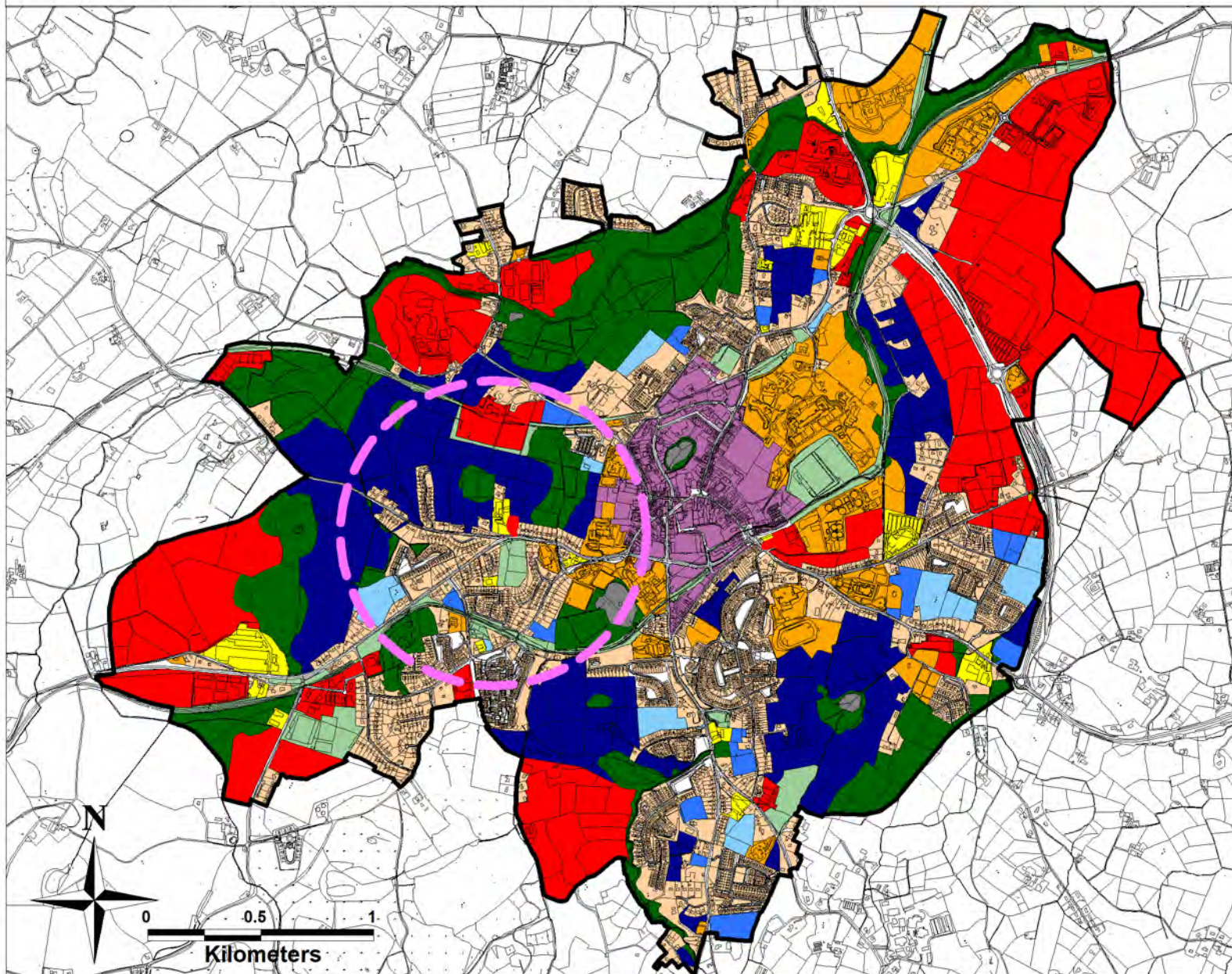
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

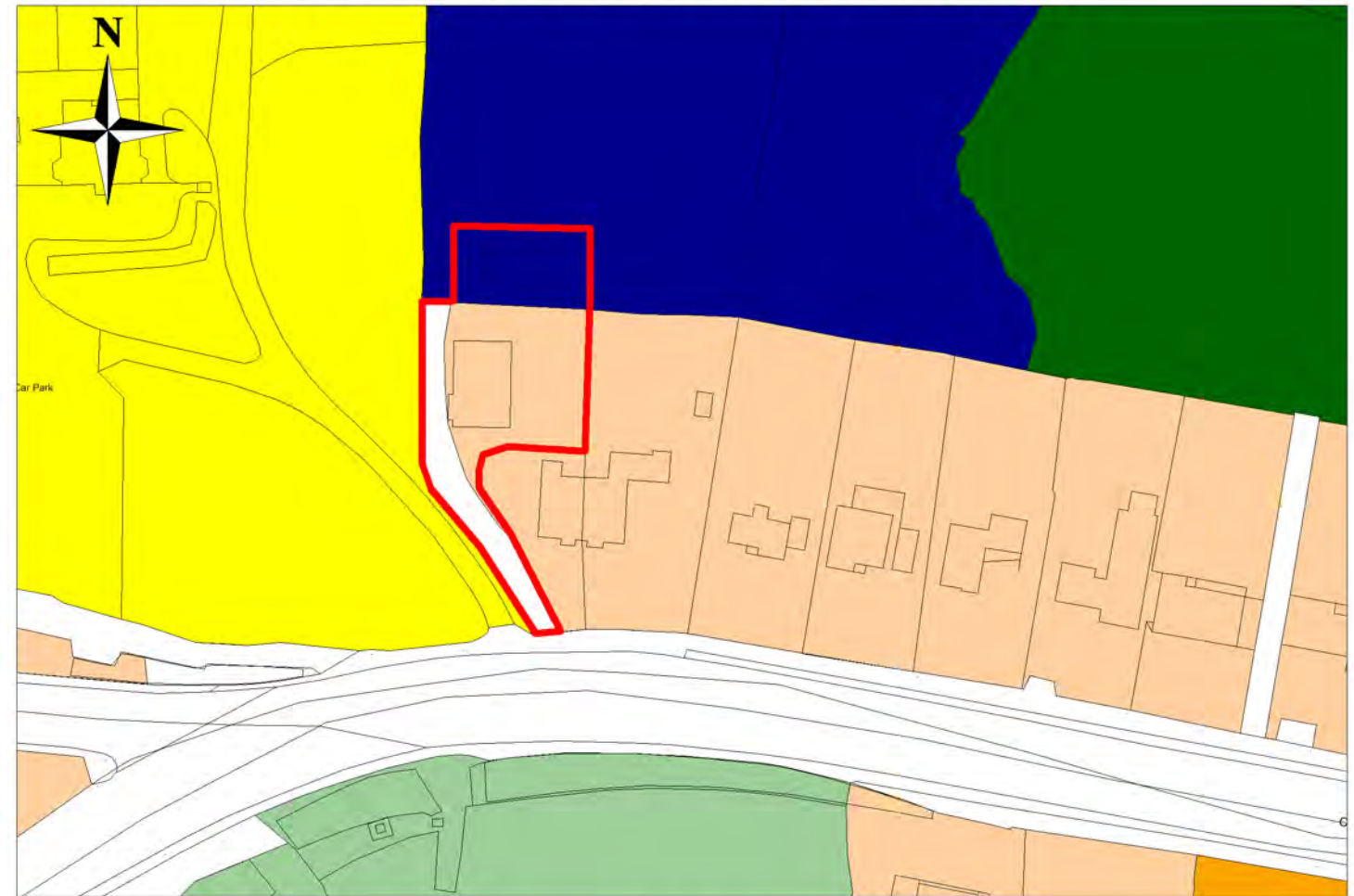
Existing Residential  
and Strategic  
Residential Reserve

Proposed Material Alteration

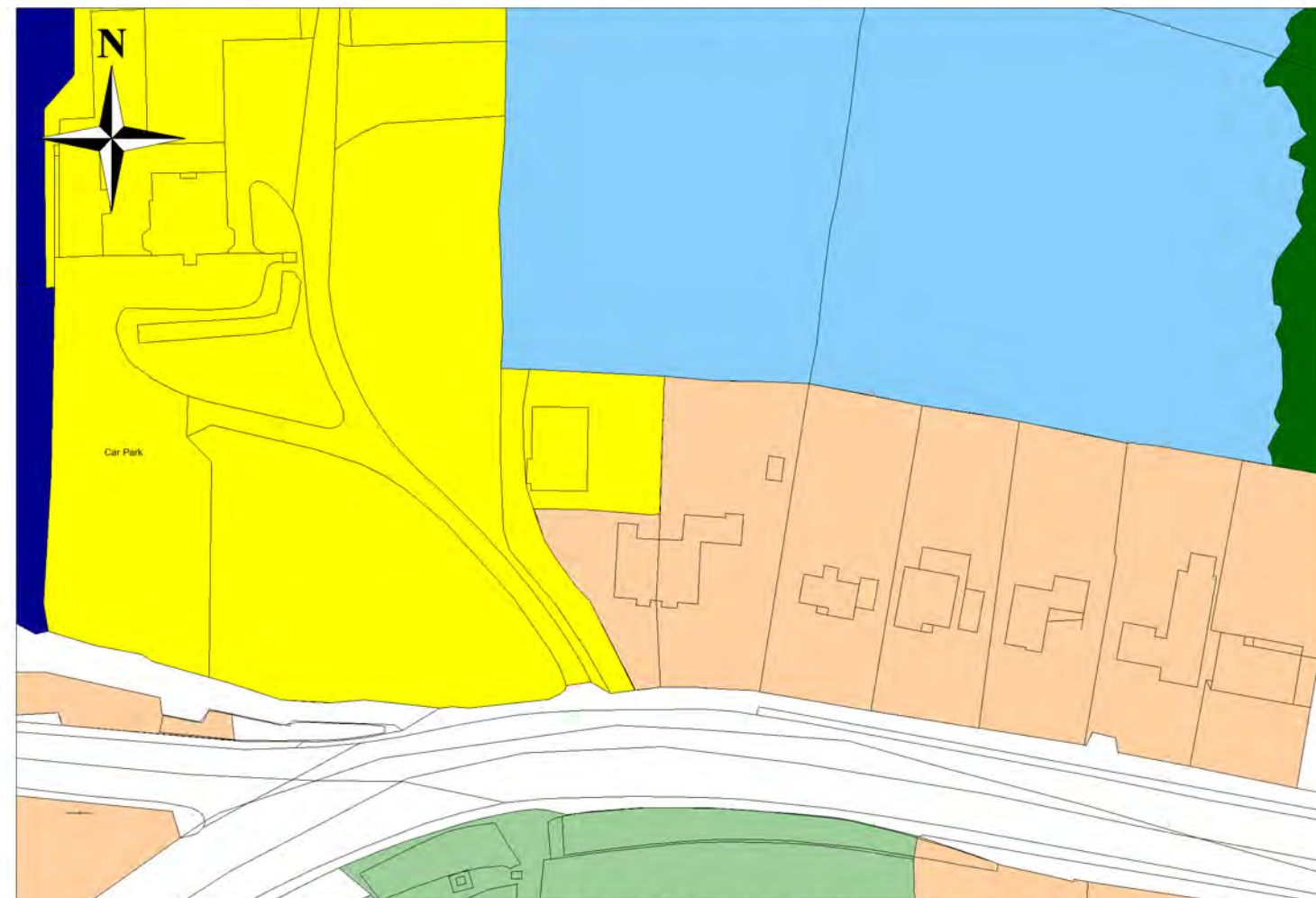
Existing Commercial



### Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP1 No. 9



Settlement

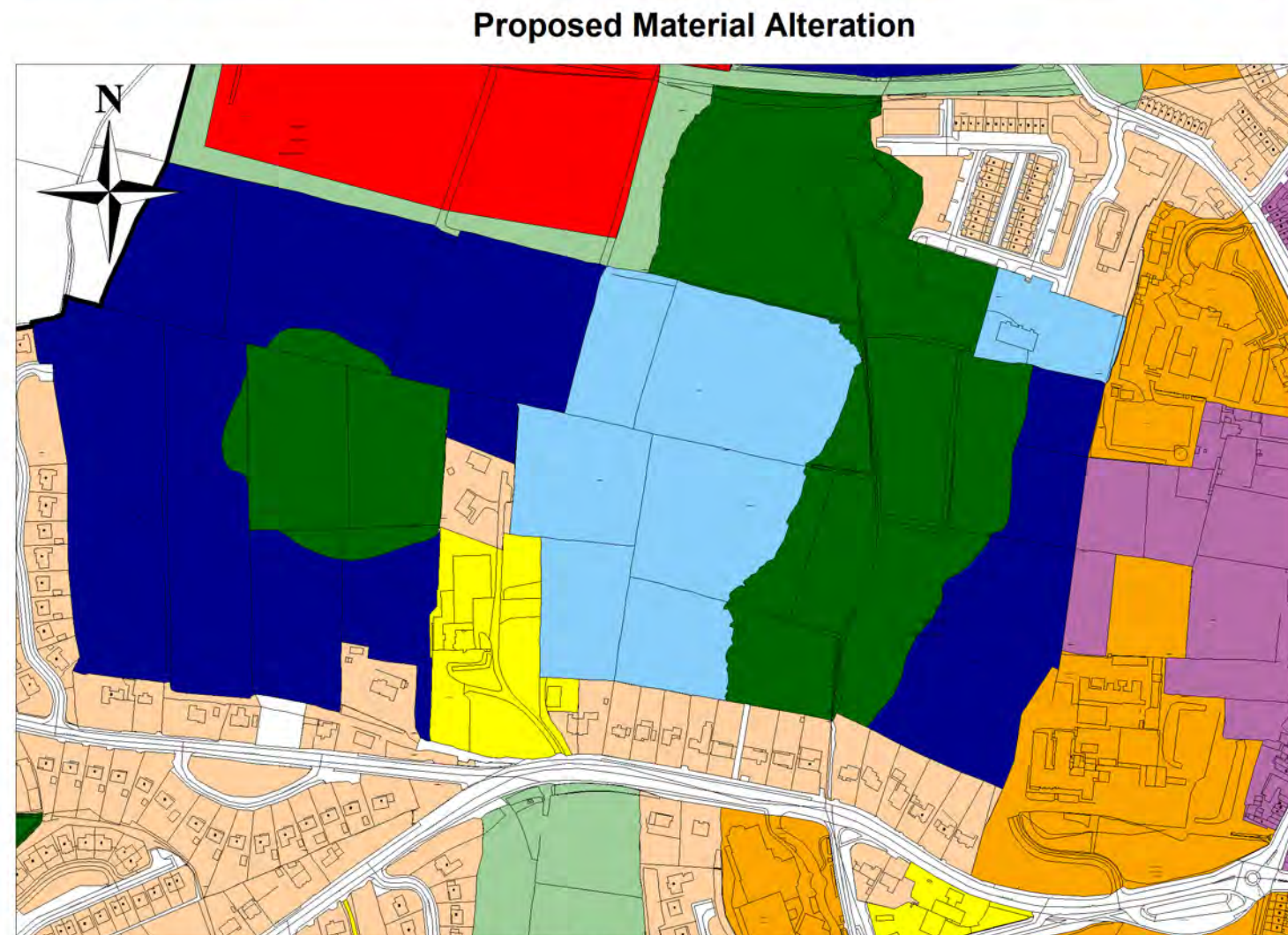
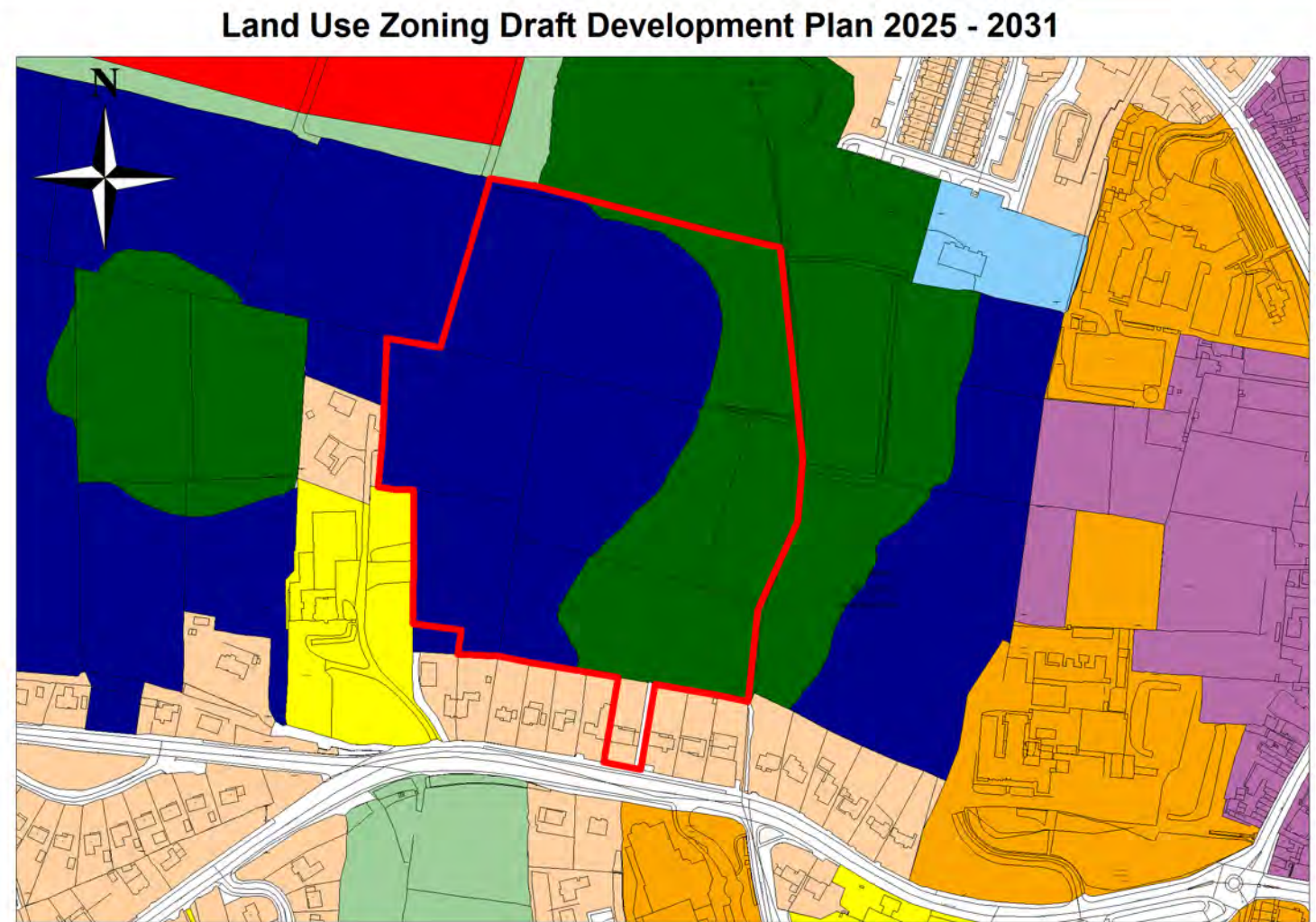
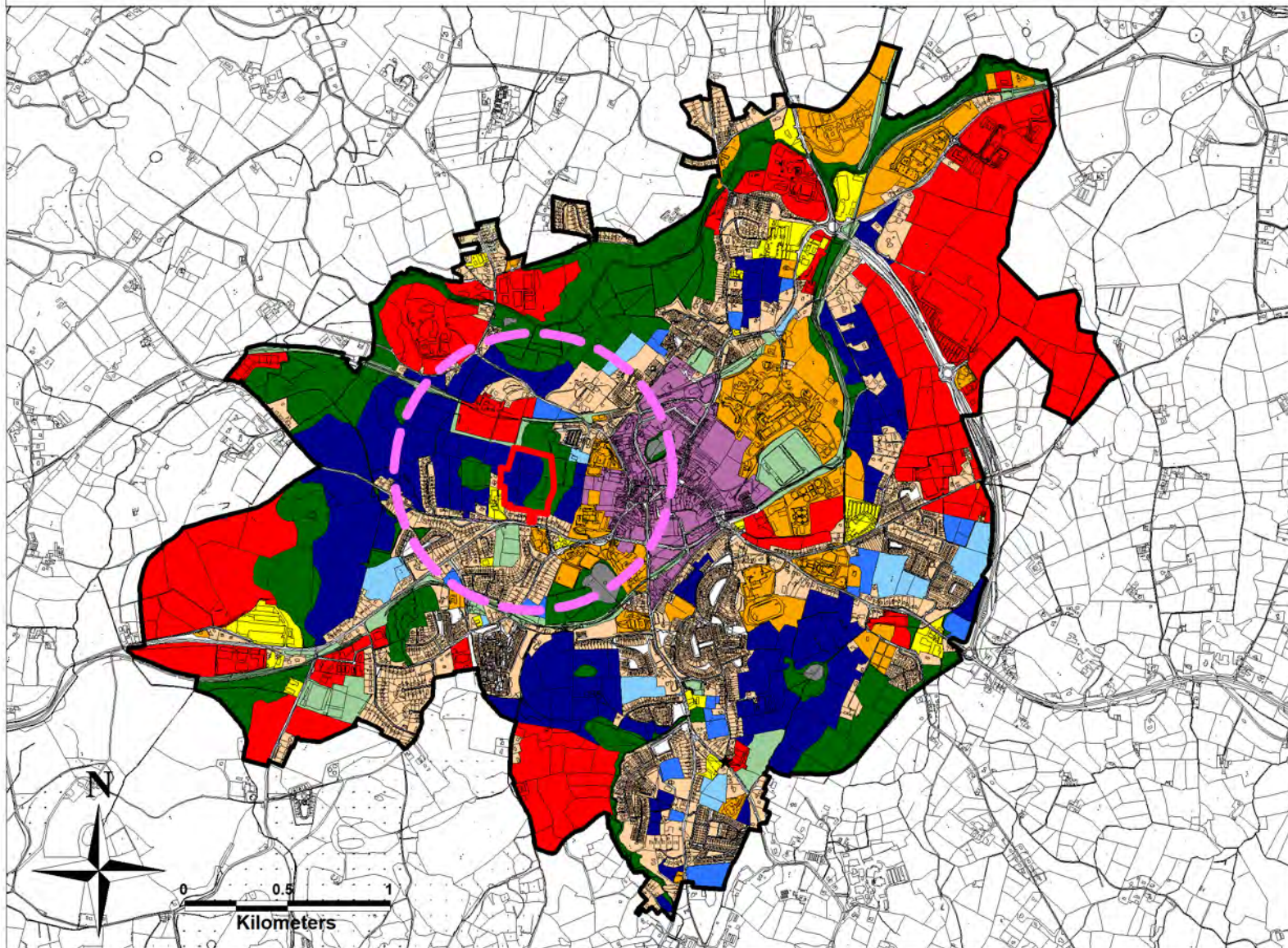
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

Strategic Residential  
Reserve and Landscape  
Protection/Conservation

Proposed Material Alteration

Proposed Residential A  
and Landscape  
Protection/Conservation



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP1 No. 10



Settlement

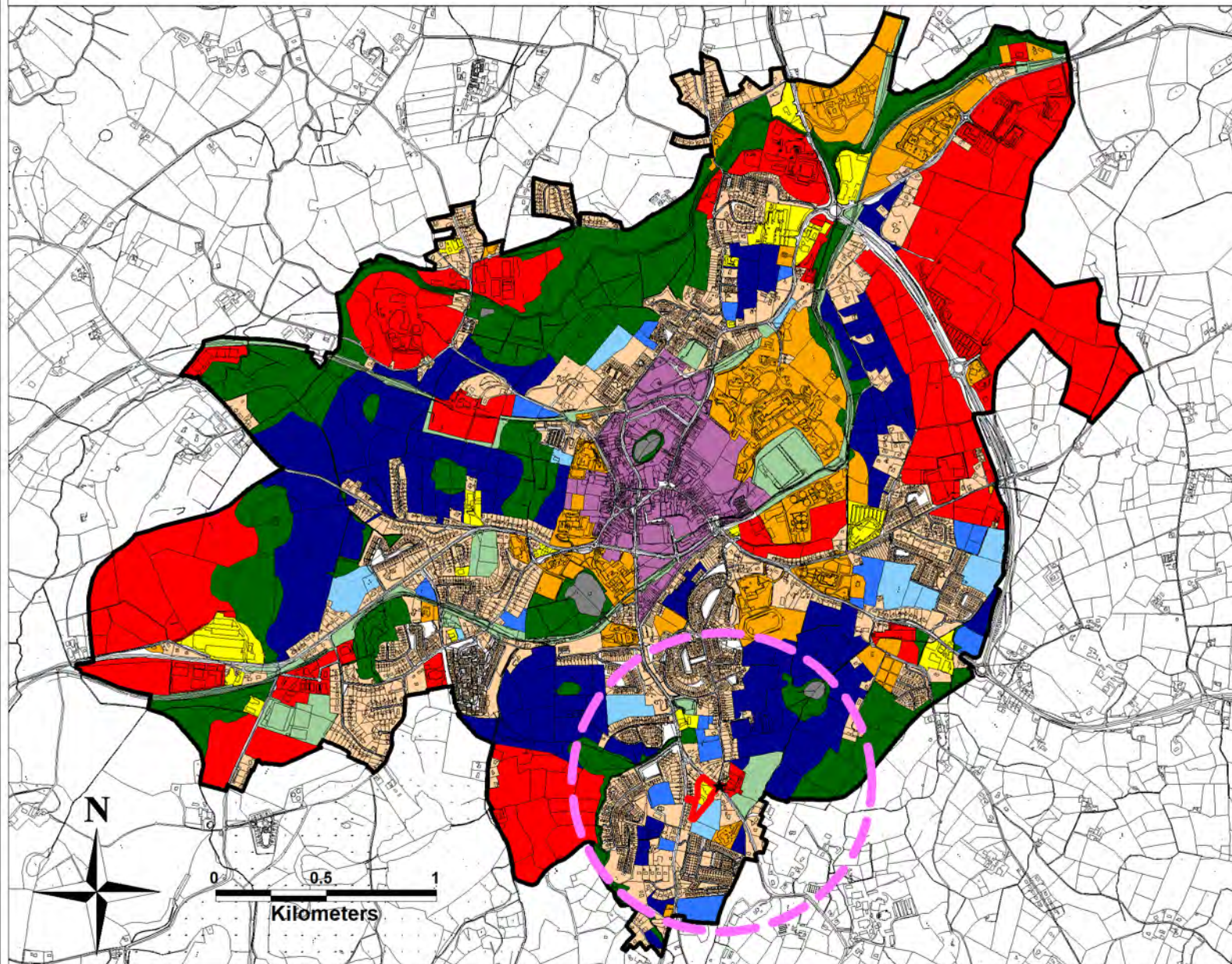
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

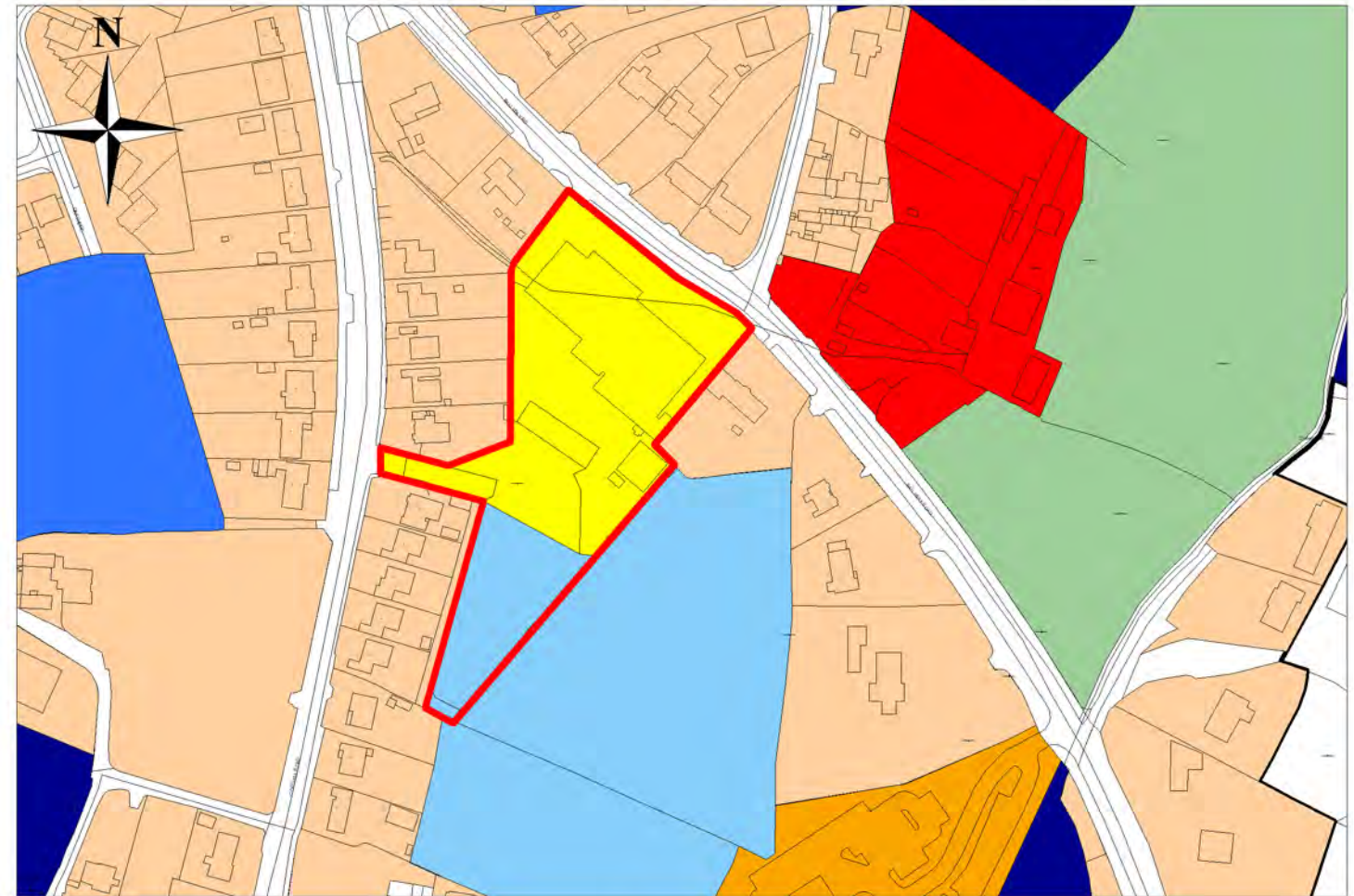
Existing Commercial  
and Proposed  
Residential A

Proposed Material Alteration

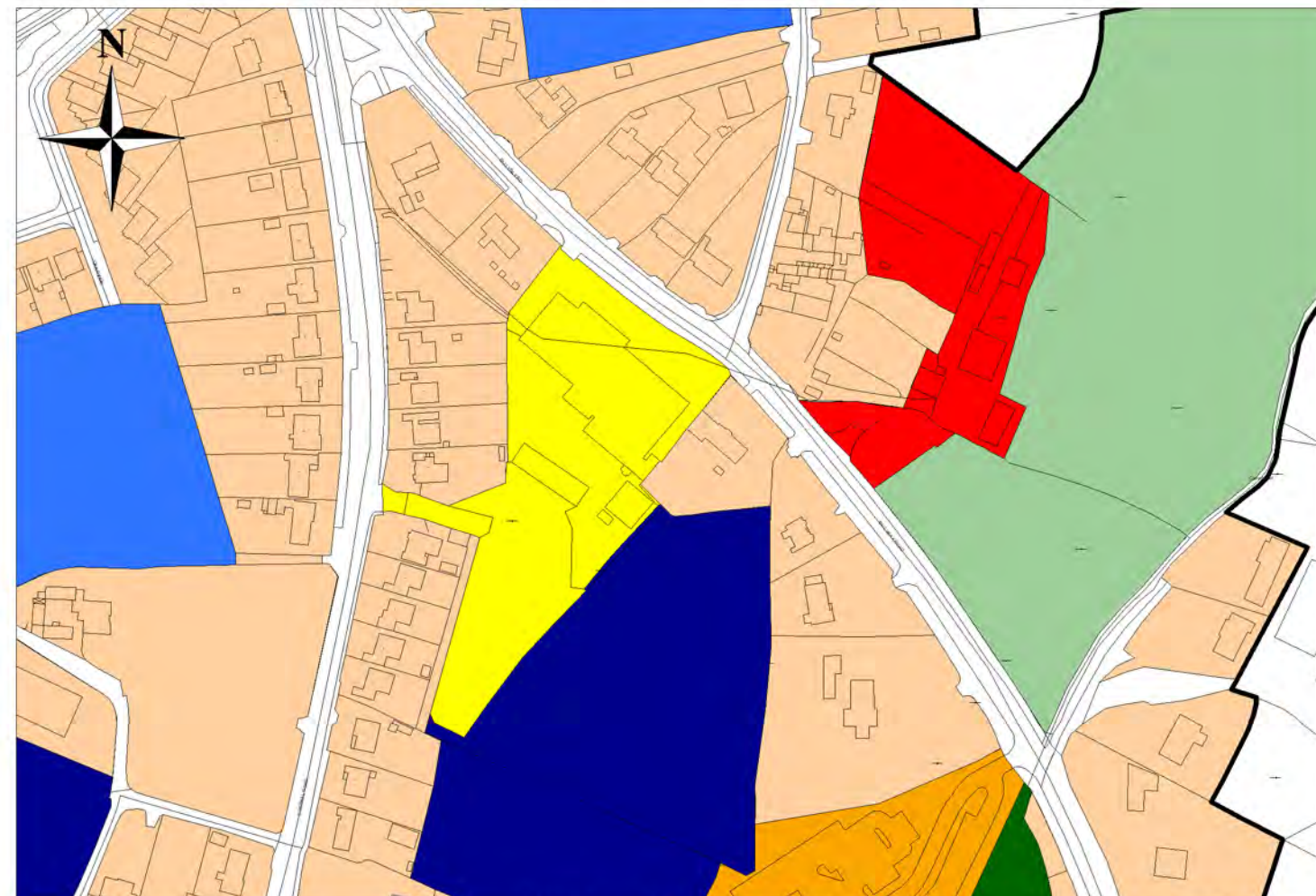
Existing Commercial



Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP1 No. 11



Settlement

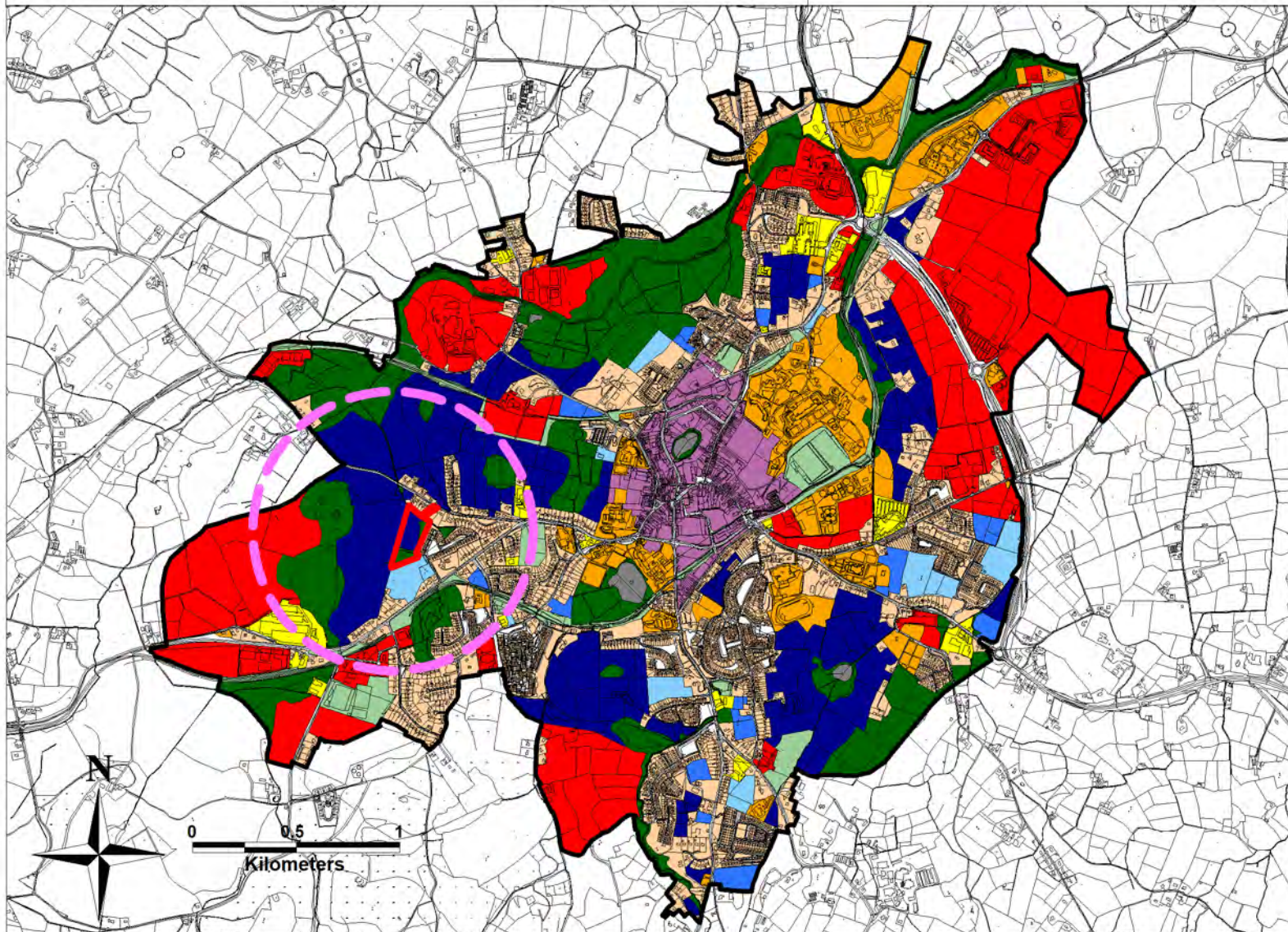
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

Strategic Residential  
Reserve and  
Landscape Protection/  
Conservation

Proposed Material Alteration

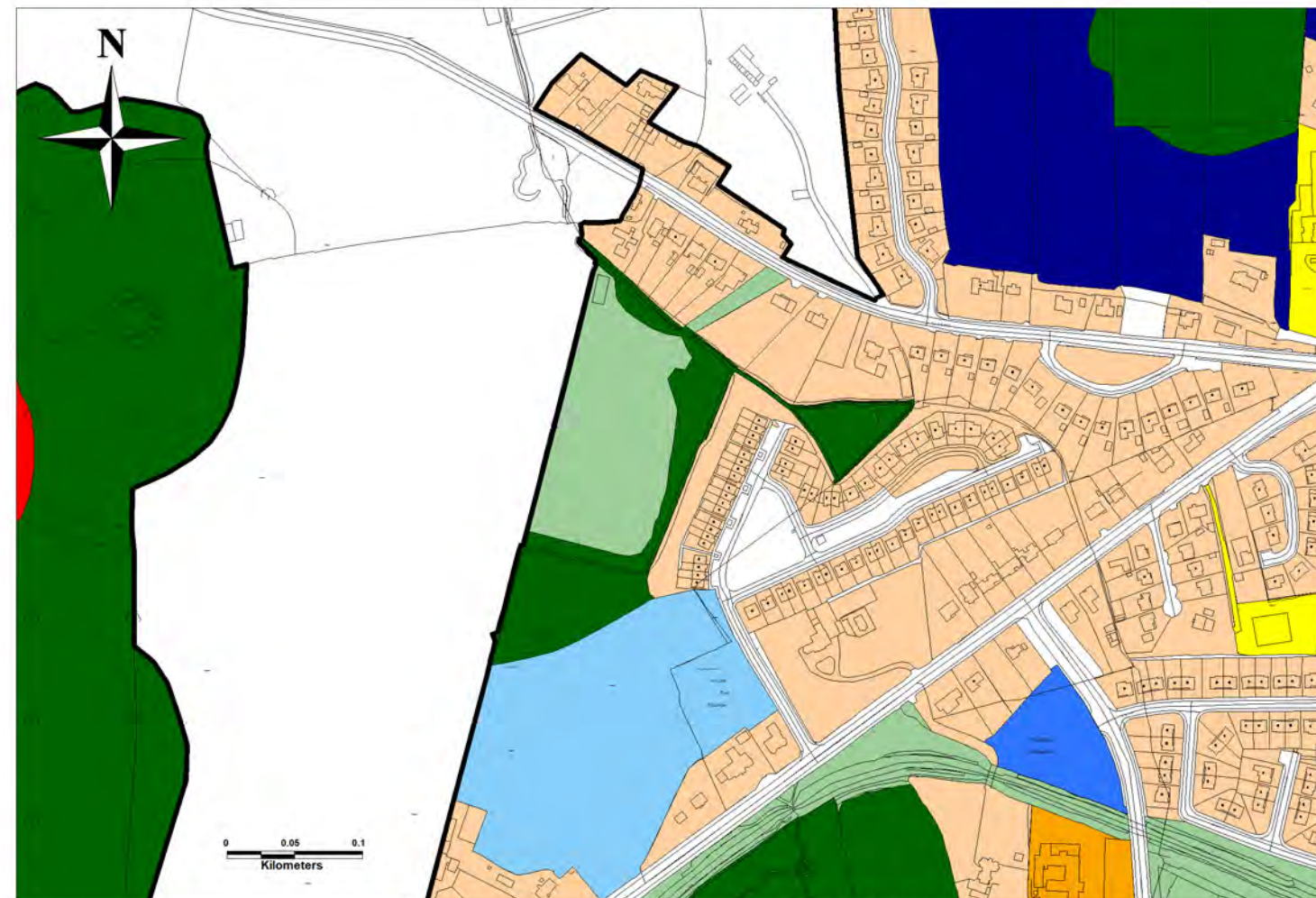
Recreation/  
Amenity



Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP1 No. 12



Settlement

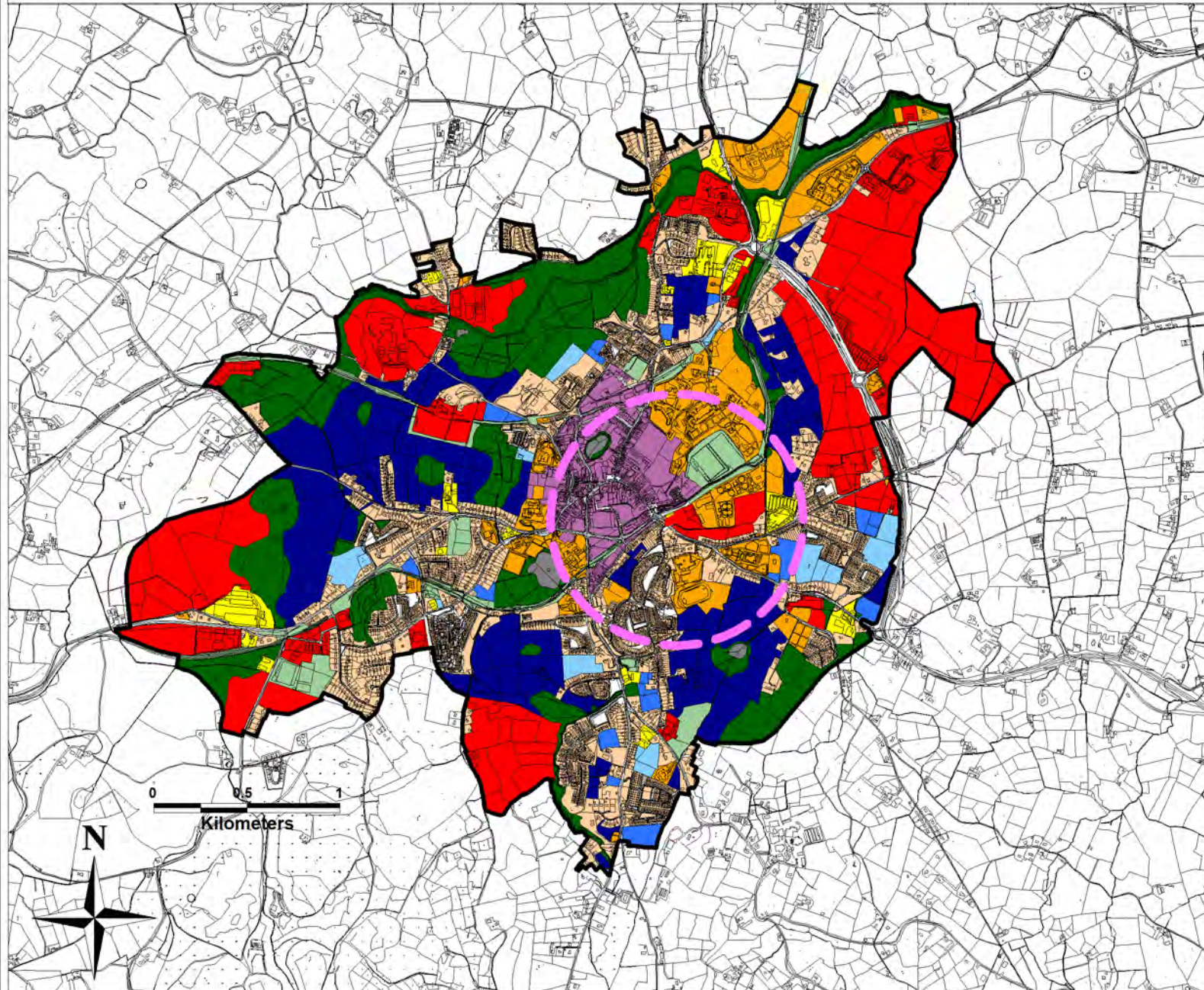
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

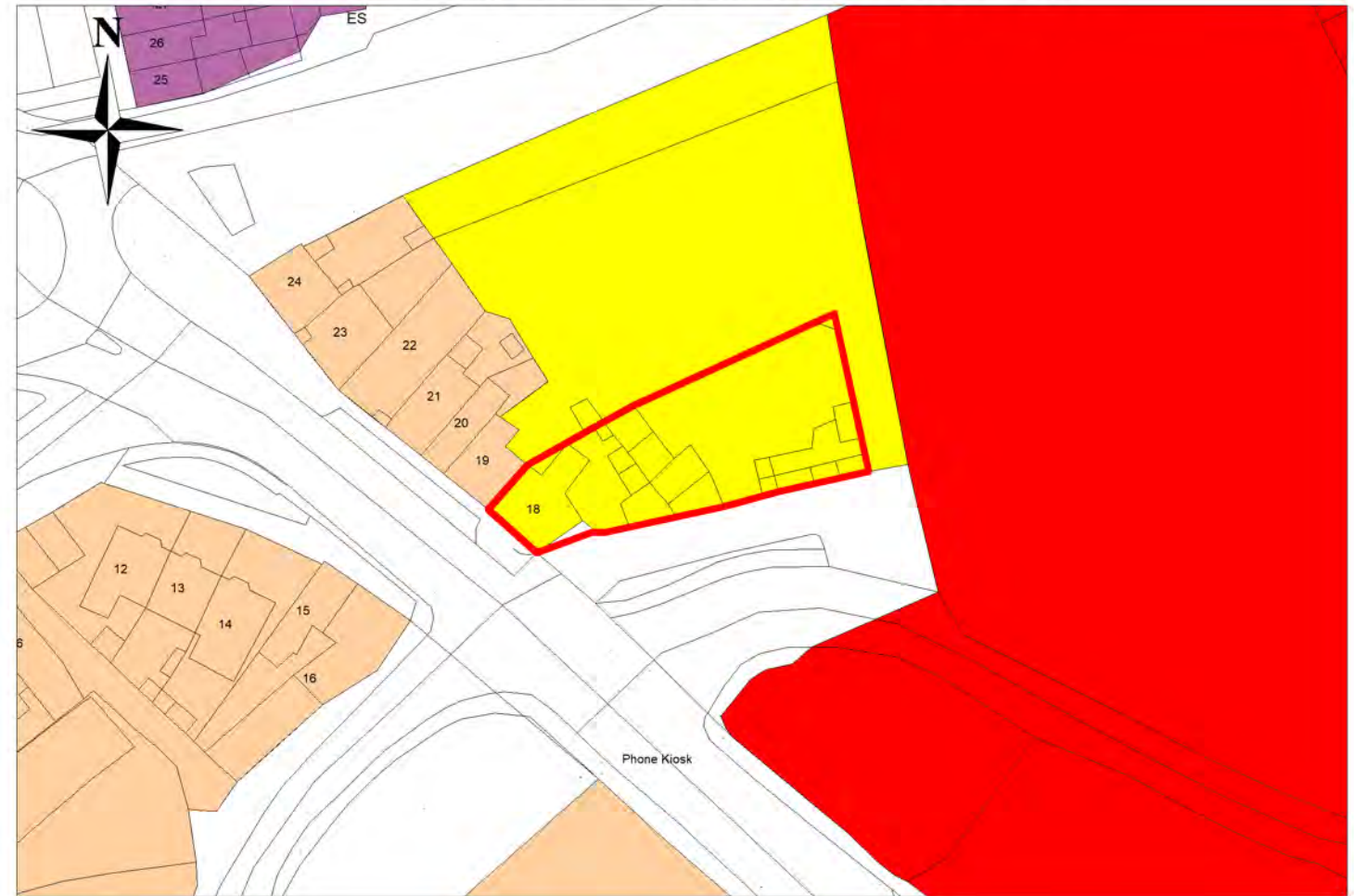
Existing Commercial

Proposed Material Alteration

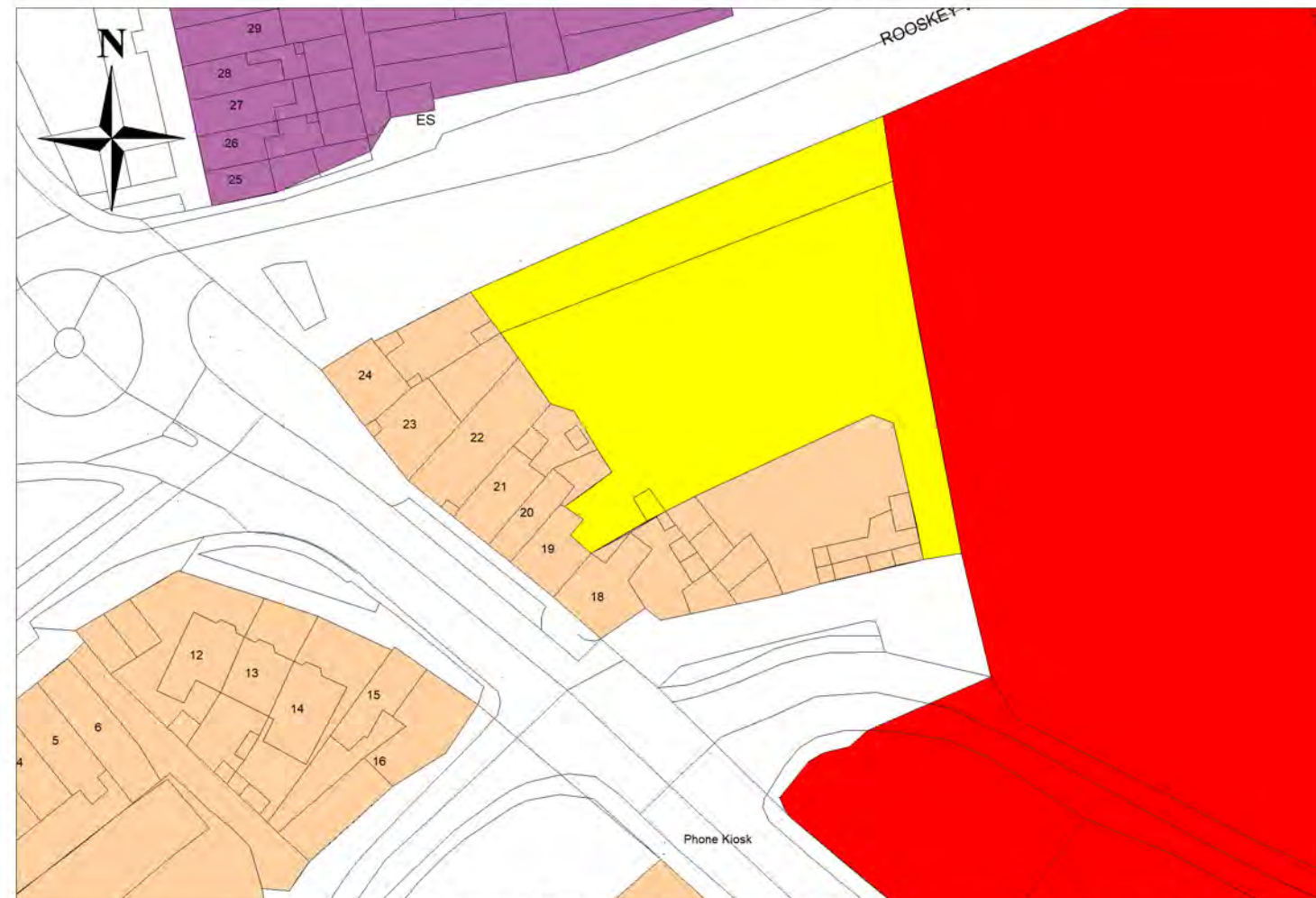
Existing Residential



Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP1 No. 13



Settlement

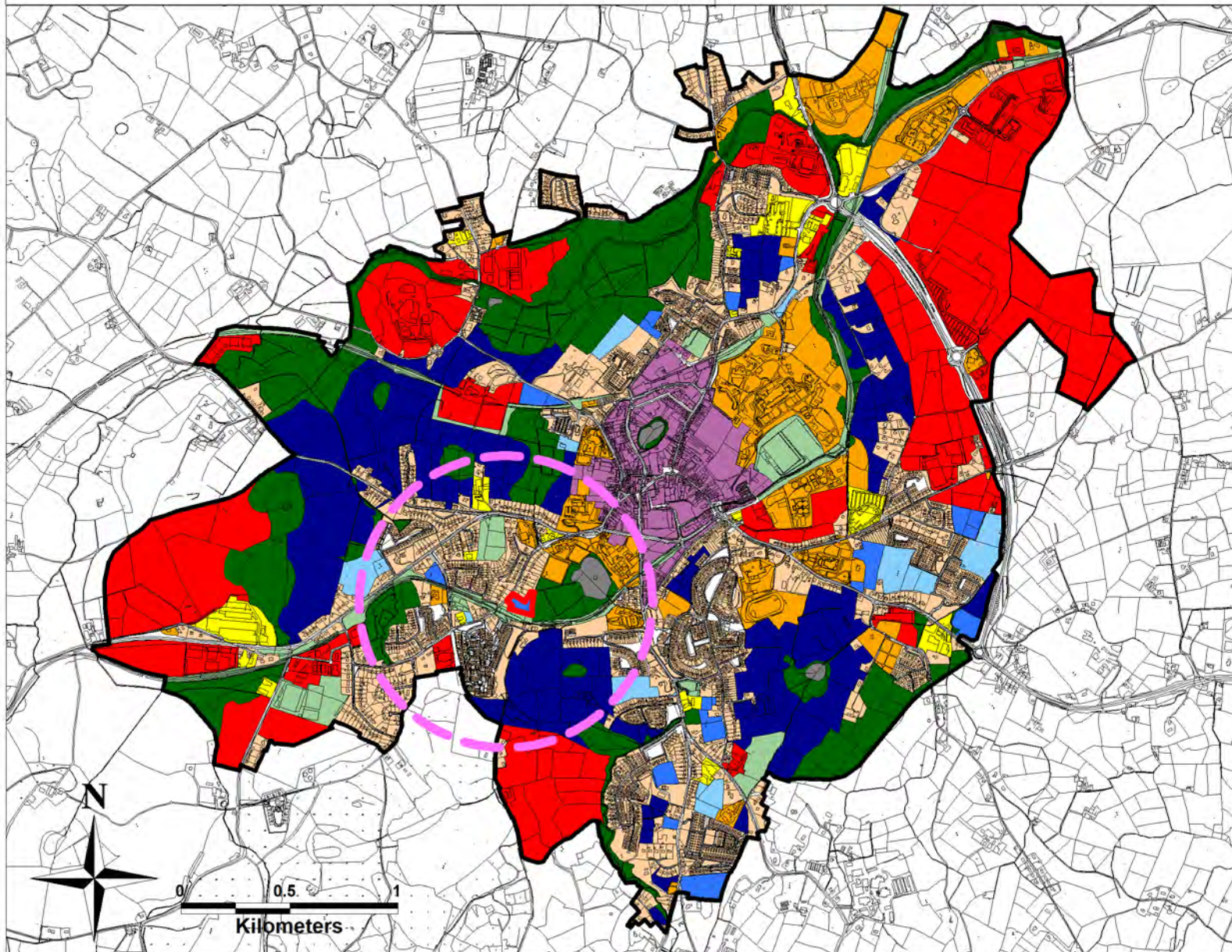
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

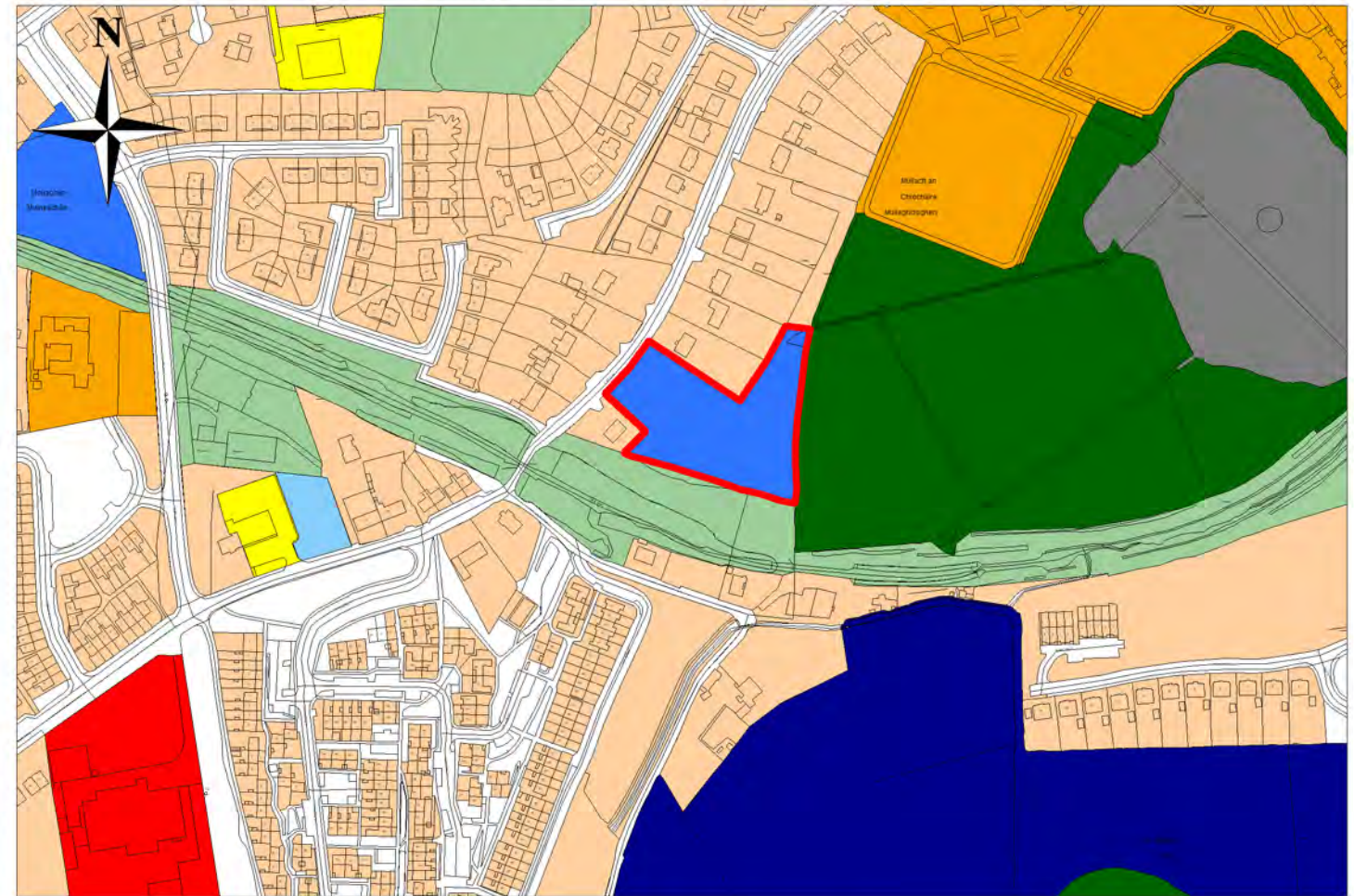
Proposed Residential B

Proposed Material Alteration

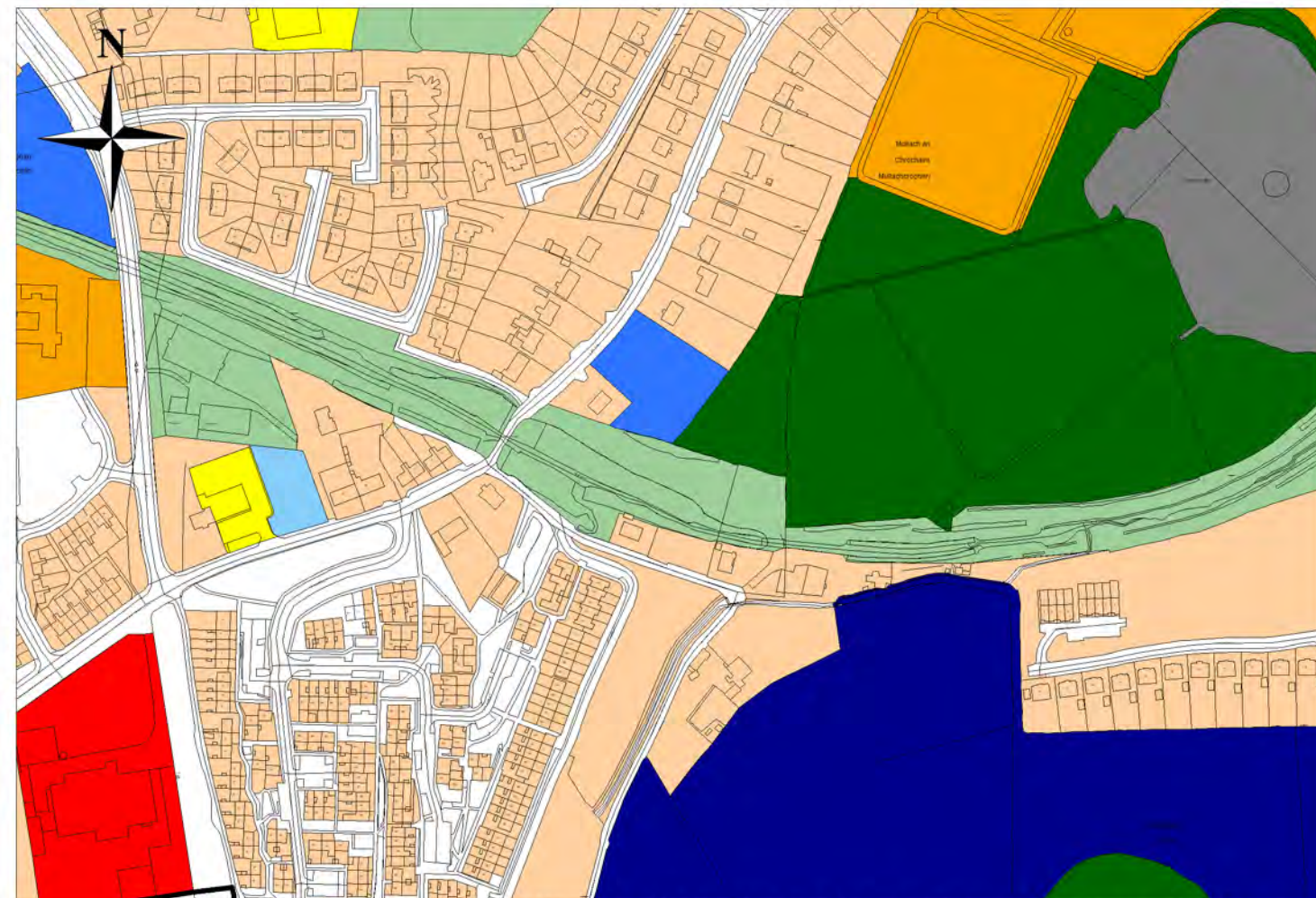
Landscape  
Protection/Conservation



Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP1 No. 14



Settlement

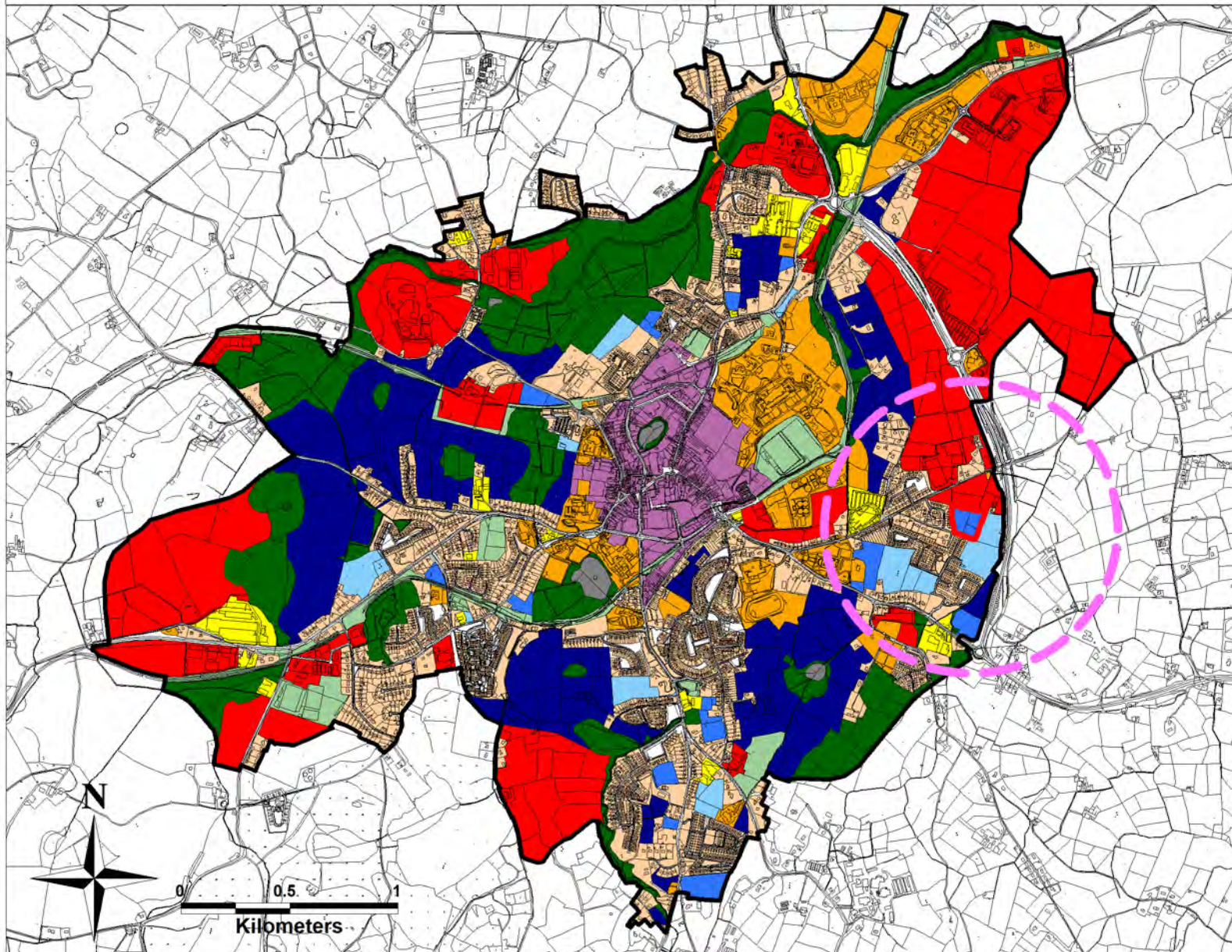
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

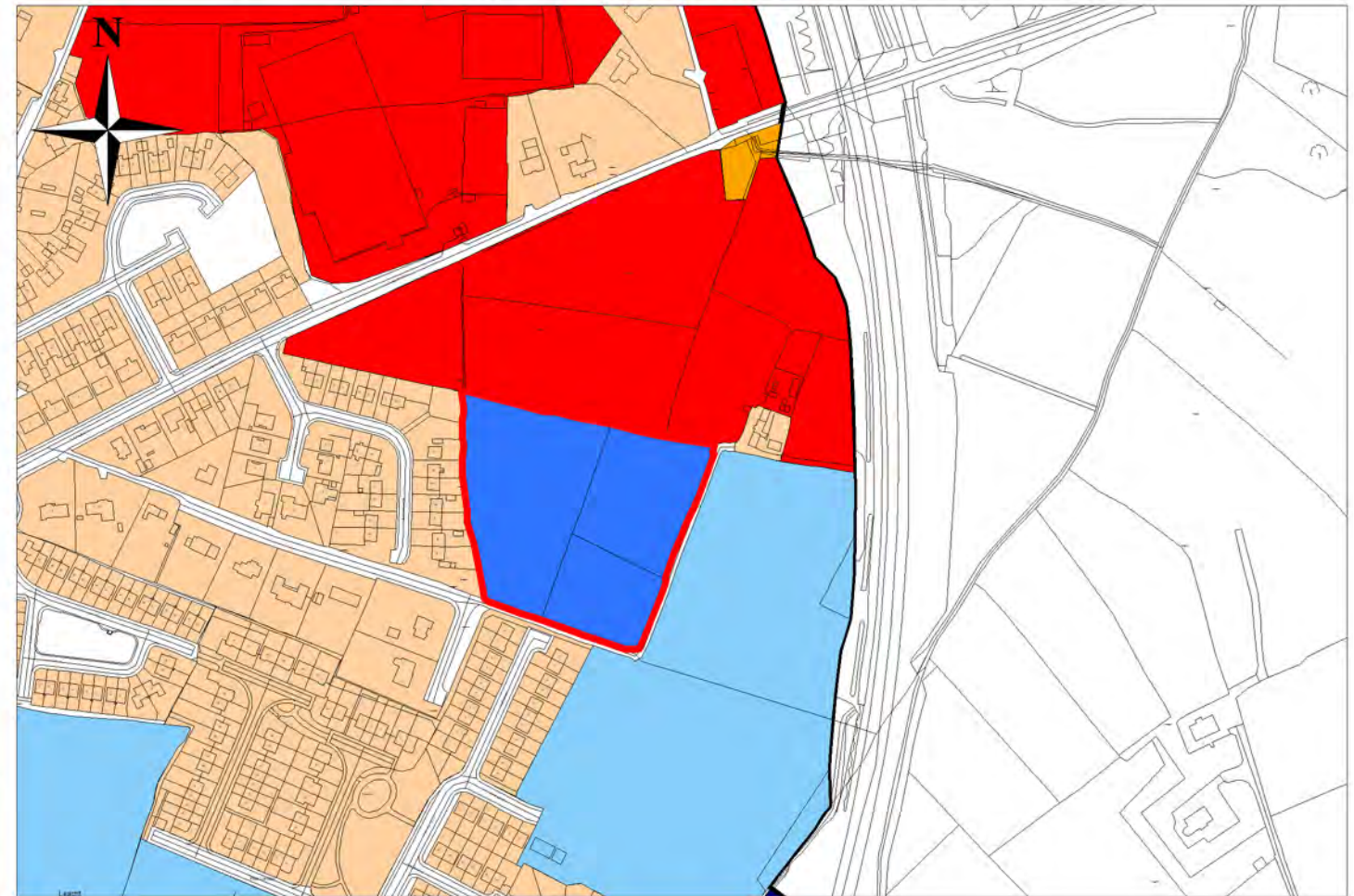
Proposed Residential B

Proposed Material Alteration

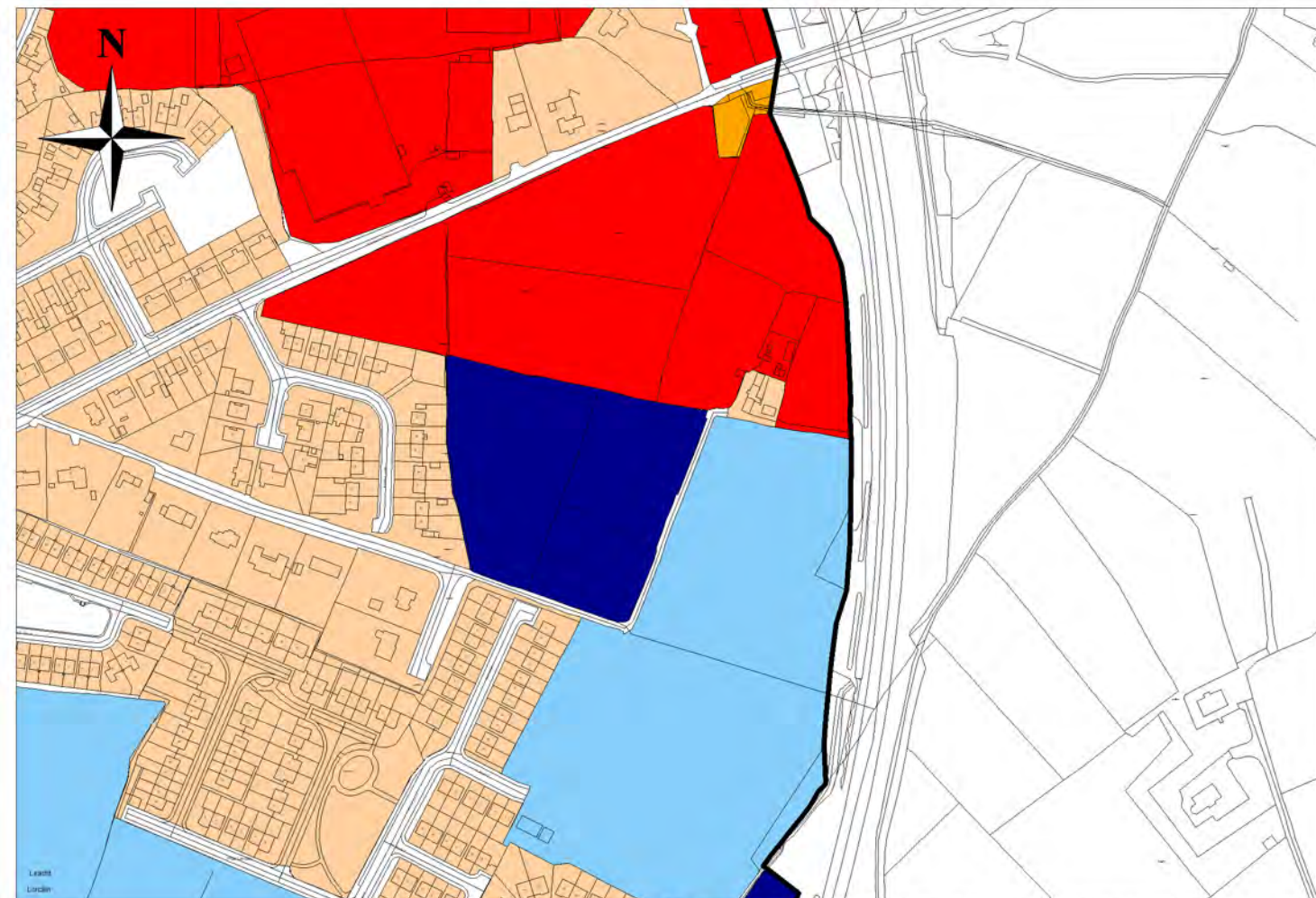
Strategic Residential  
Reserve



Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP1 No. 15



Settlement

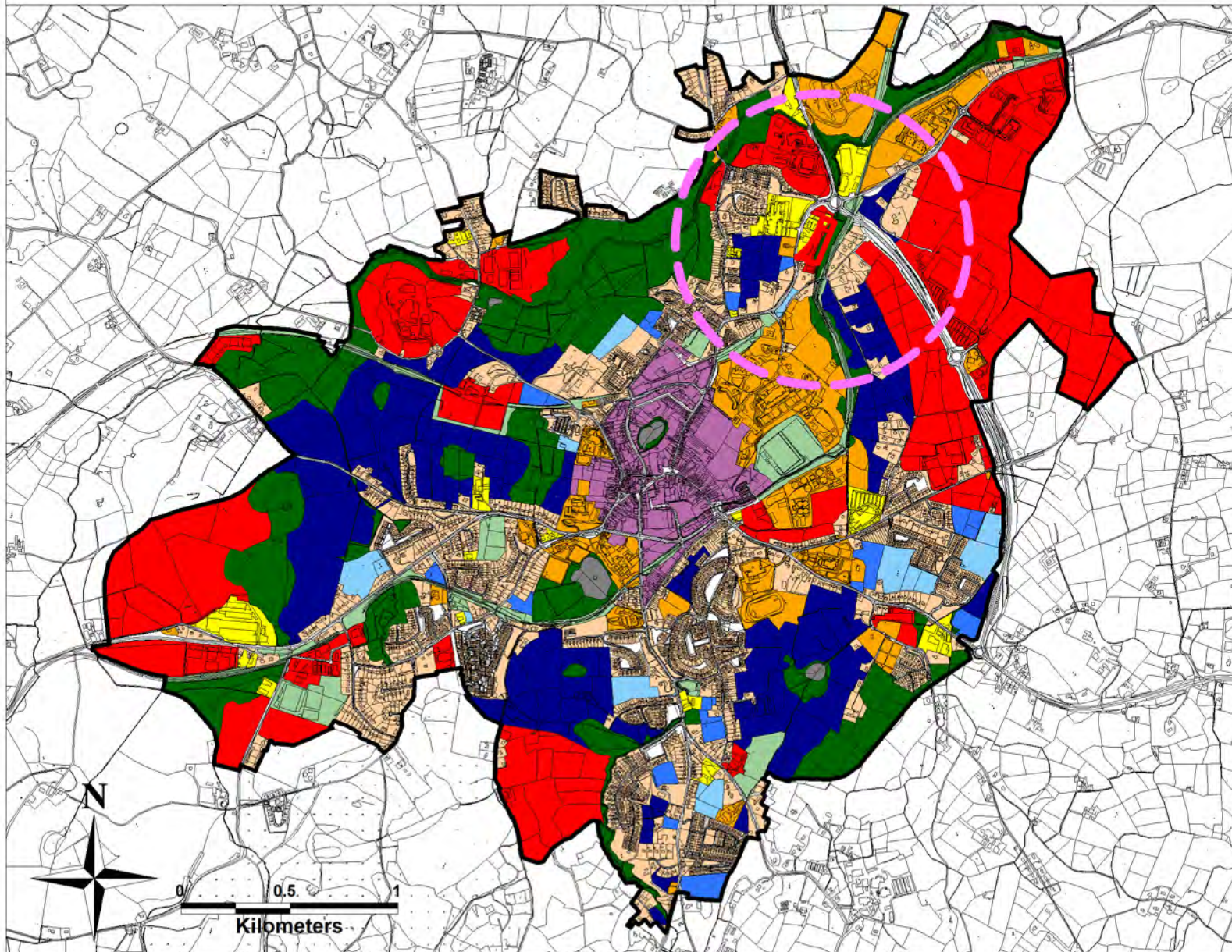
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

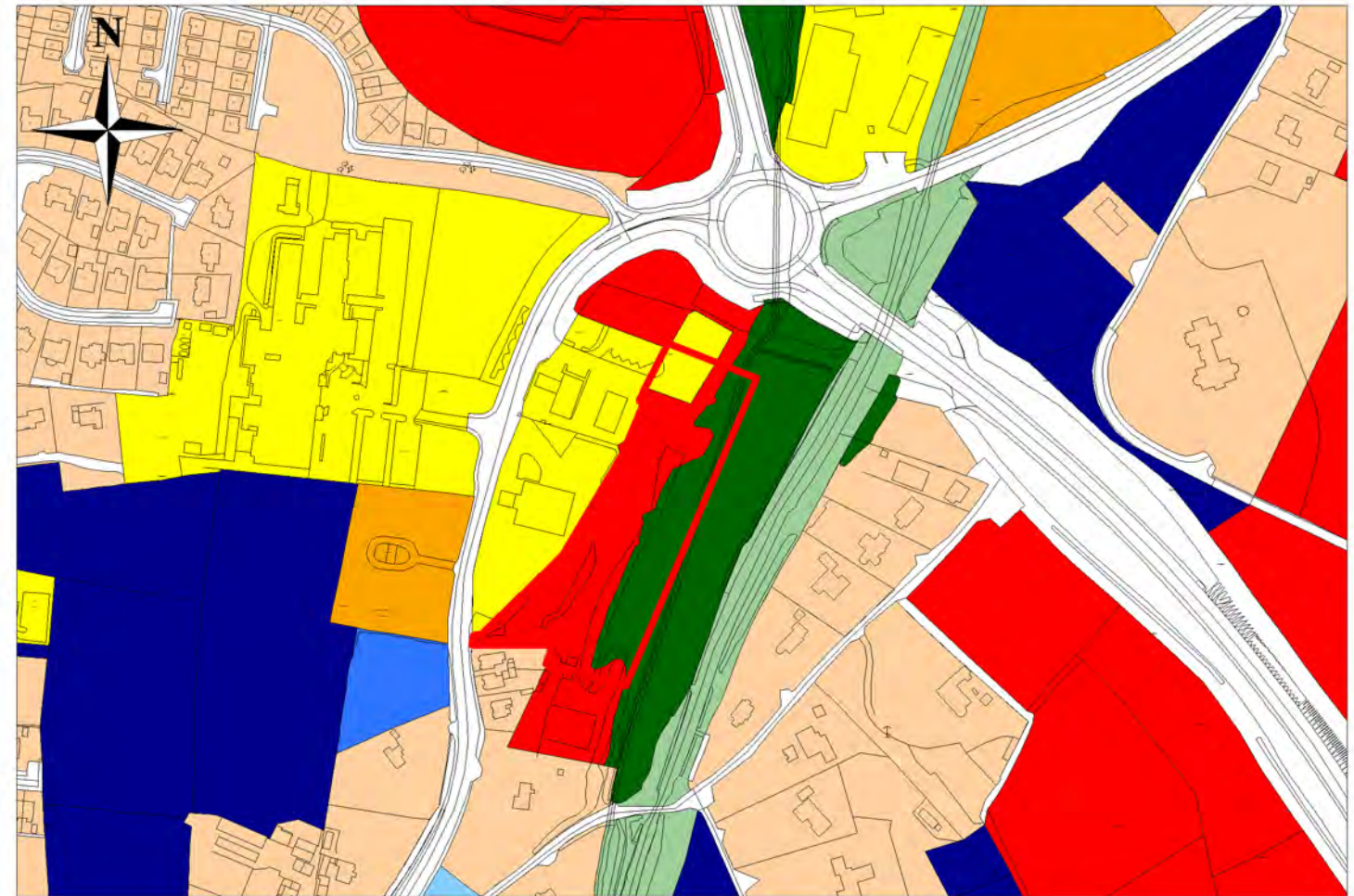
Landscape Protection/  
Conservation and  
Existing Commercial

Proposed Material Alteration

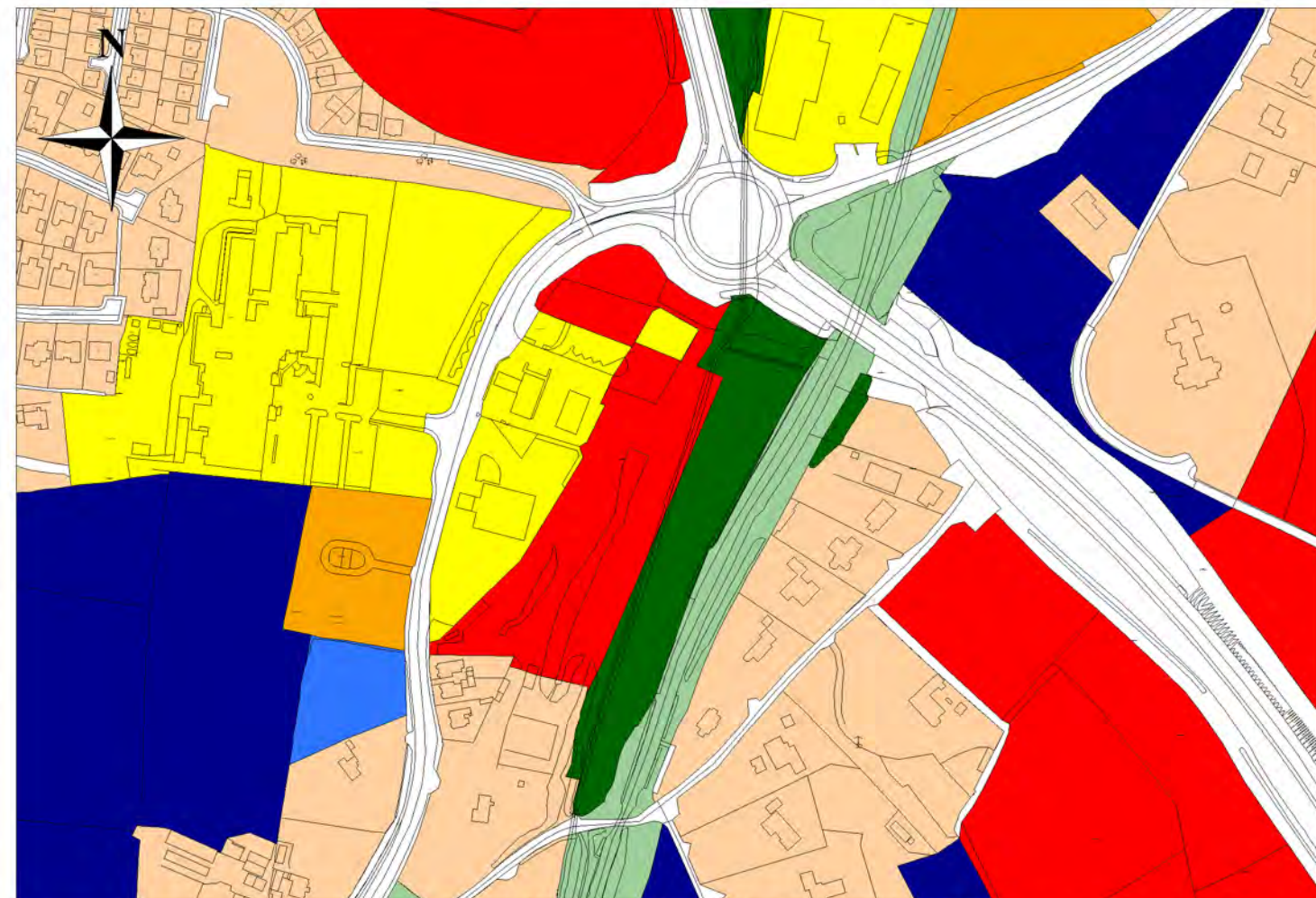
Industry/Enterprise/  
Employment



### Land Use Zoning Draft Development Plan 2025 - 2031



### Proposed Material Alteration





# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP1 No. 16



Settlement

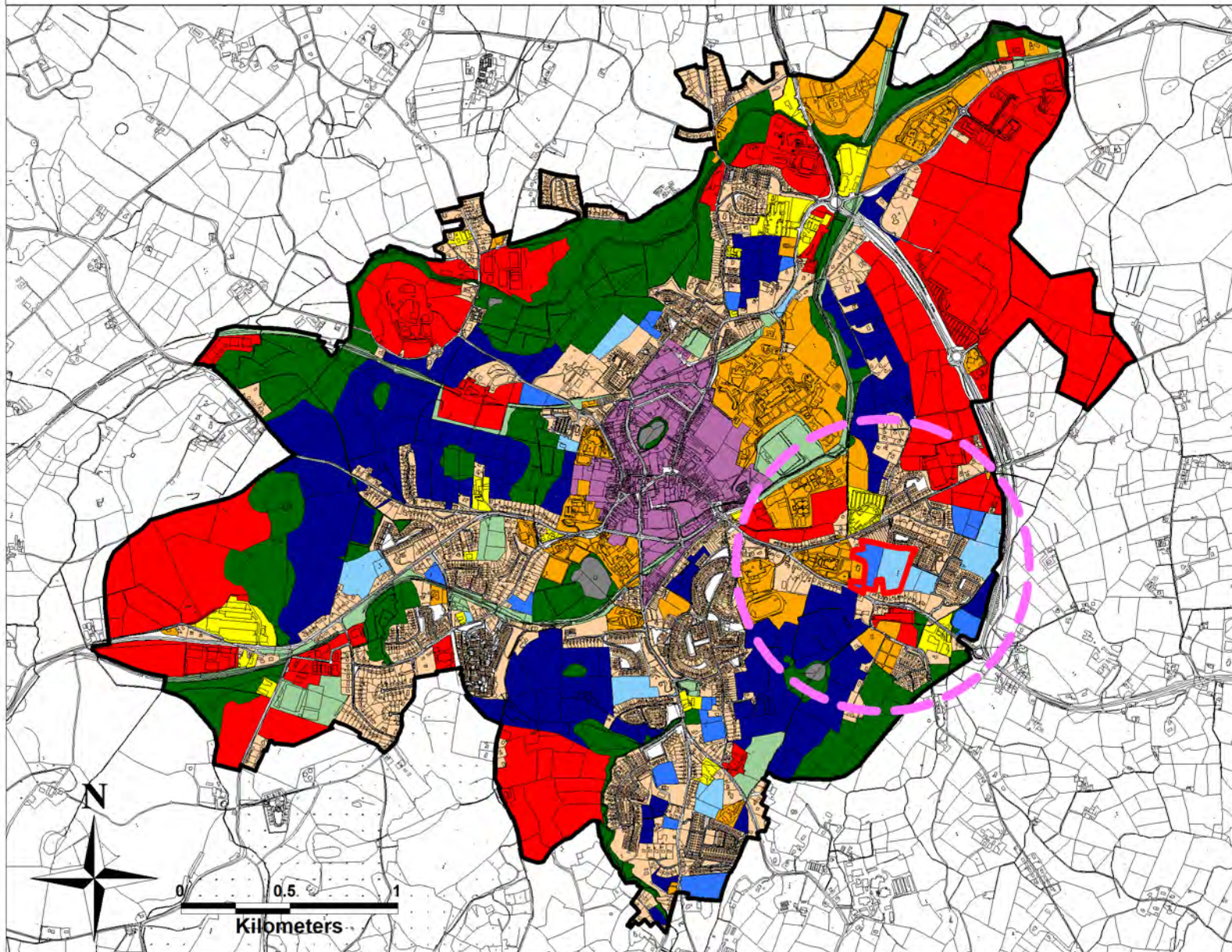
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

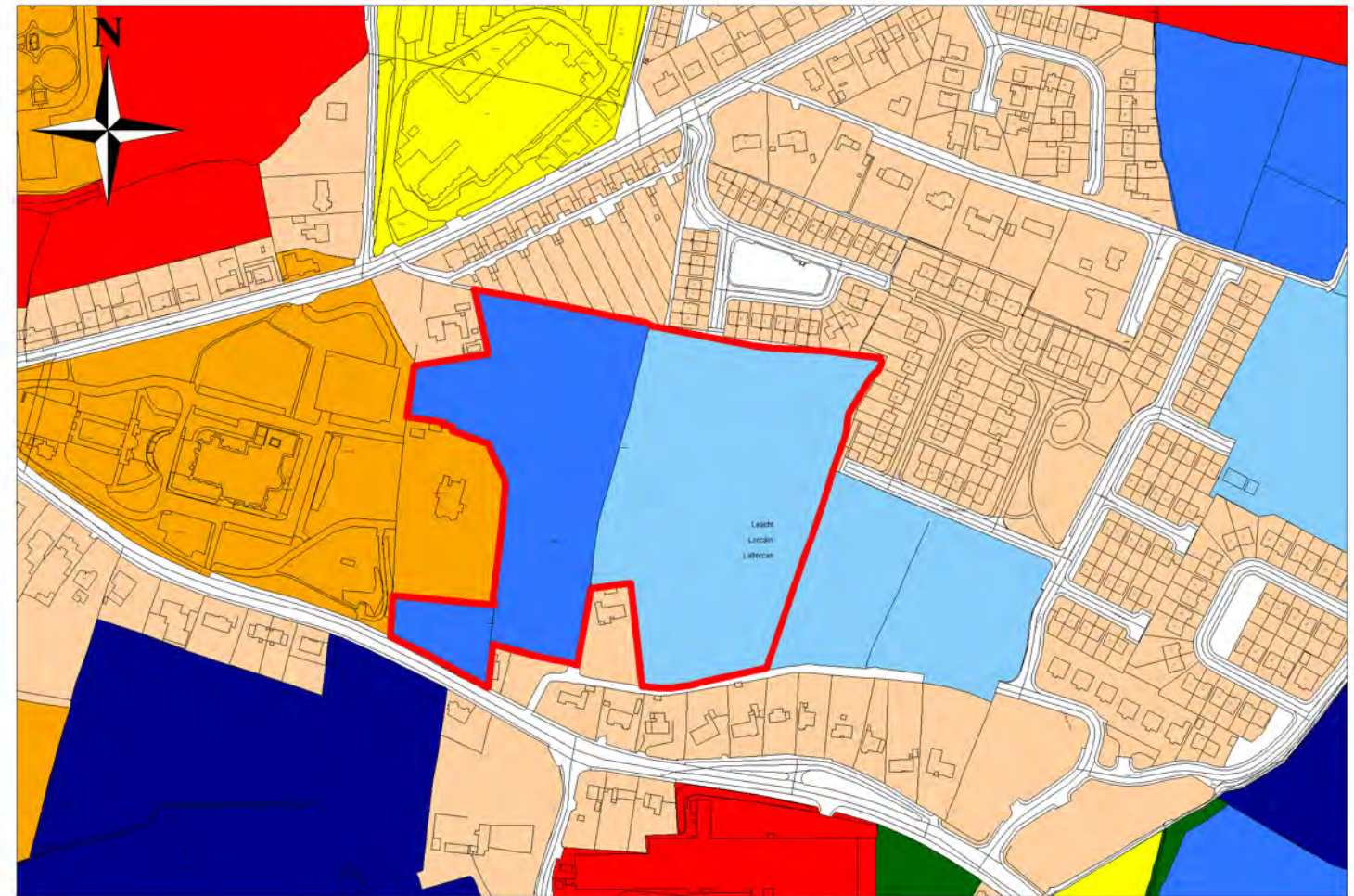
Proposed Residential  
A and B

Proposed Material Alteration

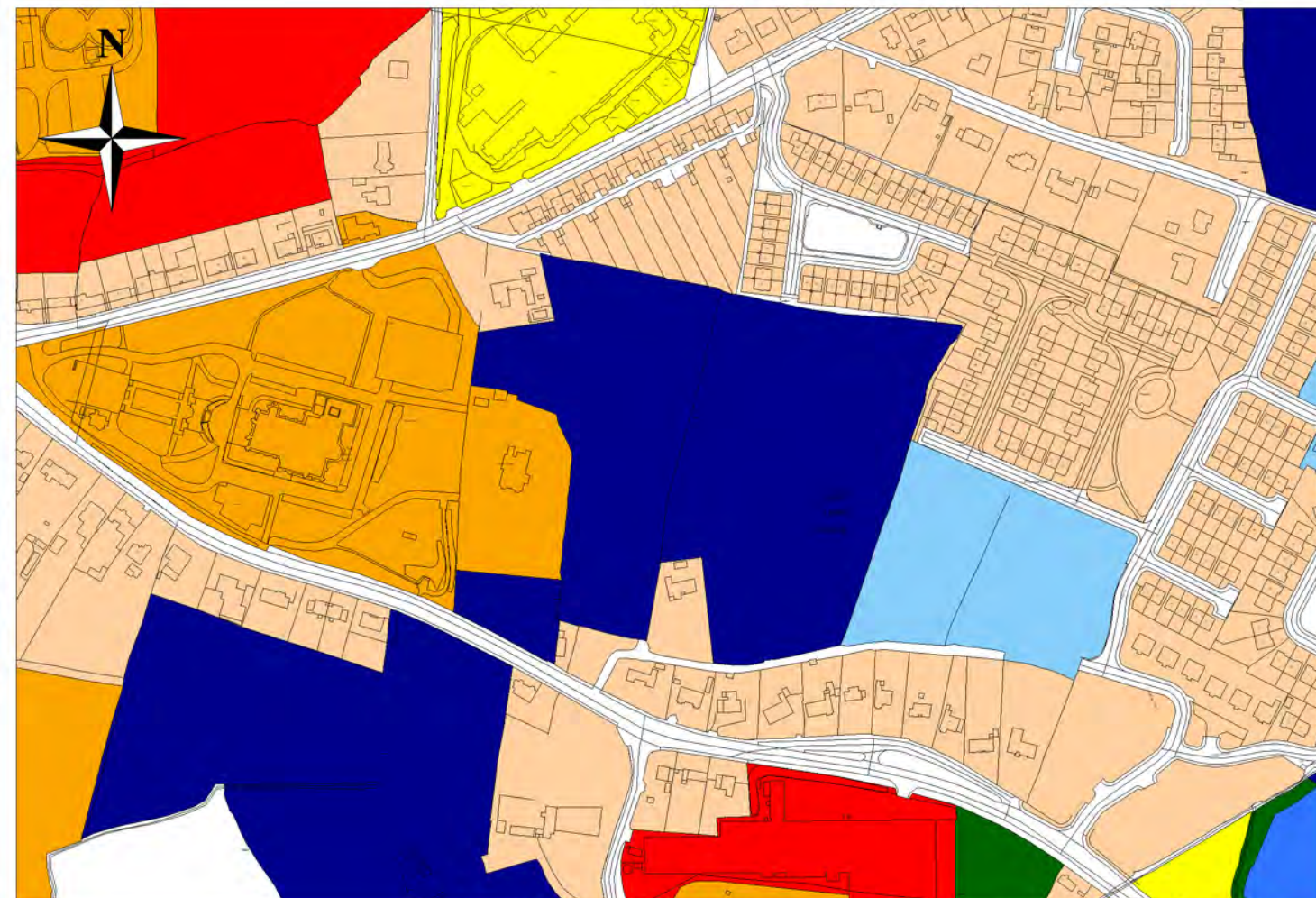
Strategic Residential  
Reserve



### Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP1 No. 17



Settlement

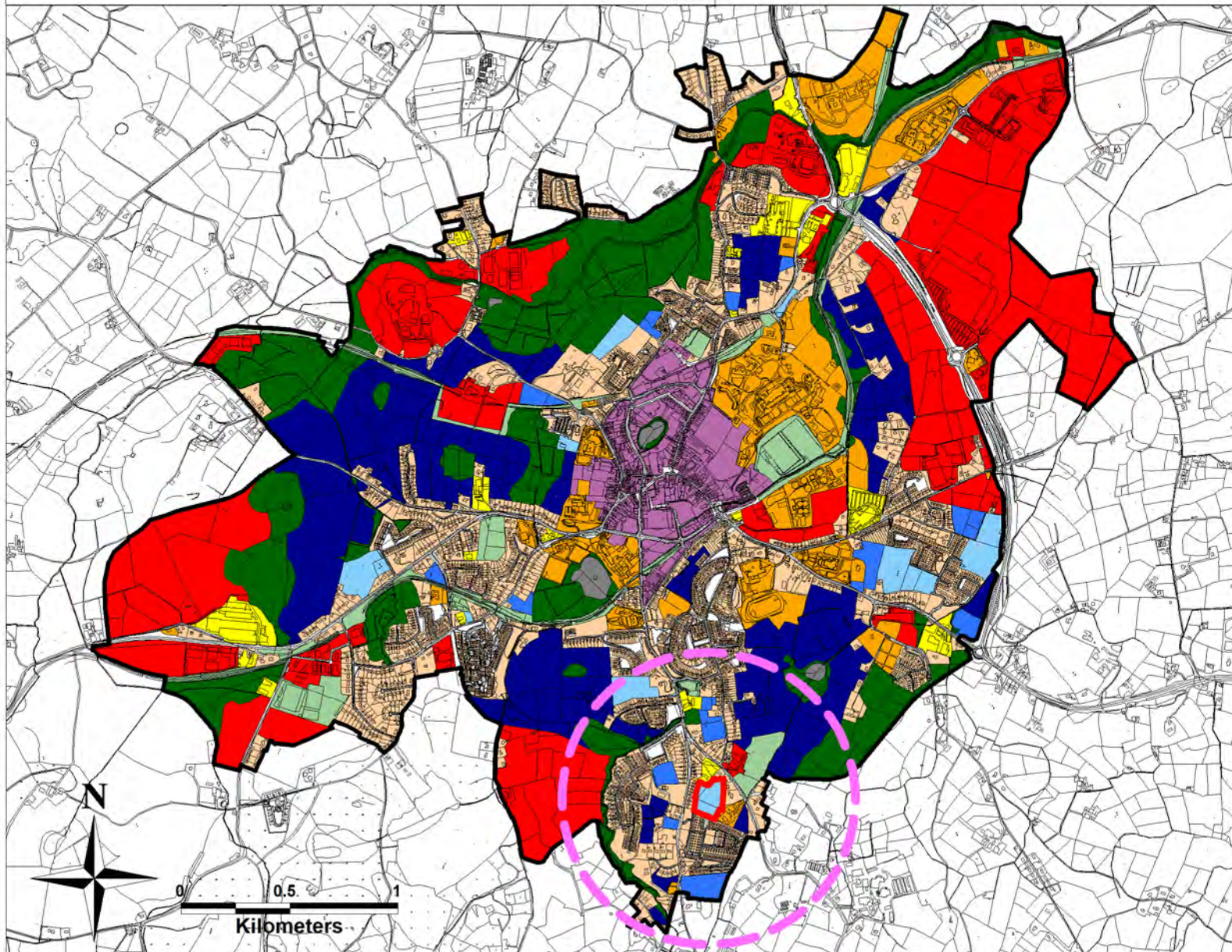
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

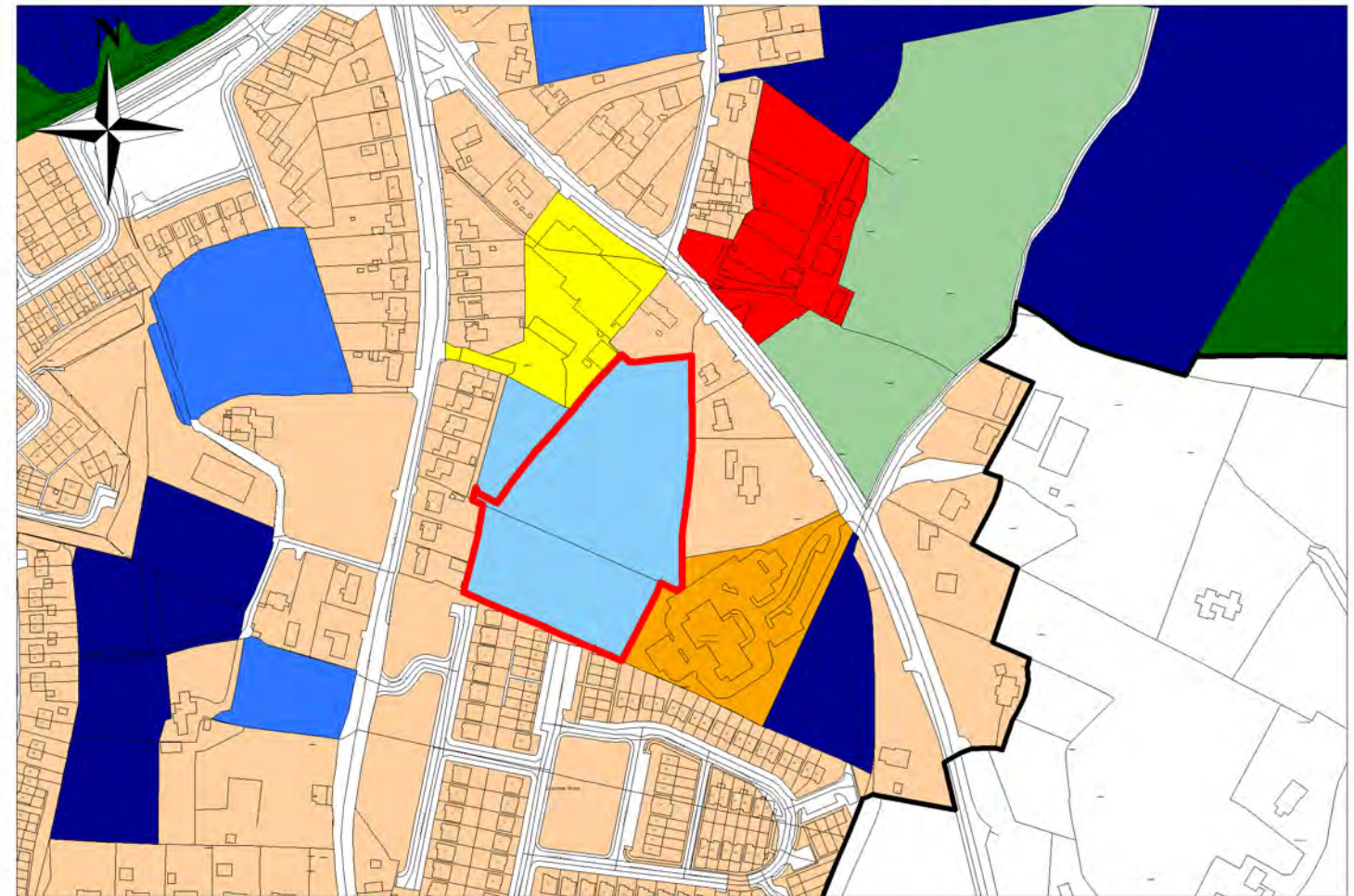
Proposed  
Residential A

Proposed Material Alteration

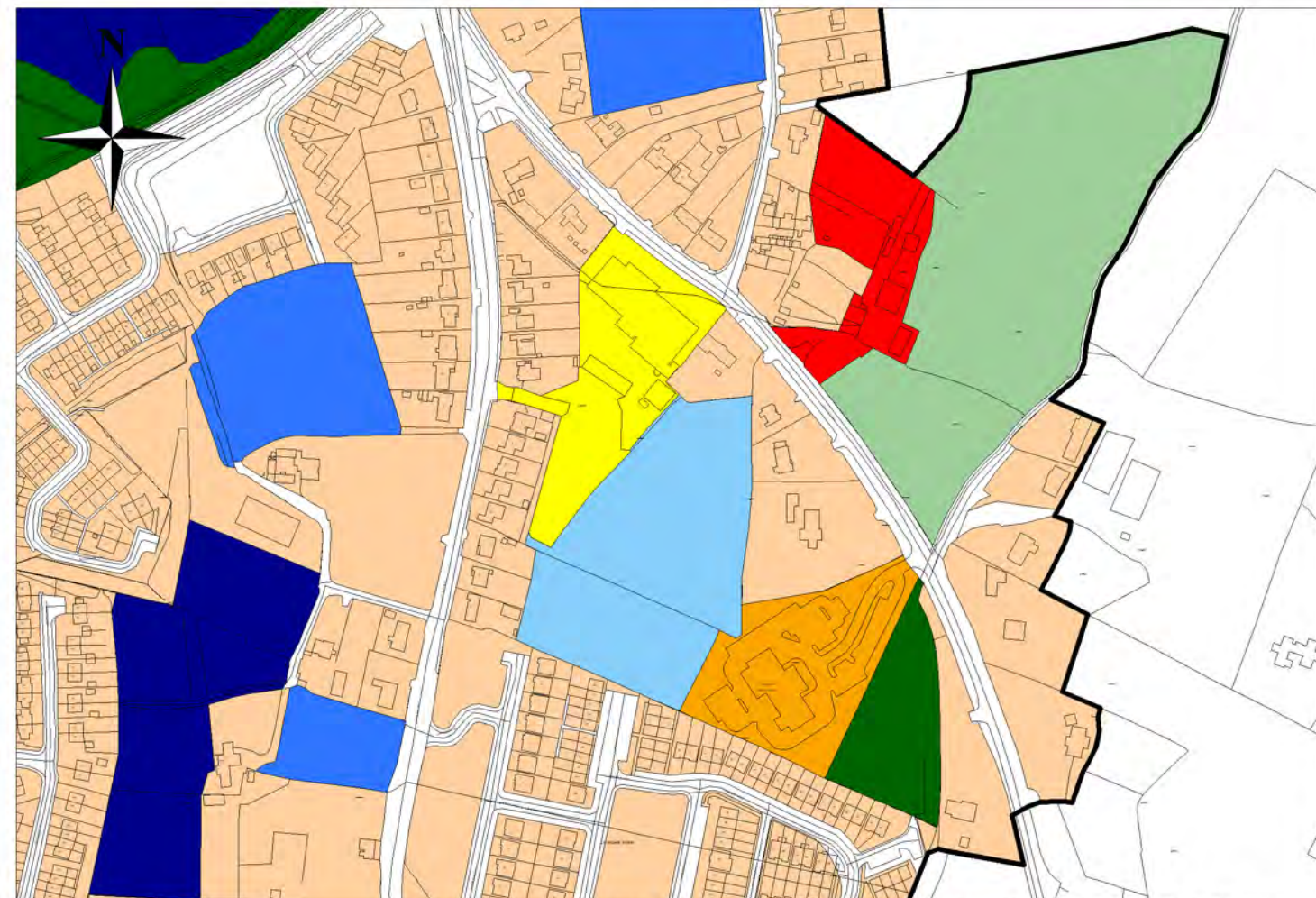
Proposed  
Residential A



### Land Use Zoning Draft Development Plan 2025 - 2031



### Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP1 No. 18



Settlement

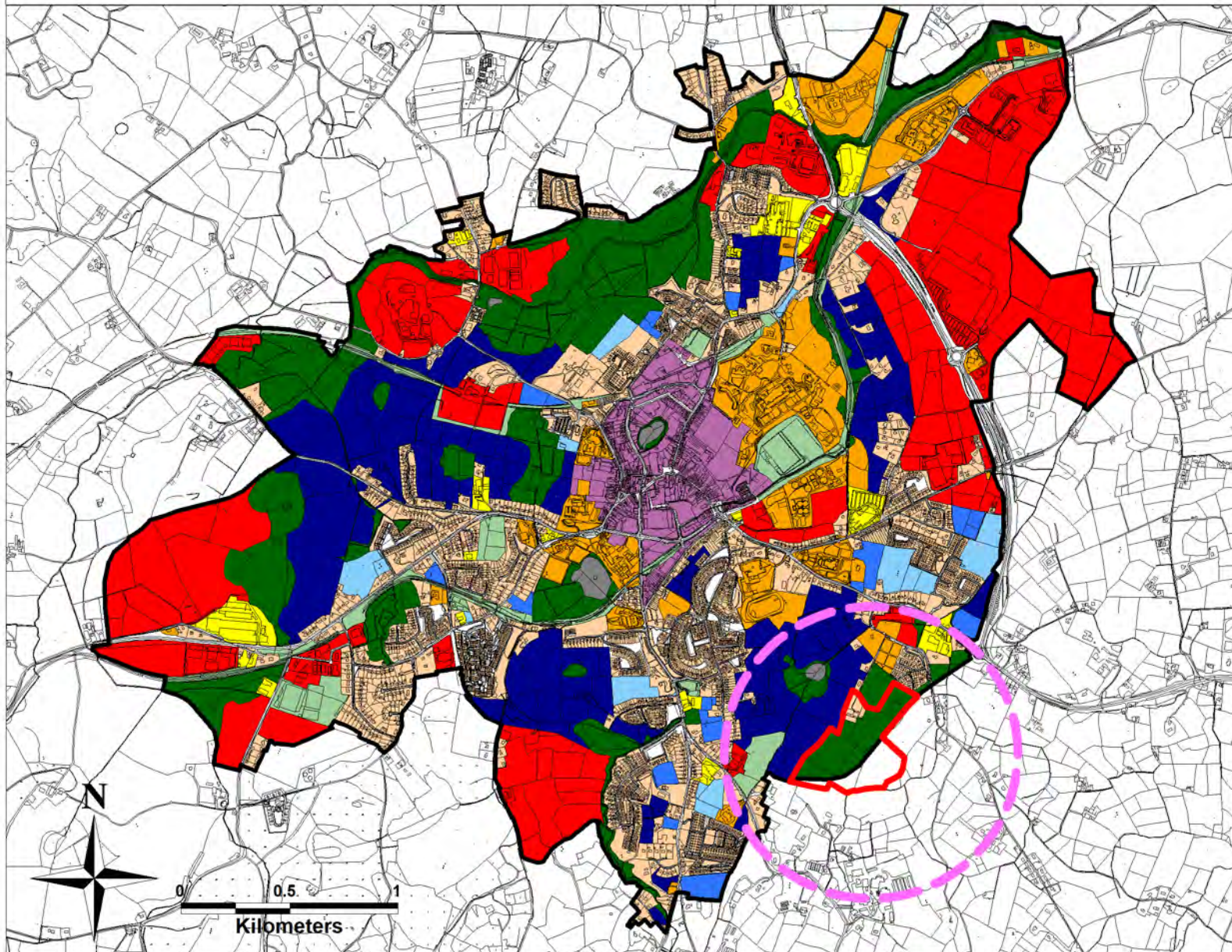
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

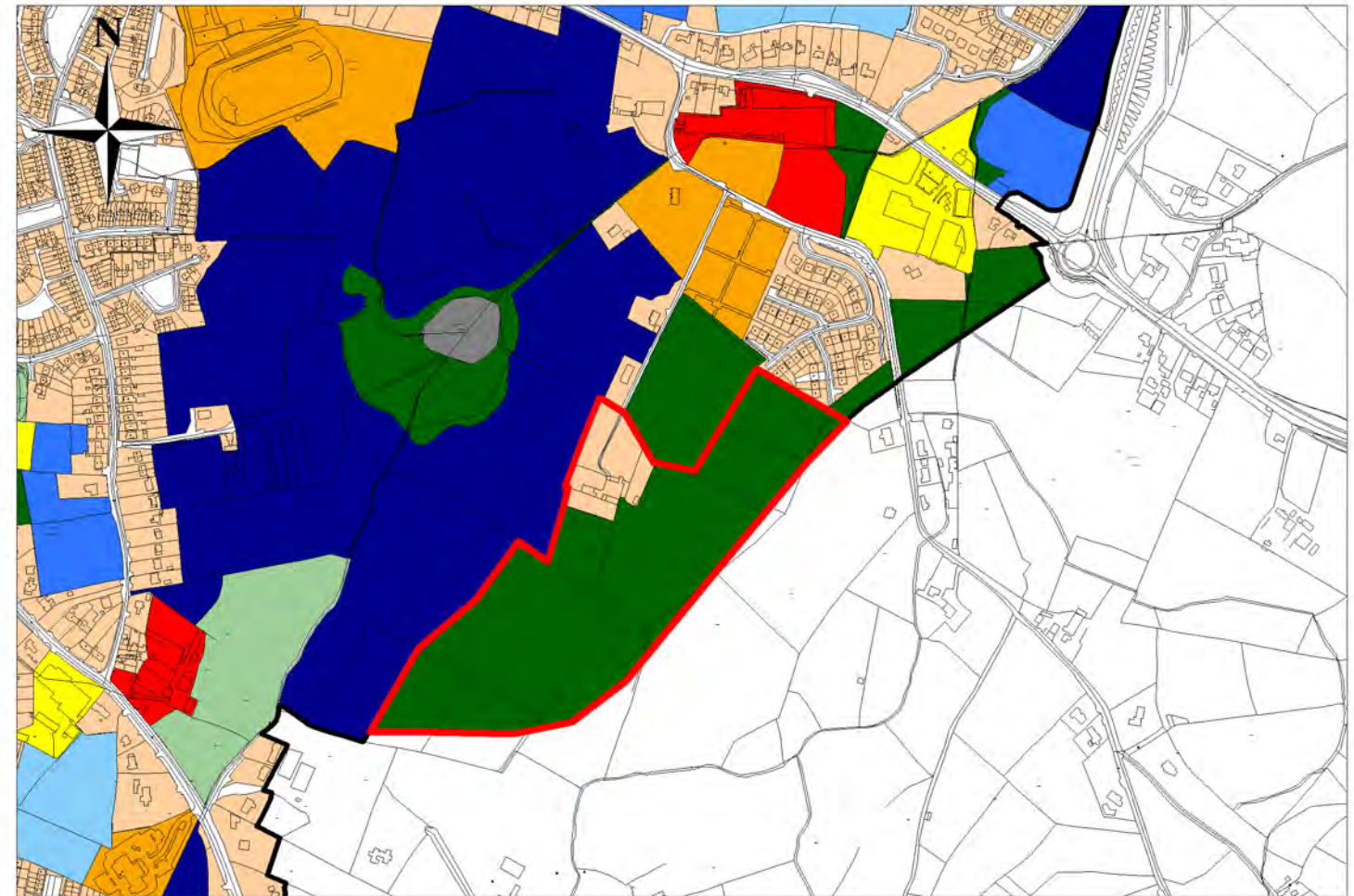
Landscape Protection/  
Conservation

Proposed Material Alteration

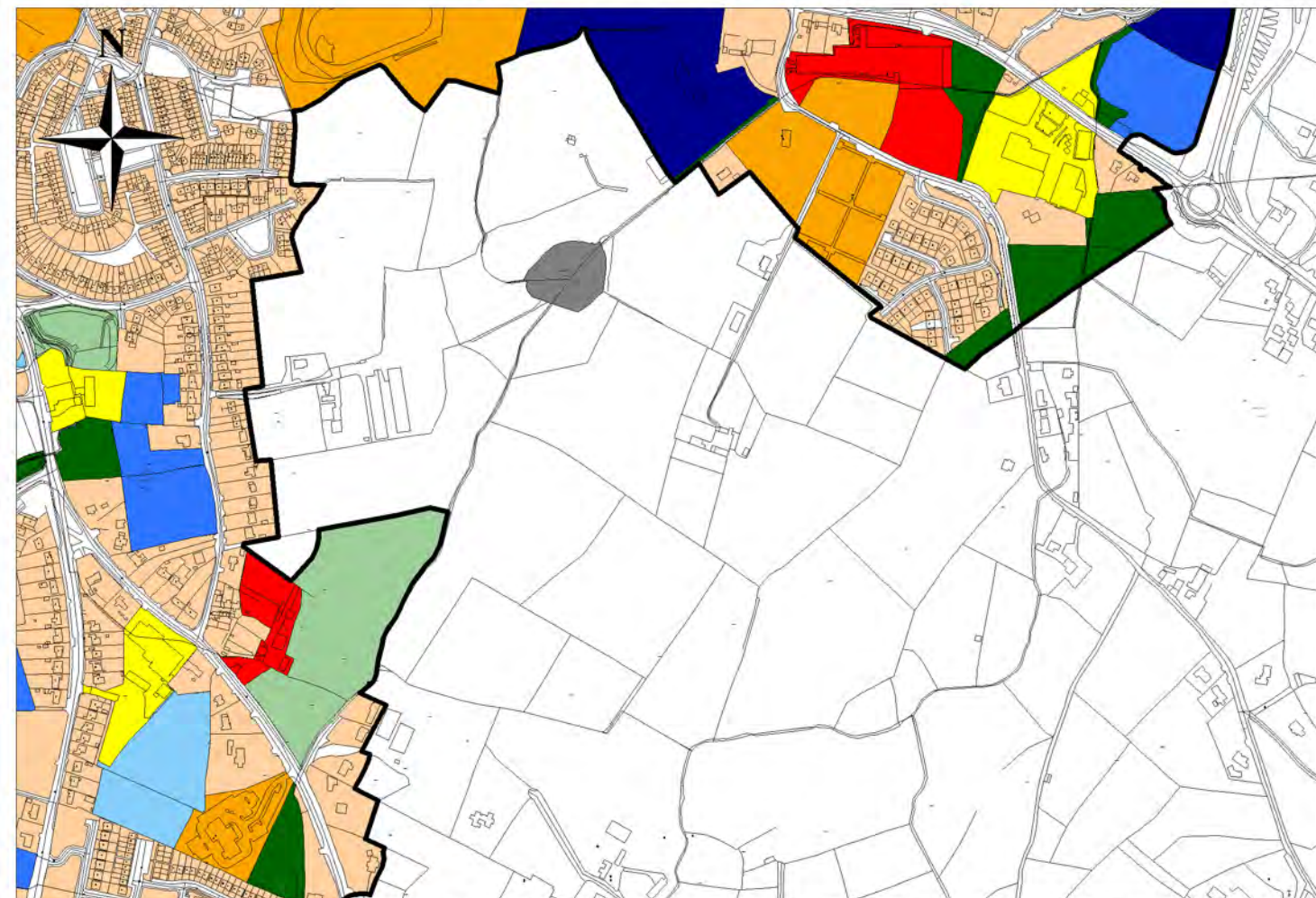
Dezone lands



### Land Use Zoning Draft Development Plan 2025 - 2031



### Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP1 No. 19



Settlement

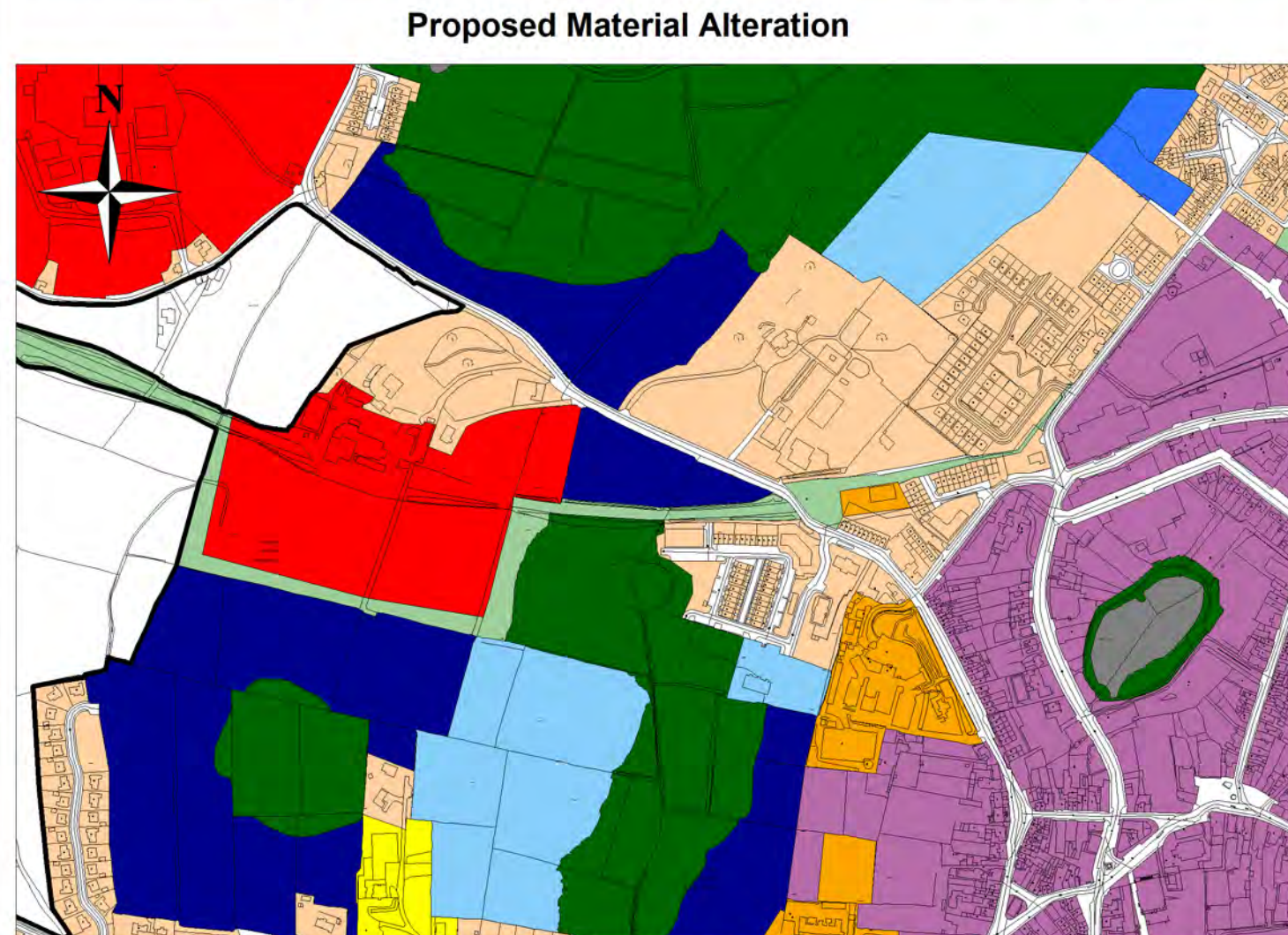
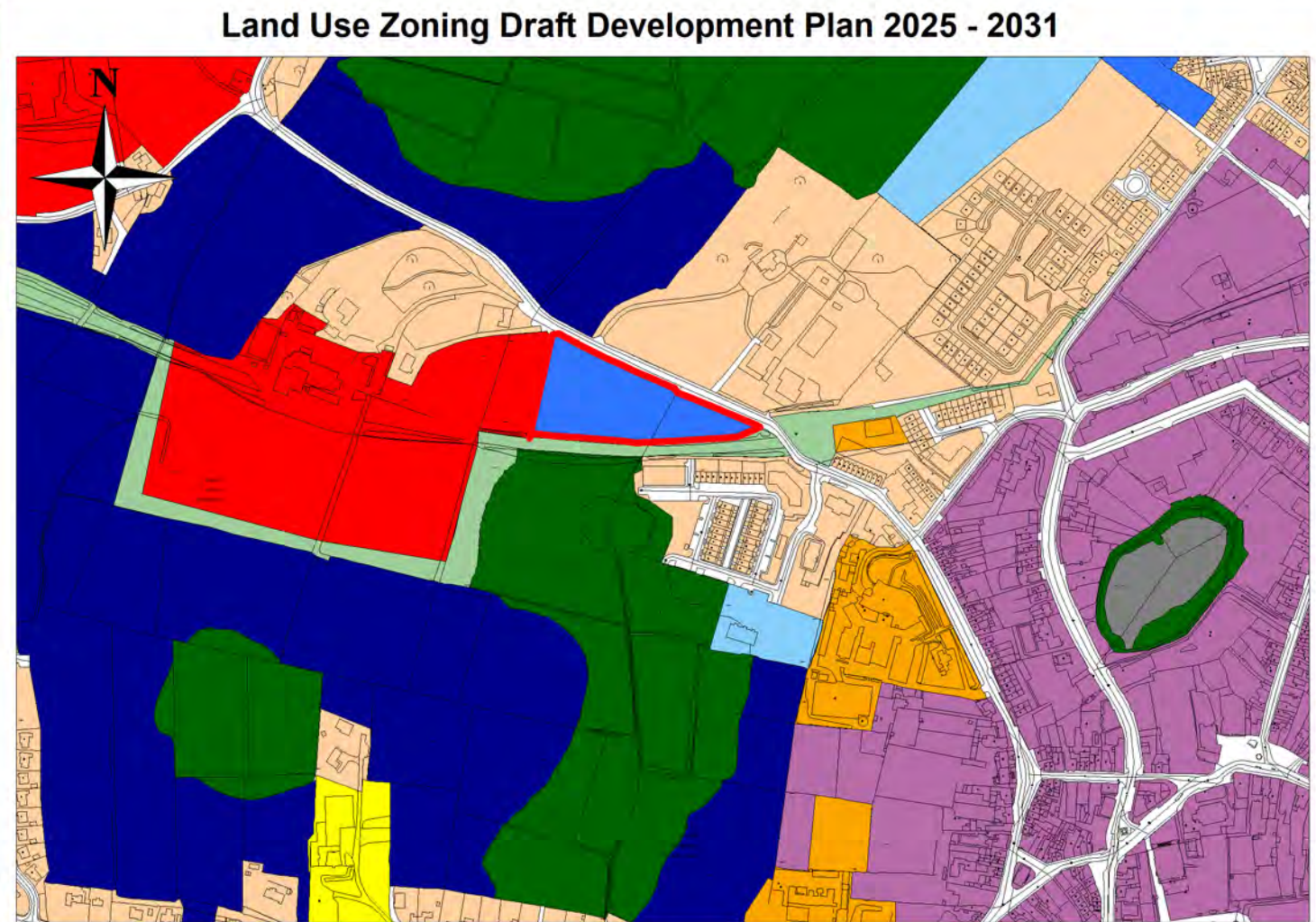
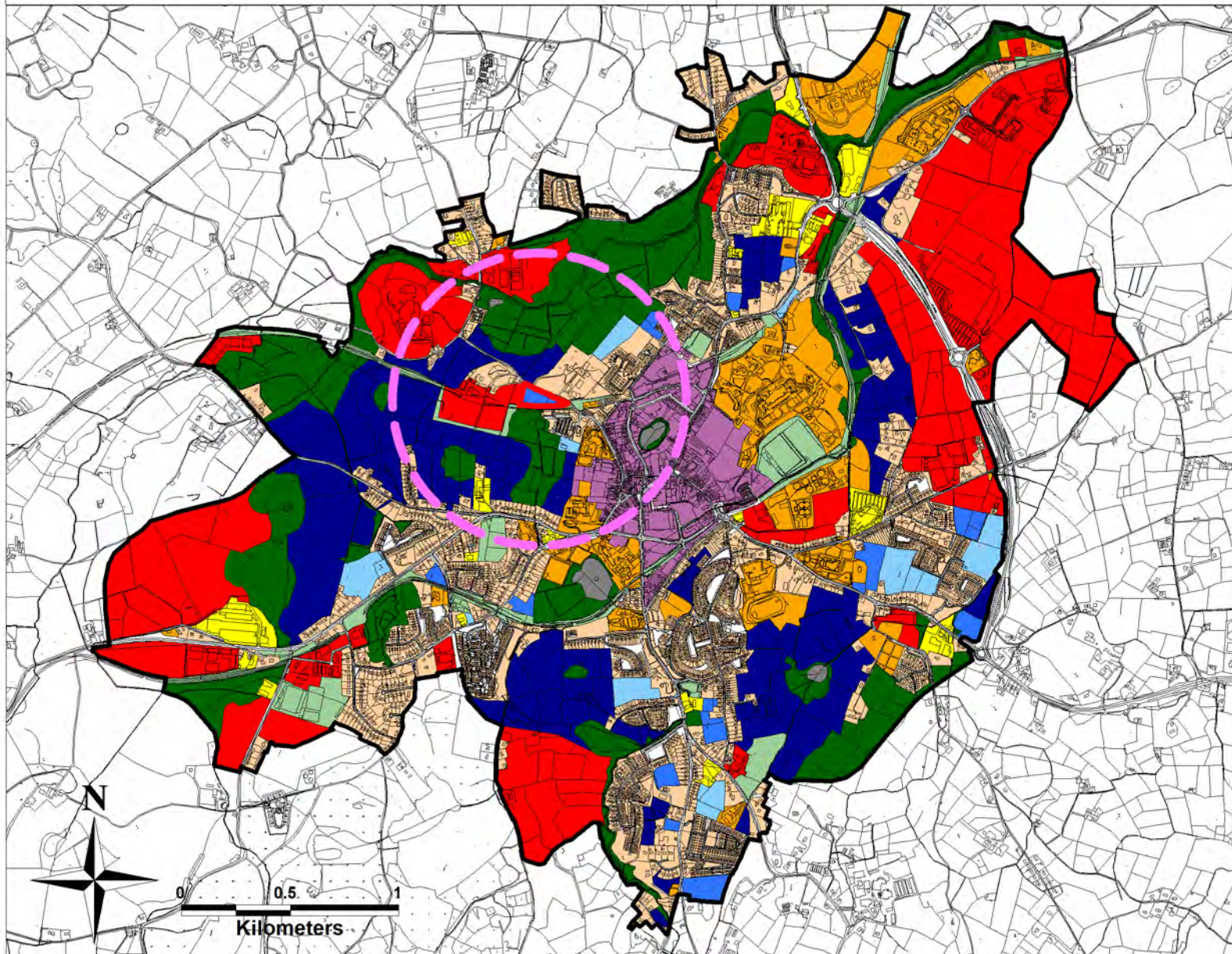
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

Proposed Residential B

Proposed Material Alteration

Strategic Residential  
Reserve



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. MTDP2 No. 20



Settlement

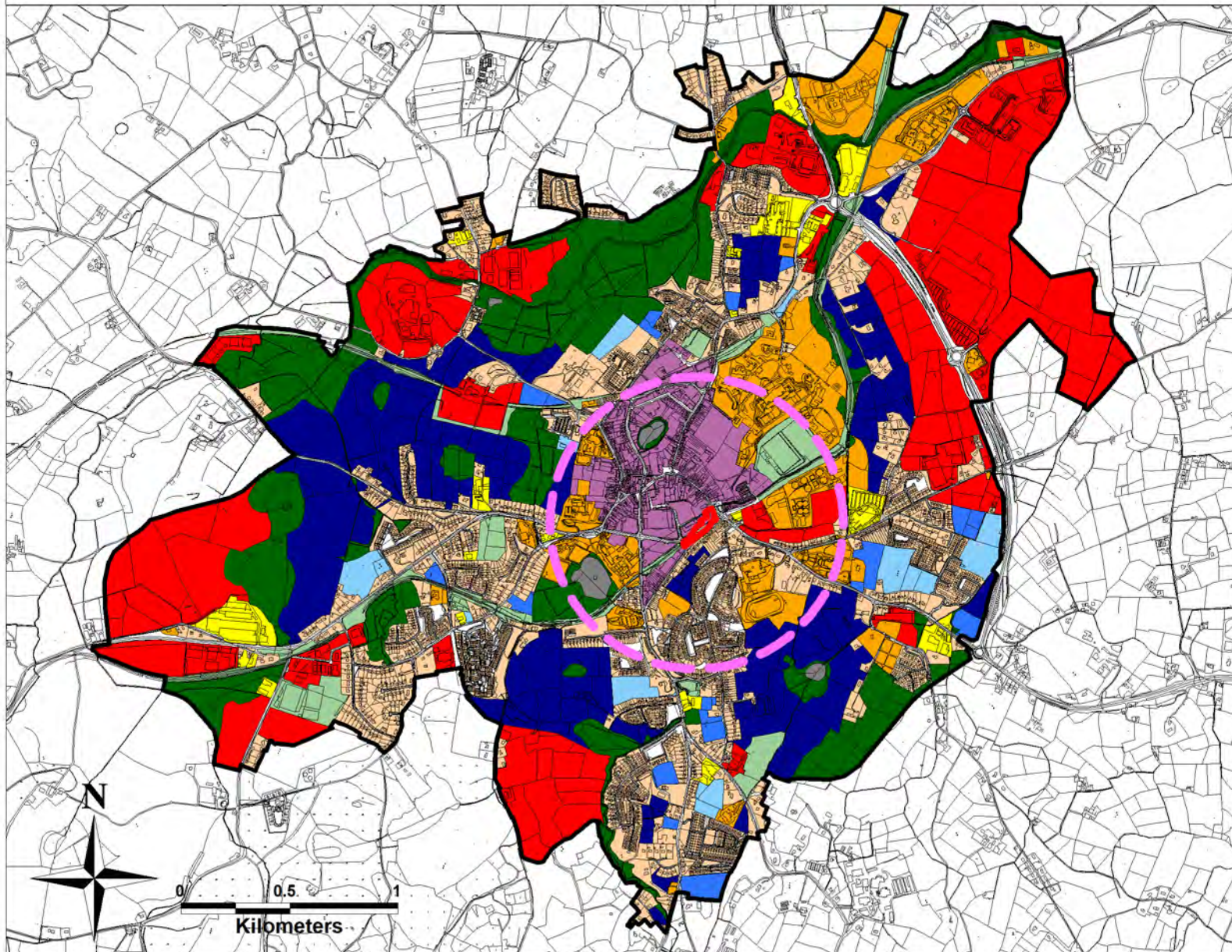
Monaghan

Land Use Zoning of  
Draft Development Plan 2025 - 2031

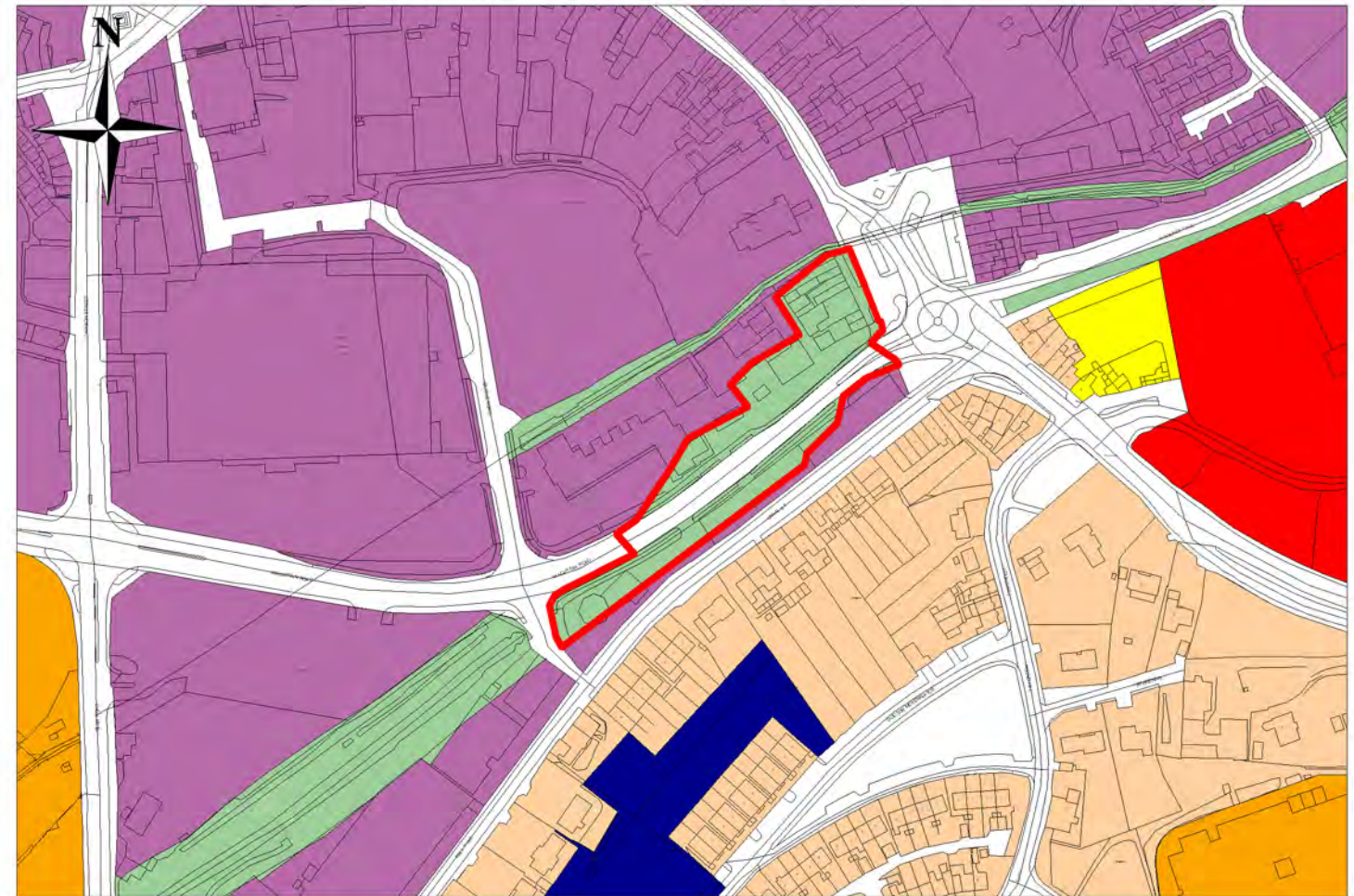
Recreation/Amenity

Proposed Material Alteration

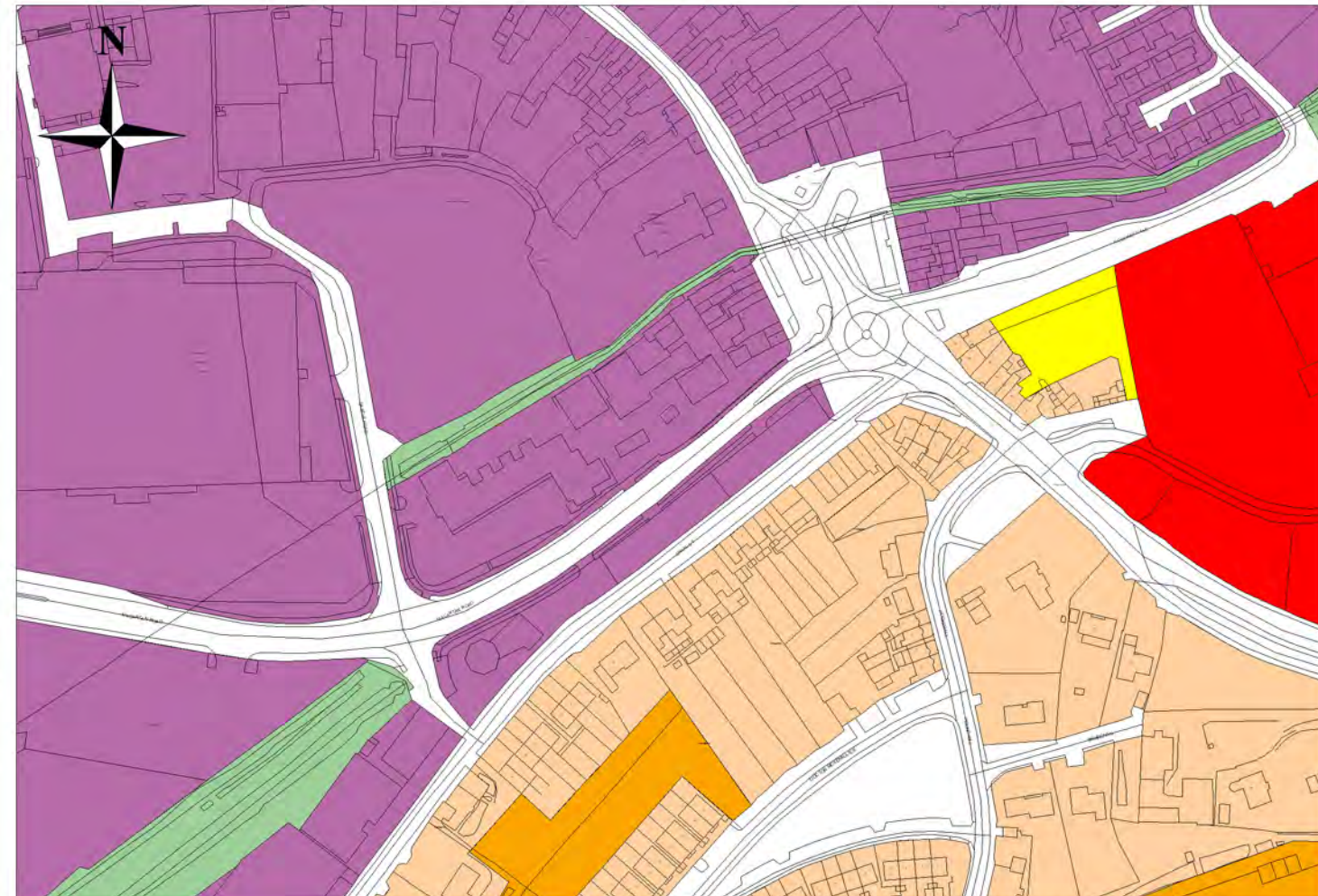
Town Centre



### Land Use Zoning Draft Development Plan 2025 - 2031

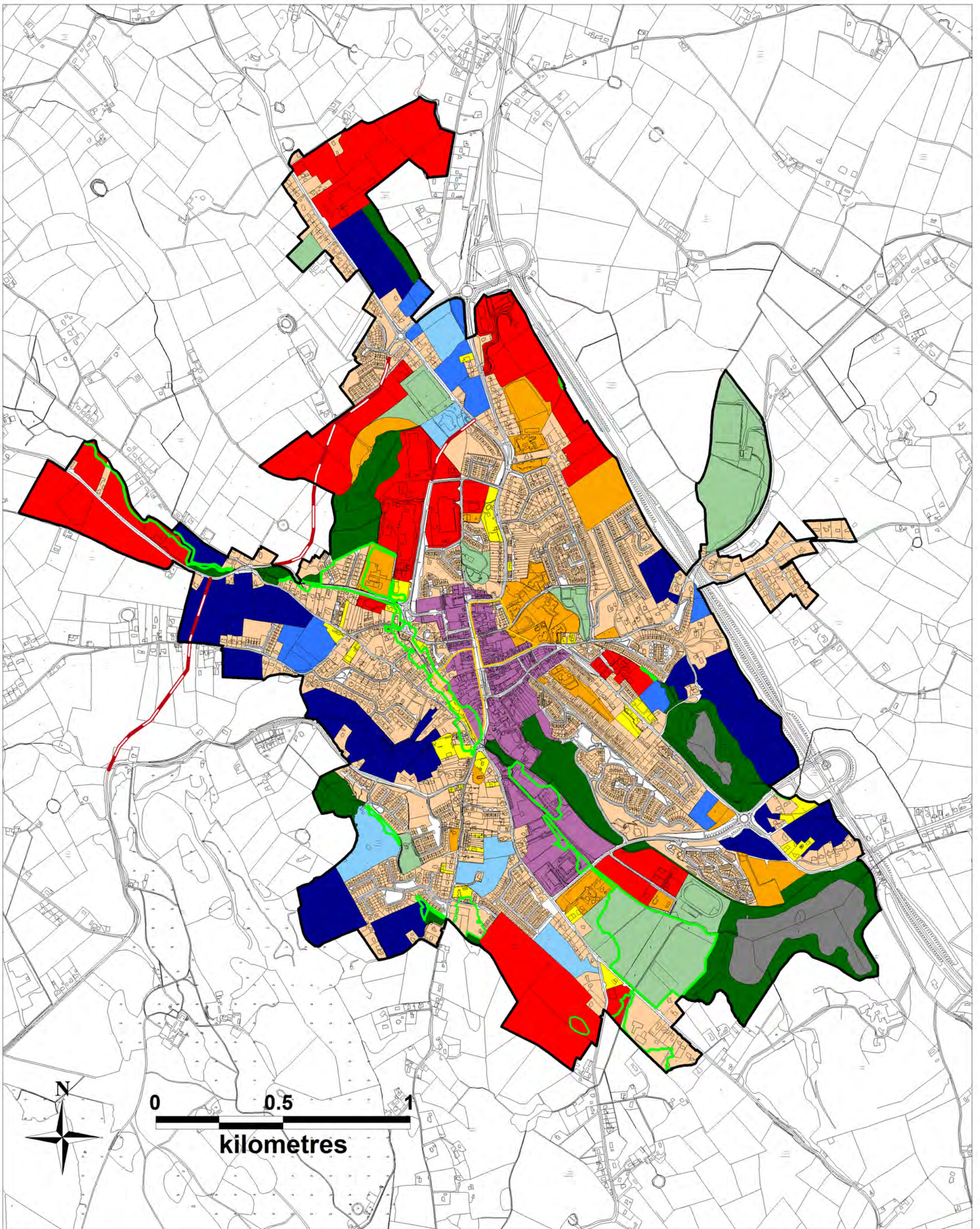


### Proposed Material Alteration



The background features several overlapping geometric shapes in a light purple color. On the left, there is a large triangle pointing downwards. In the center and right, there are various lines and smaller triangles, some pointing upwards and some downwards, creating a complex, layered pattern. The overall aesthetic is clean and modern.

**CARRICKMACROSS**

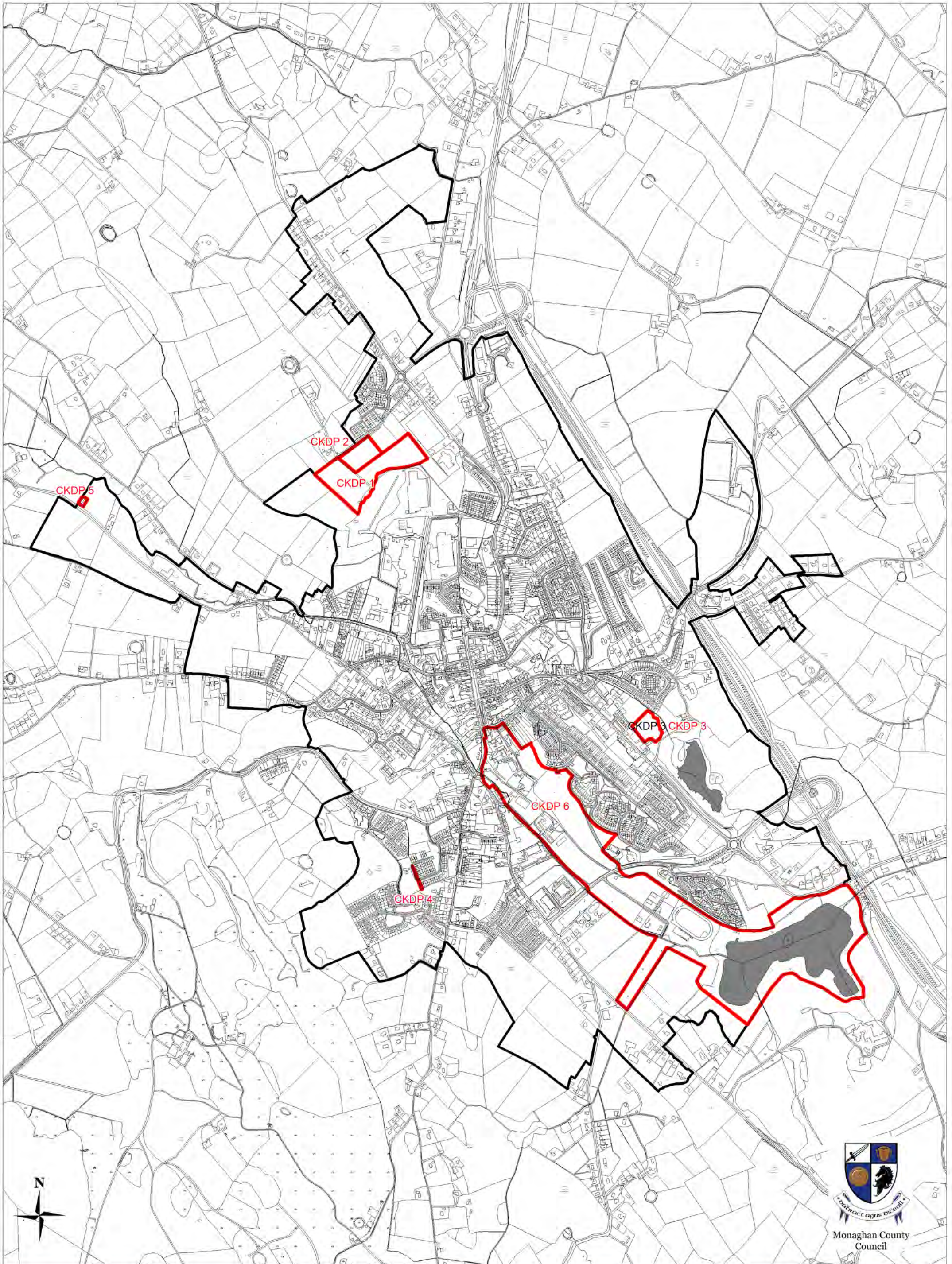


**Carrickmacross Town (Map CKDP1)**  
**Draft Monaghan County Development Plan 2025 - 2031**

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Existing Residential	Recreation/Amenity	Lakes
Proposed Residential A	Landscape Protection/Conservation	Flood Risk Areas
Proposed Residential B	Town Centre	Indicative New Road Proposals
Strategic Residential Reserve	Industry/Enterprise/Employment	Settlement Envelope
Community Services/Facilities	Existing Commercial	Action Plans

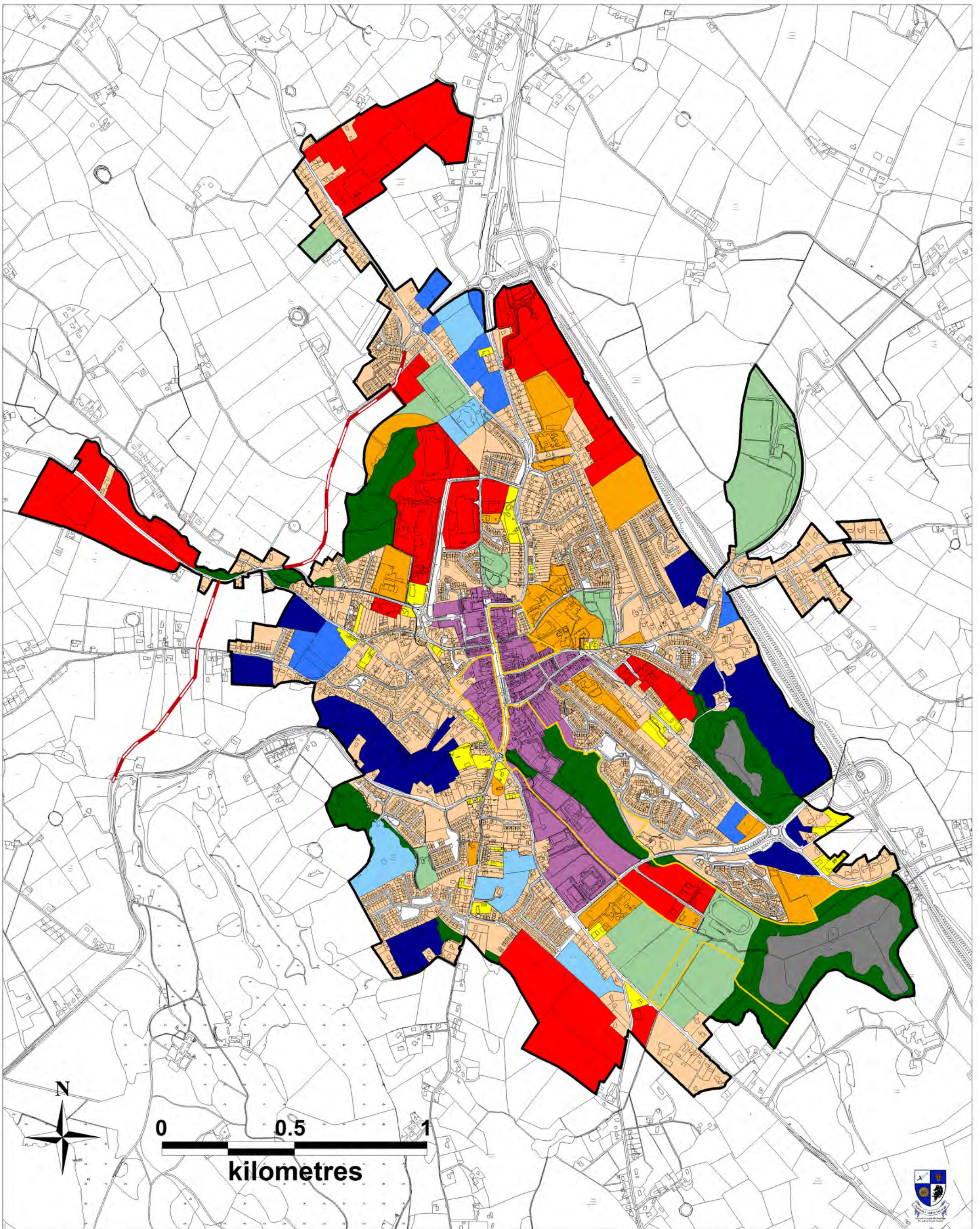


**Monaghan County Development Plan 2025 - 2031**

**Proposed Material Alterations**

Settlement	Carrickmacross
No. of Material Alterations	6





**Carrickmacross Town (Map CKDP1)**  
**Proposed Material Alterations to Draft Monaghan County Development Plan 2025 - 2031**

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 CYAL50343160 ©National Mapping Division of Tailte Éireann.

- |                               |                                   |                               |
|-------------------------------|-----------------------------------|-------------------------------|
| Existing Residential          | Recreation/Amenity                | Lakes                         |
| Proposed Residential A        | Landscape Protection/Conservation | Indicative New Road Proposals |
| Proposed Residential B        | Town Centre                       | Settlement Envelope           |
| Strategic Residential Reserve | Industry/Enterprise/Employment    | Action Plans                  |
| Community Services/Facilities | Existing Commercial               |                               |

# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CKDP1 No. 1



Settlement

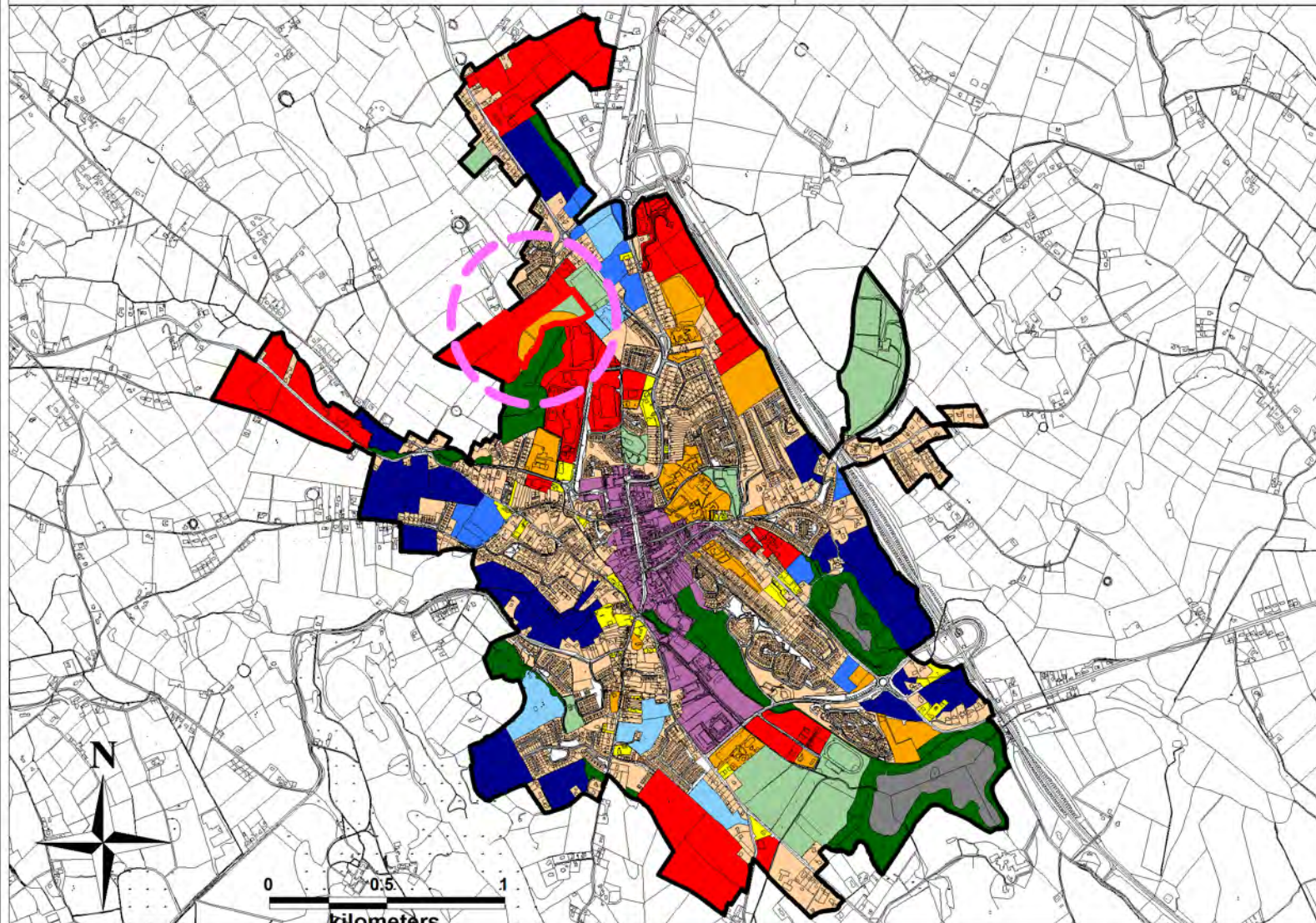
Carrickmacross

Land Use Zoning of  
Draft Development Plan 2025 - 2031

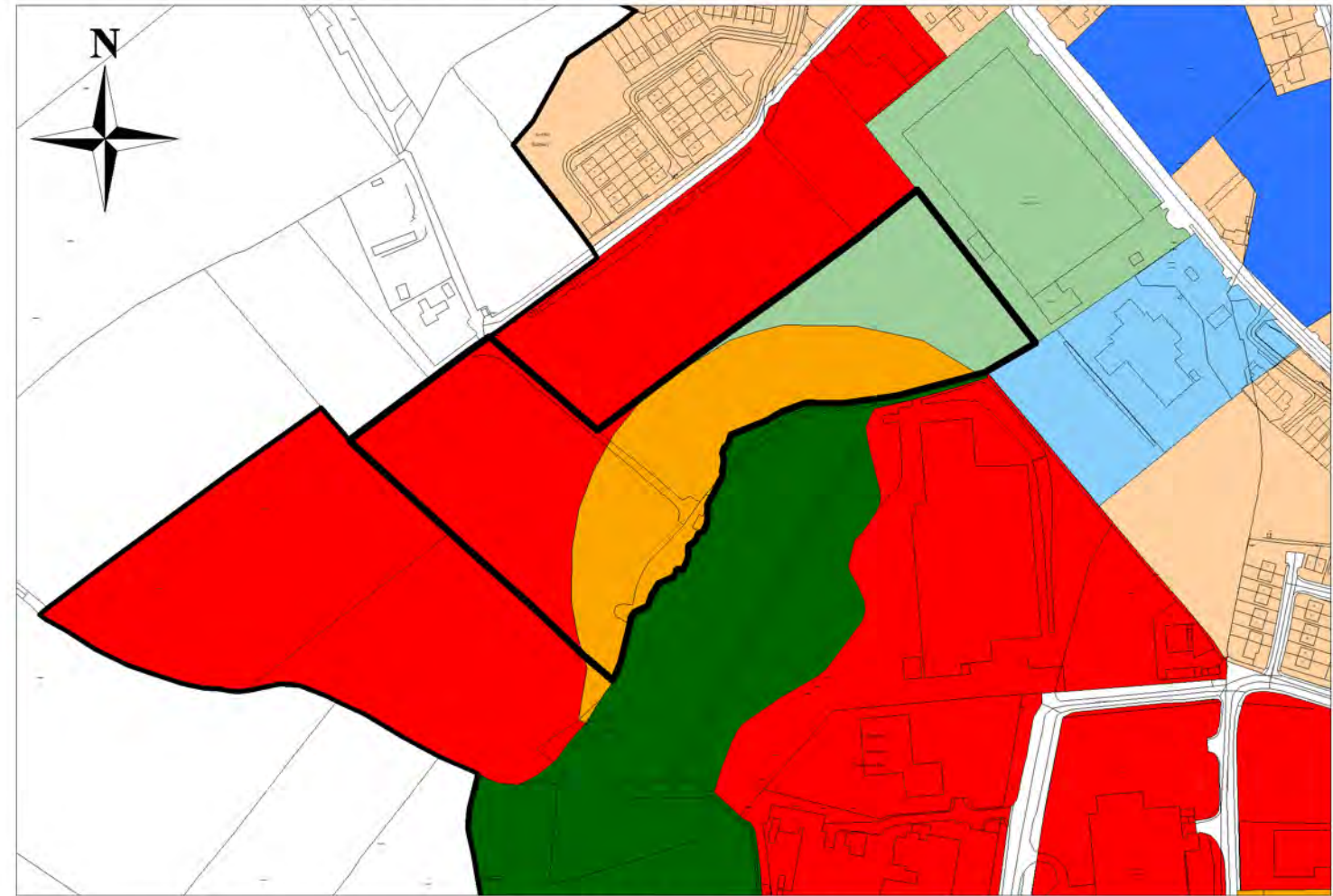
Industry/Enterprise/  
Employment &  
Community Services &  
Recreation/Amenity

Proposed Material Alteration

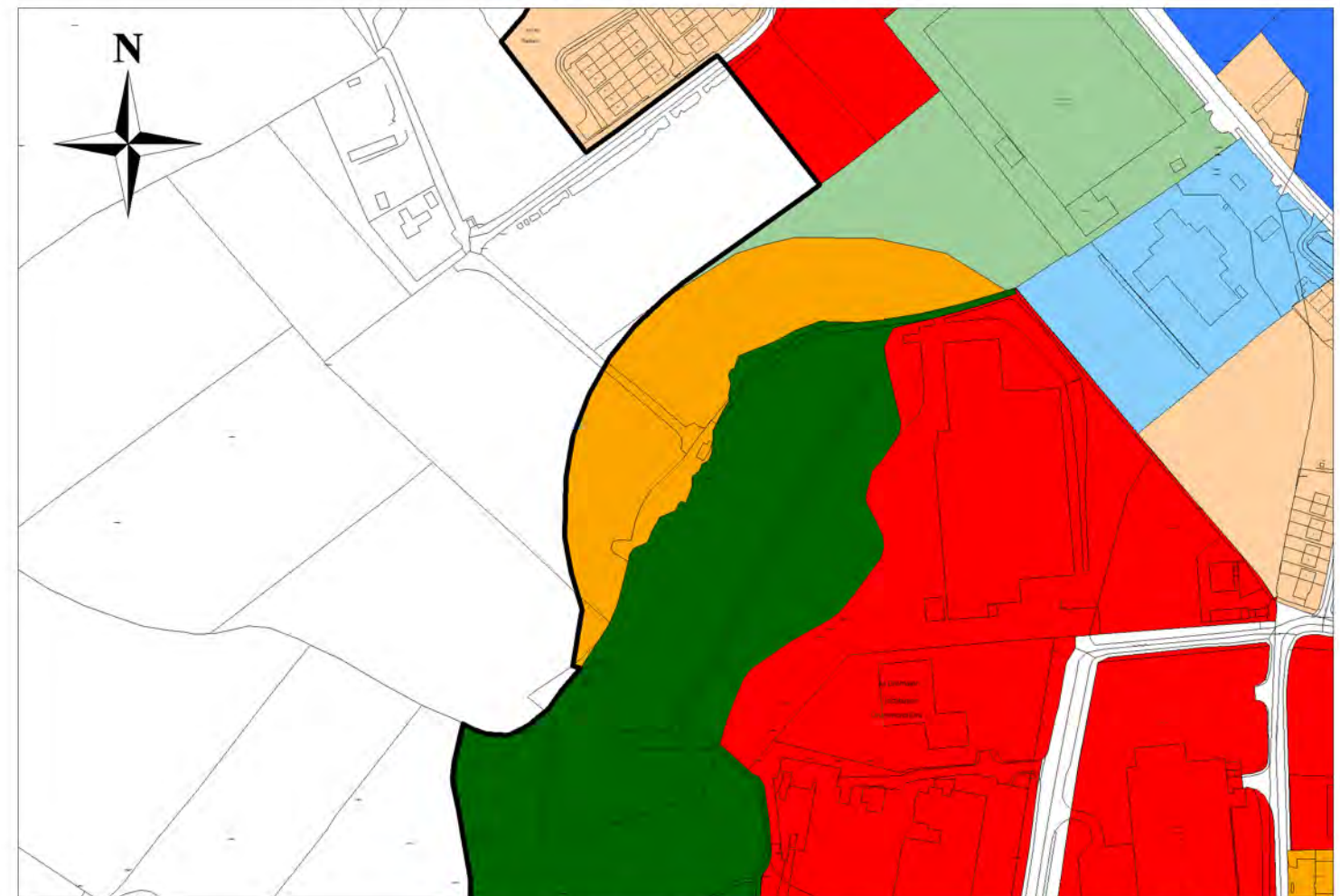
Dezone Industry/  
Enterprise/Employment  
lands



### Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CKDP1 No. 2



Settlement

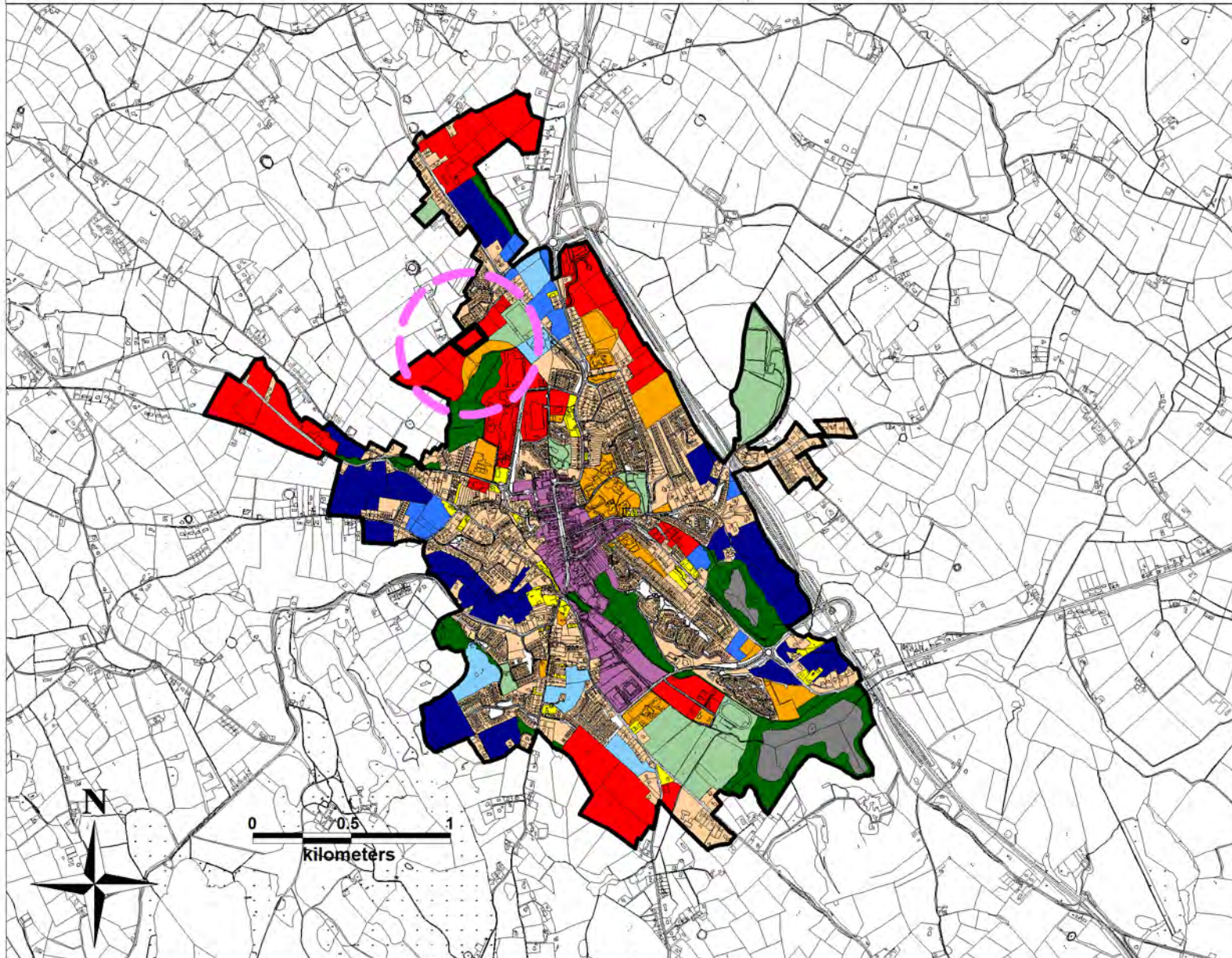
Carrickmacross

Land Use Zoning of  
Draft Development Plan 2025 - 2031

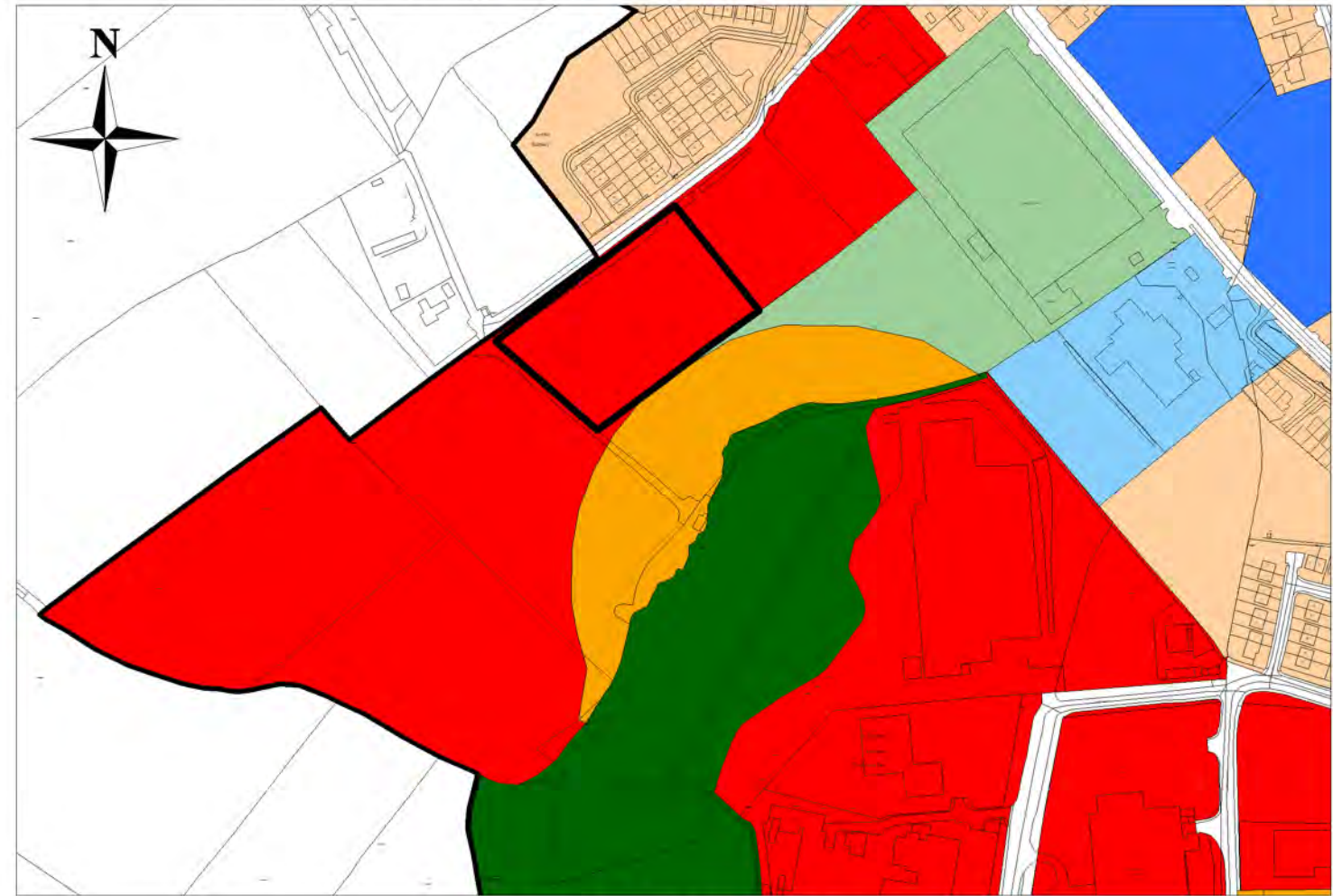
Industry/Enterprise/  
Employment

Proposed Material Alteration

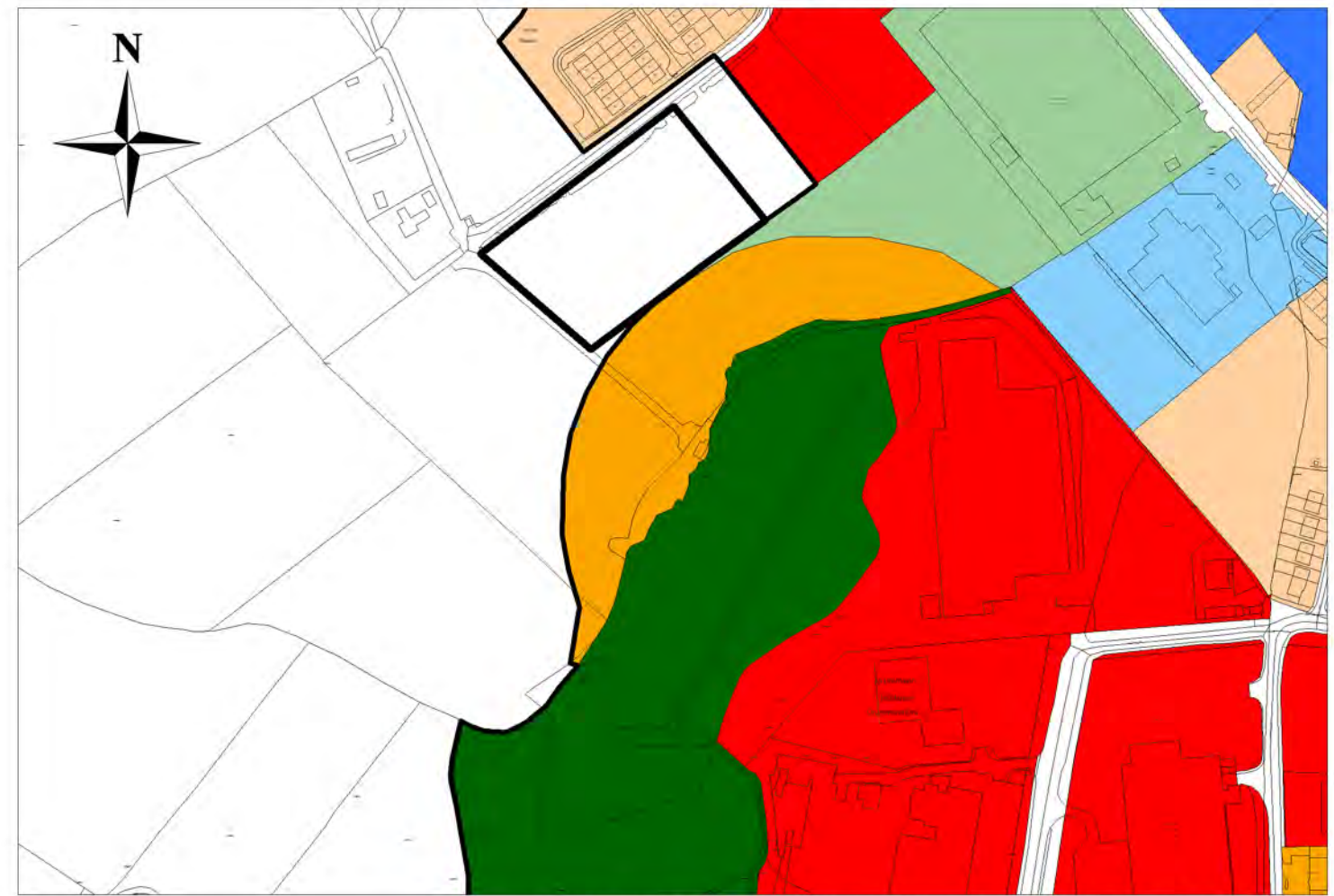
Dezone lands



### Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CKDP1 No. 3



Settlement

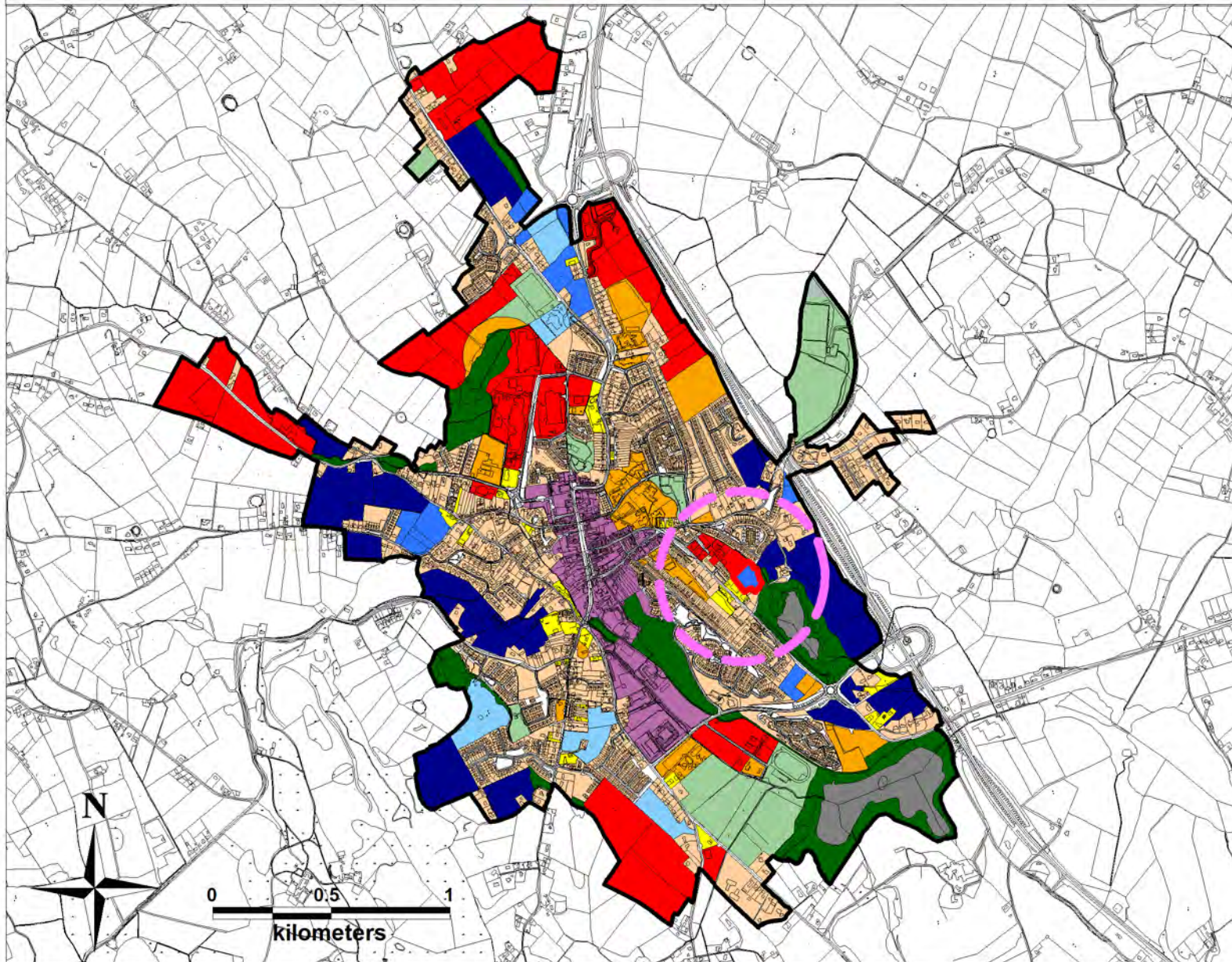
Carrickmacross

Land Use Zoning of  
Draft Development Plan 2025 - 2031

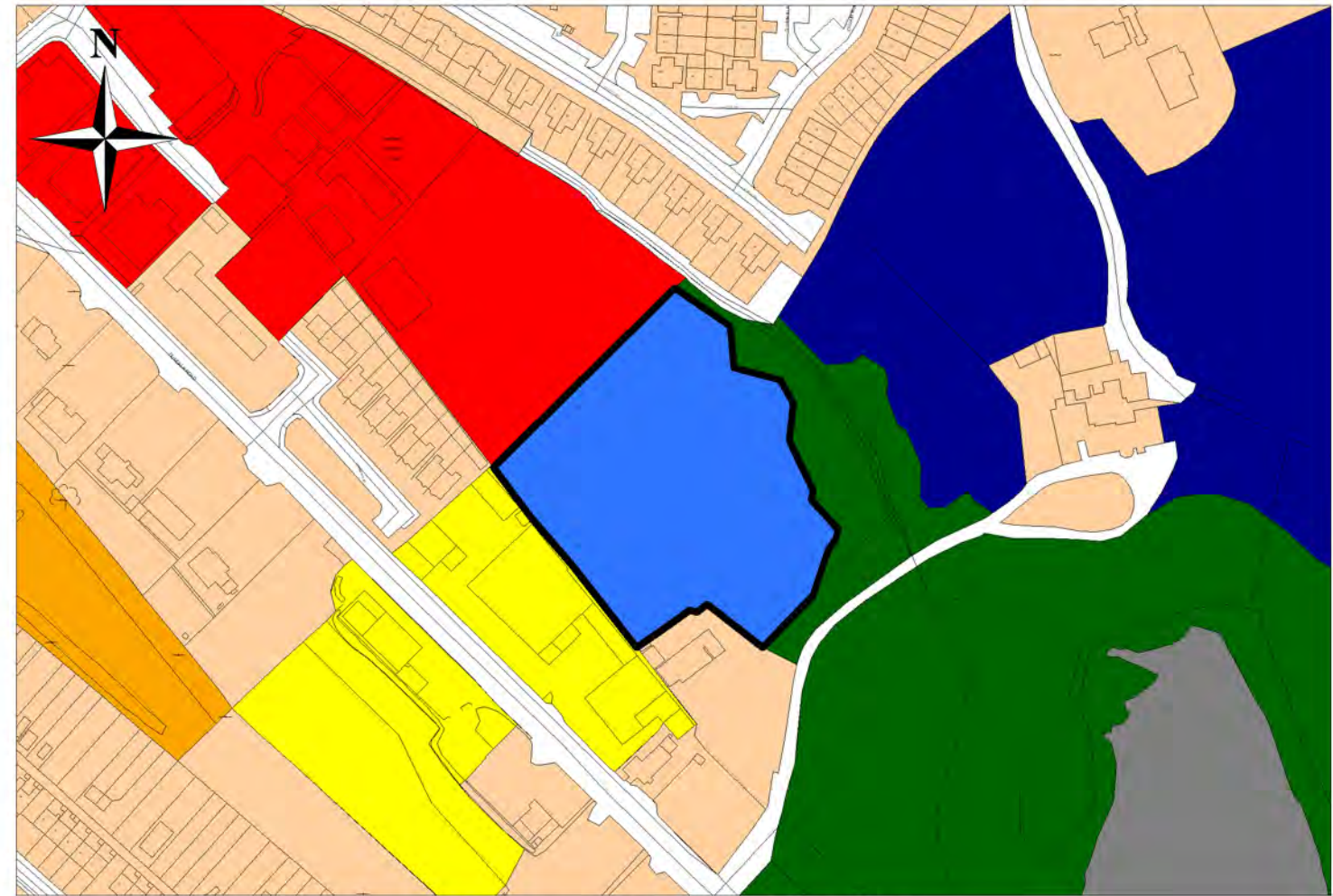
Proposed  
Residential B

Proposed Material Alteration

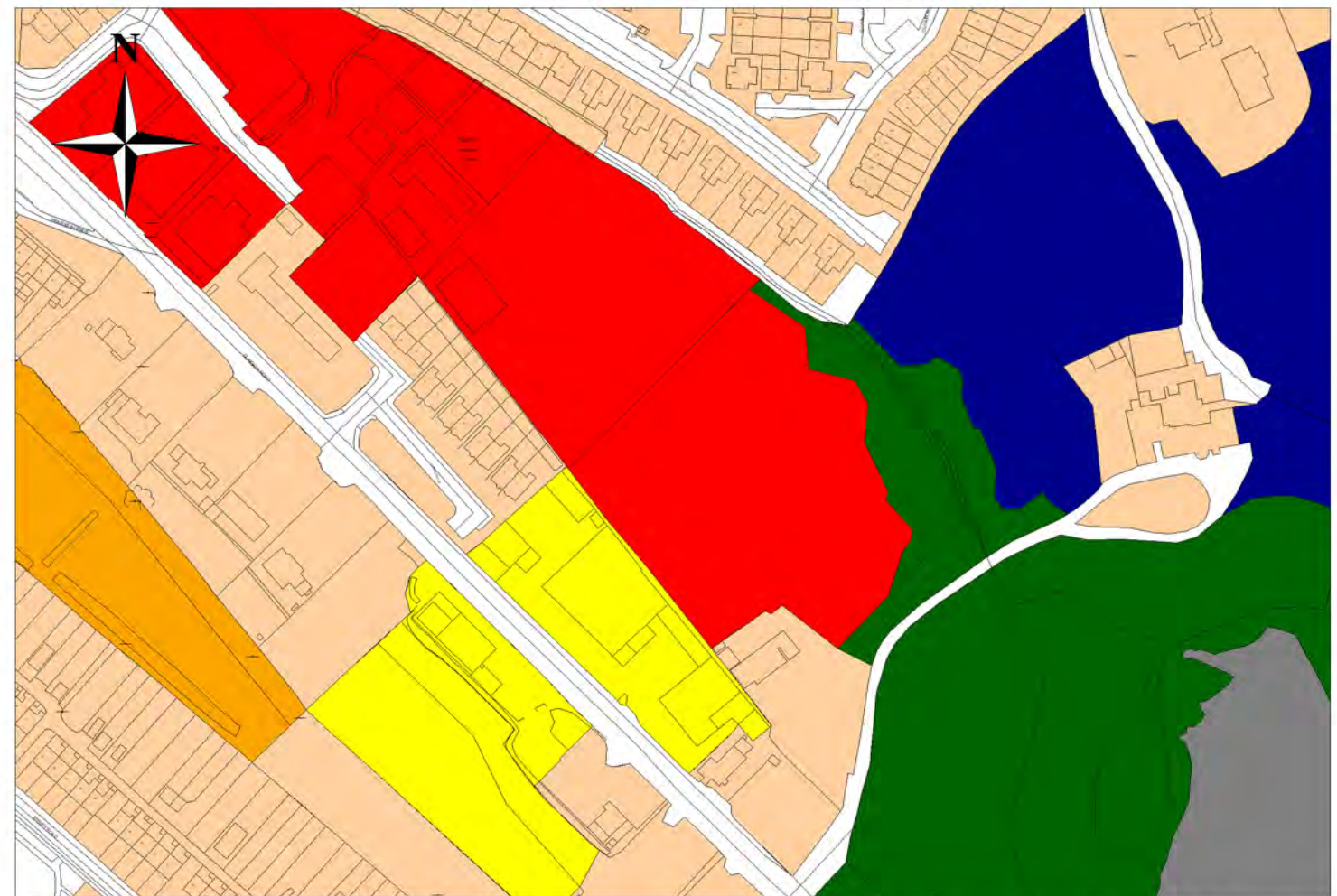
Industry/Enterprise/  
Employment



### Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CKDP1 No. 4



Settlement

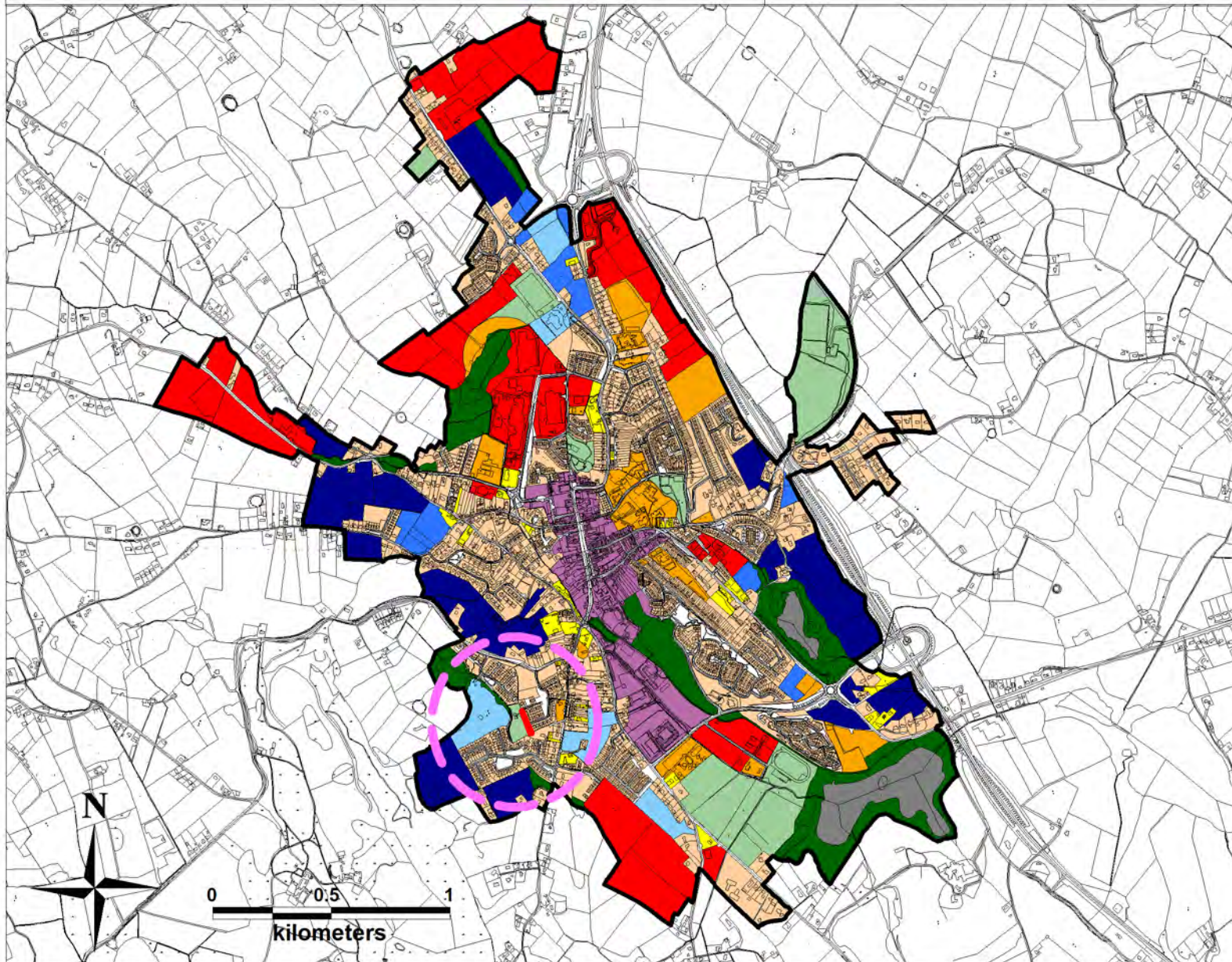
Carrickmacross

Land Use Zoning of  
Draft Development Plan 2025 - 2031

Recreation/Amenity

Proposed Material Alteration

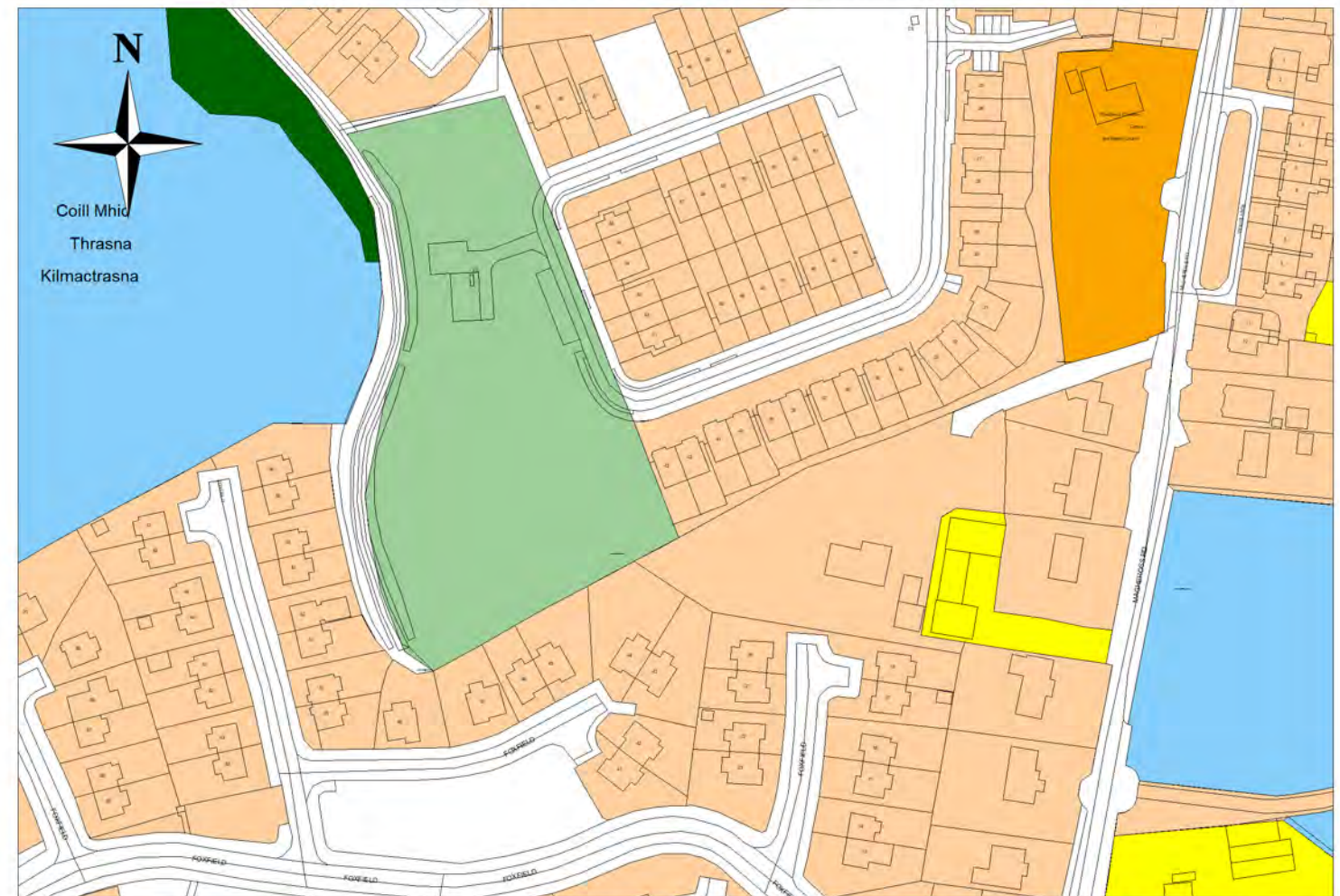
Existing Residential



### Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations



Ref. CKDP1 No. 5

Settlement

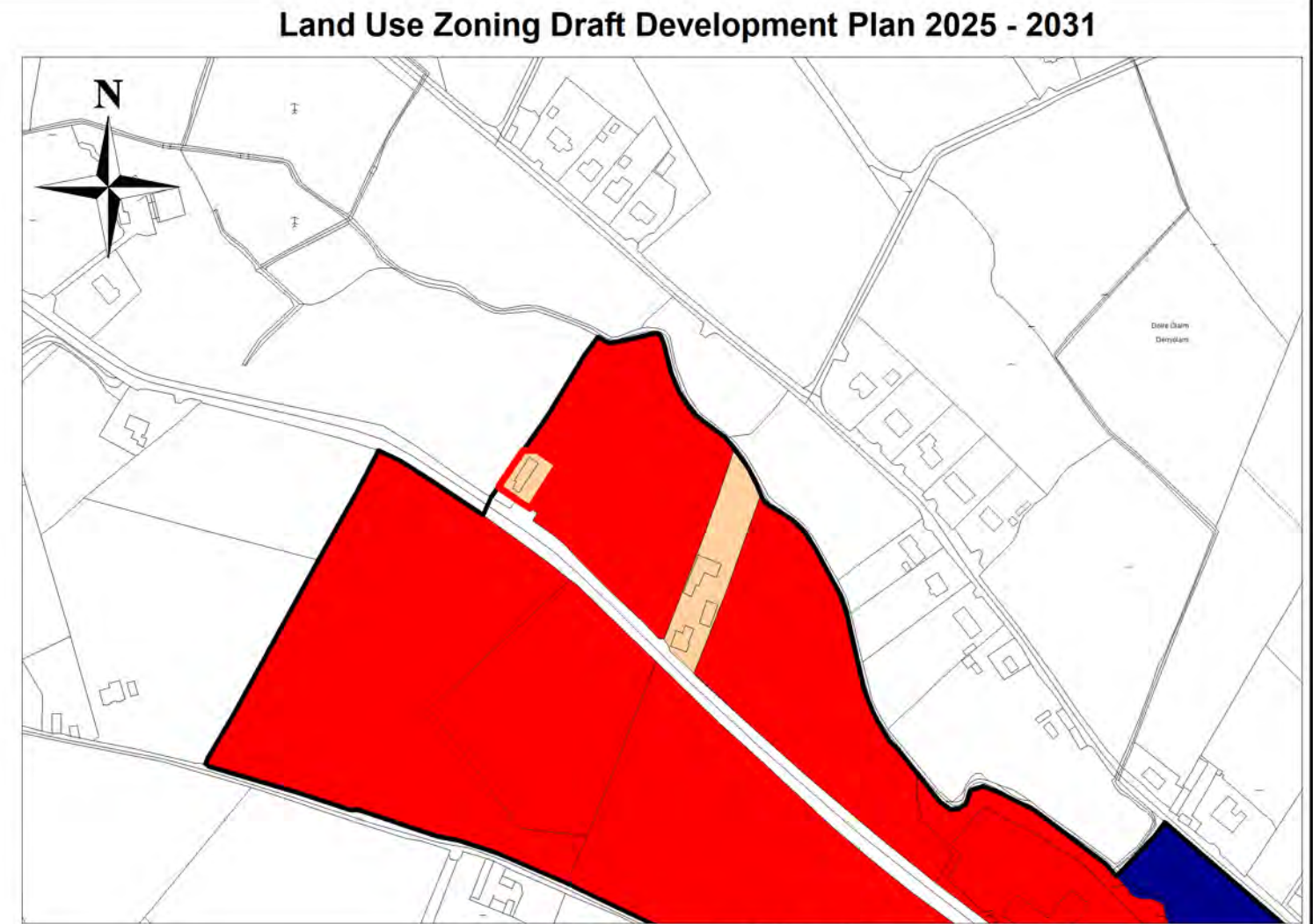
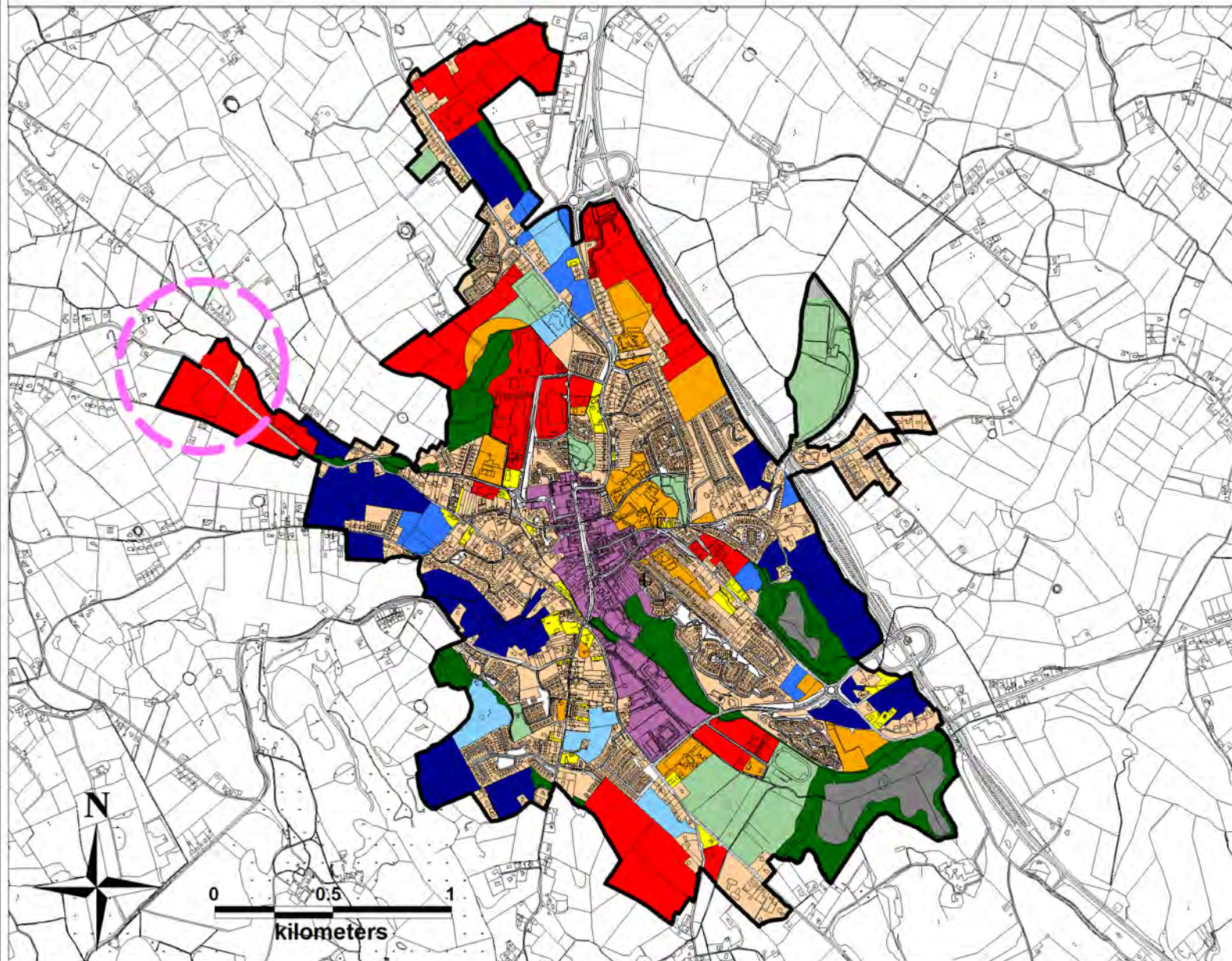
Carrickmacross

Land Use Zoning of  
Draft Development Plan 2025 - 2031

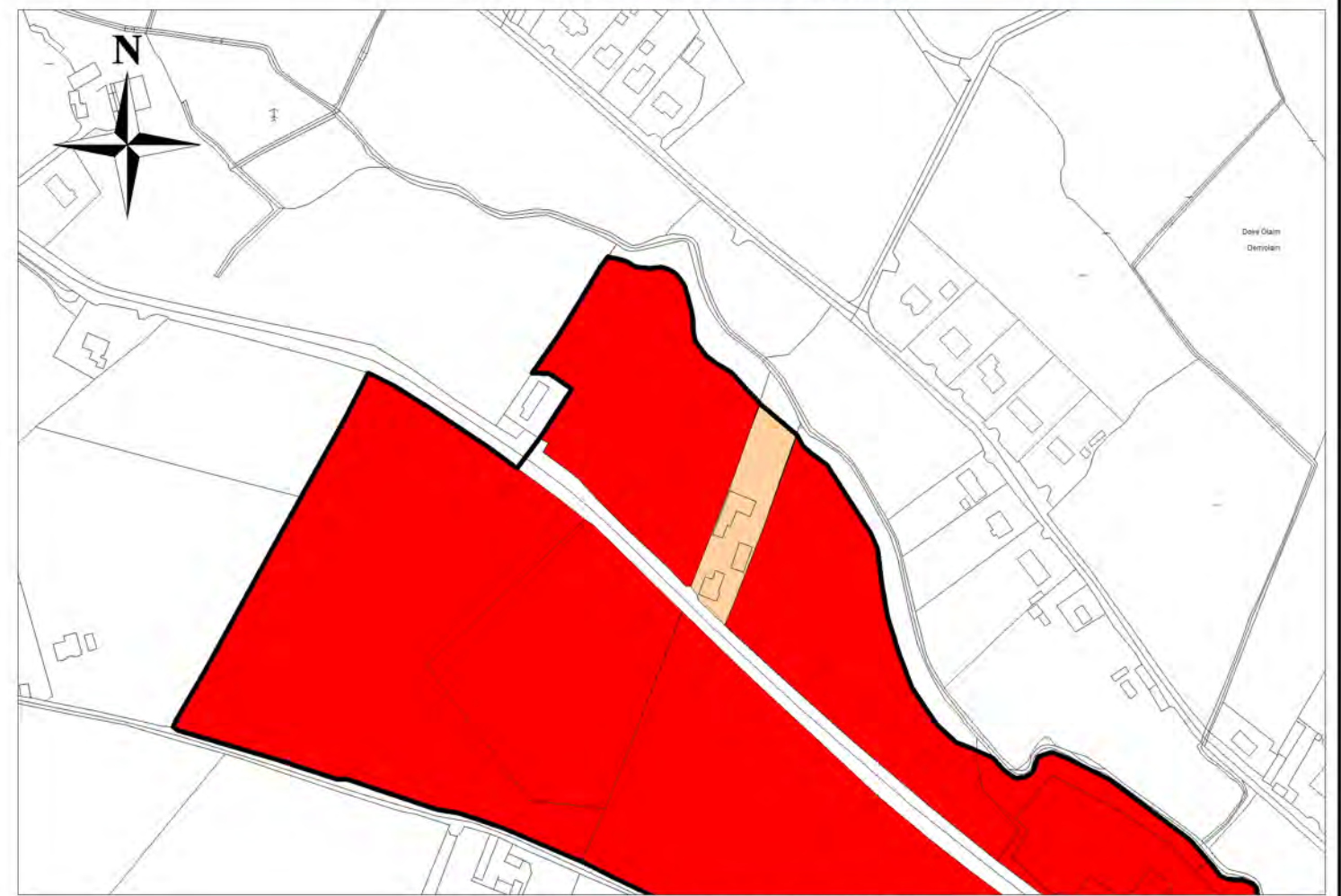
Existing Residential

Proposed Material Alteration

Dezone lands



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CKDP1 No. 6



Settlement

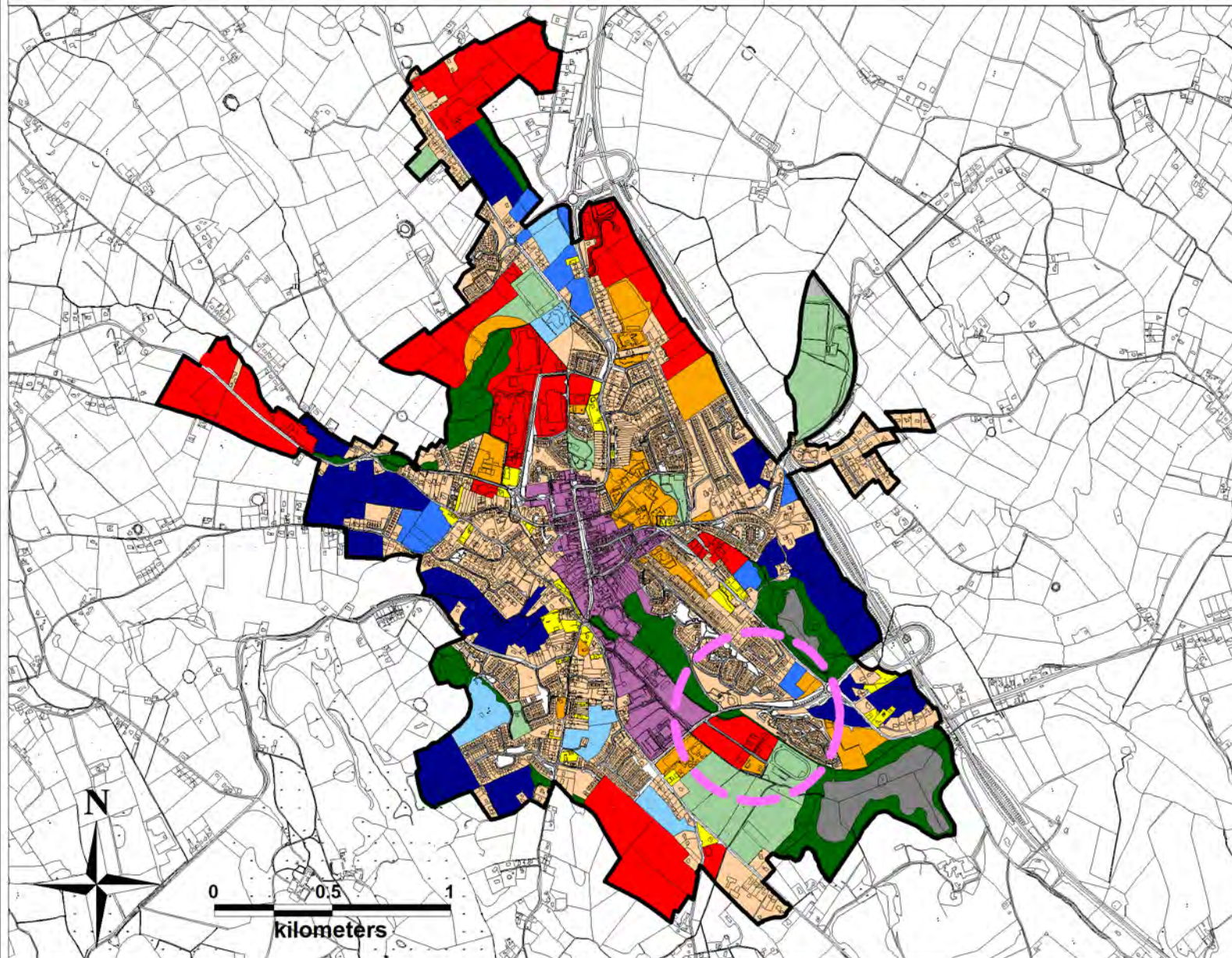
Carrickmacross

Land Use Zoning of  
Draft Development Plan 2025 - 2031

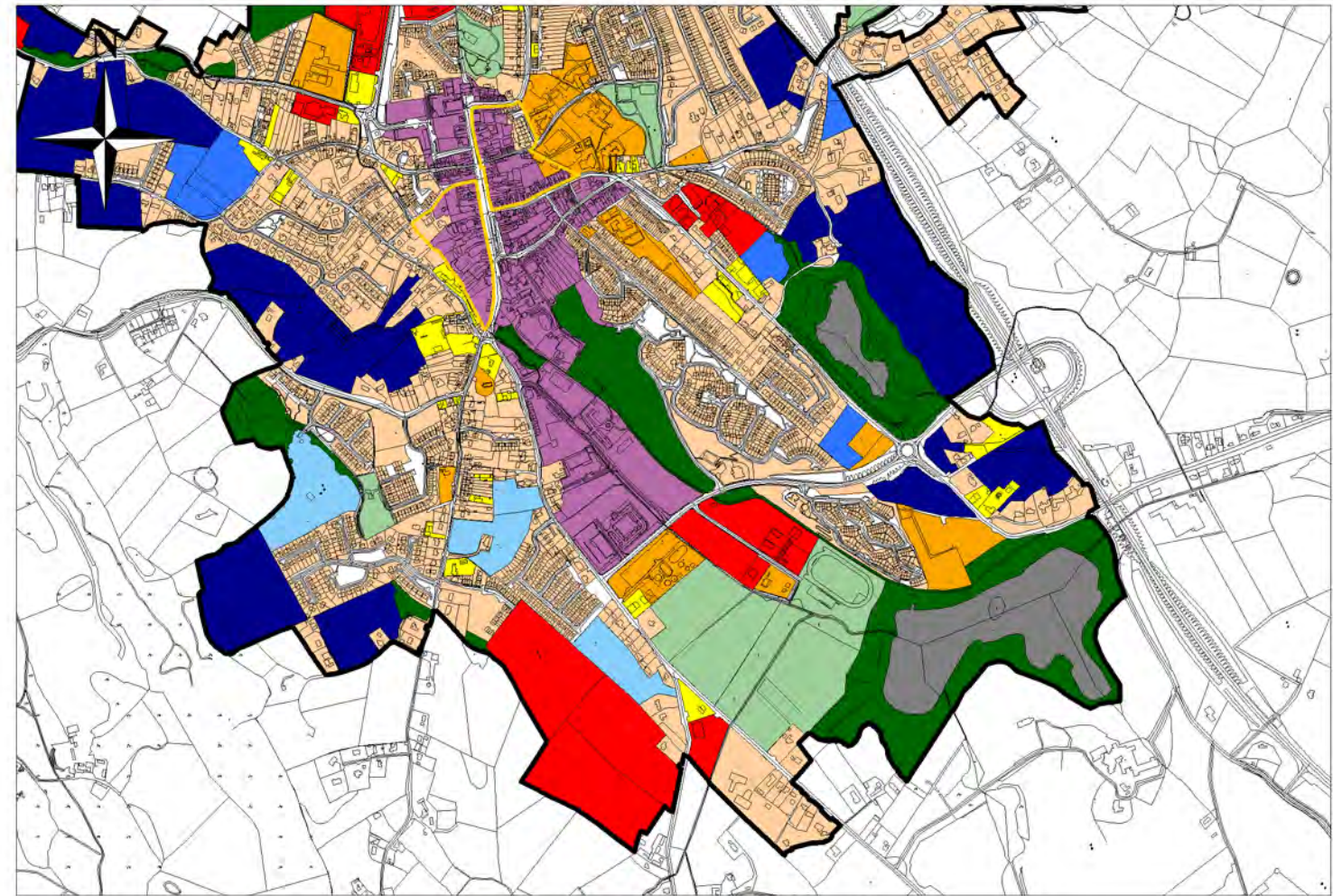
N/A

Proposed Material Alteration

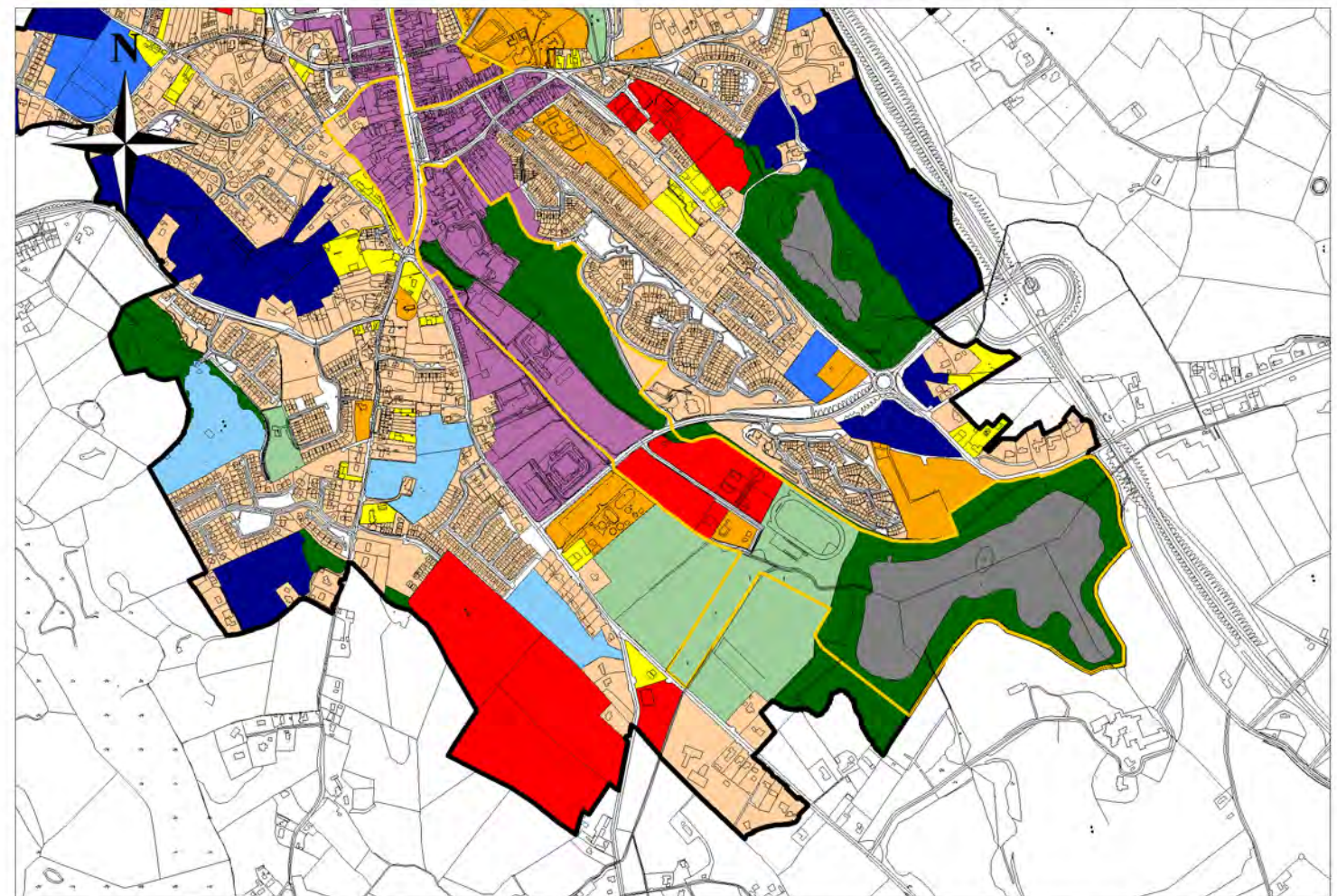
Inclusion of the  
Convent Lands  
Masterplan boundary



### Land Use Zoning Draft Development Plan 2025 - 2031



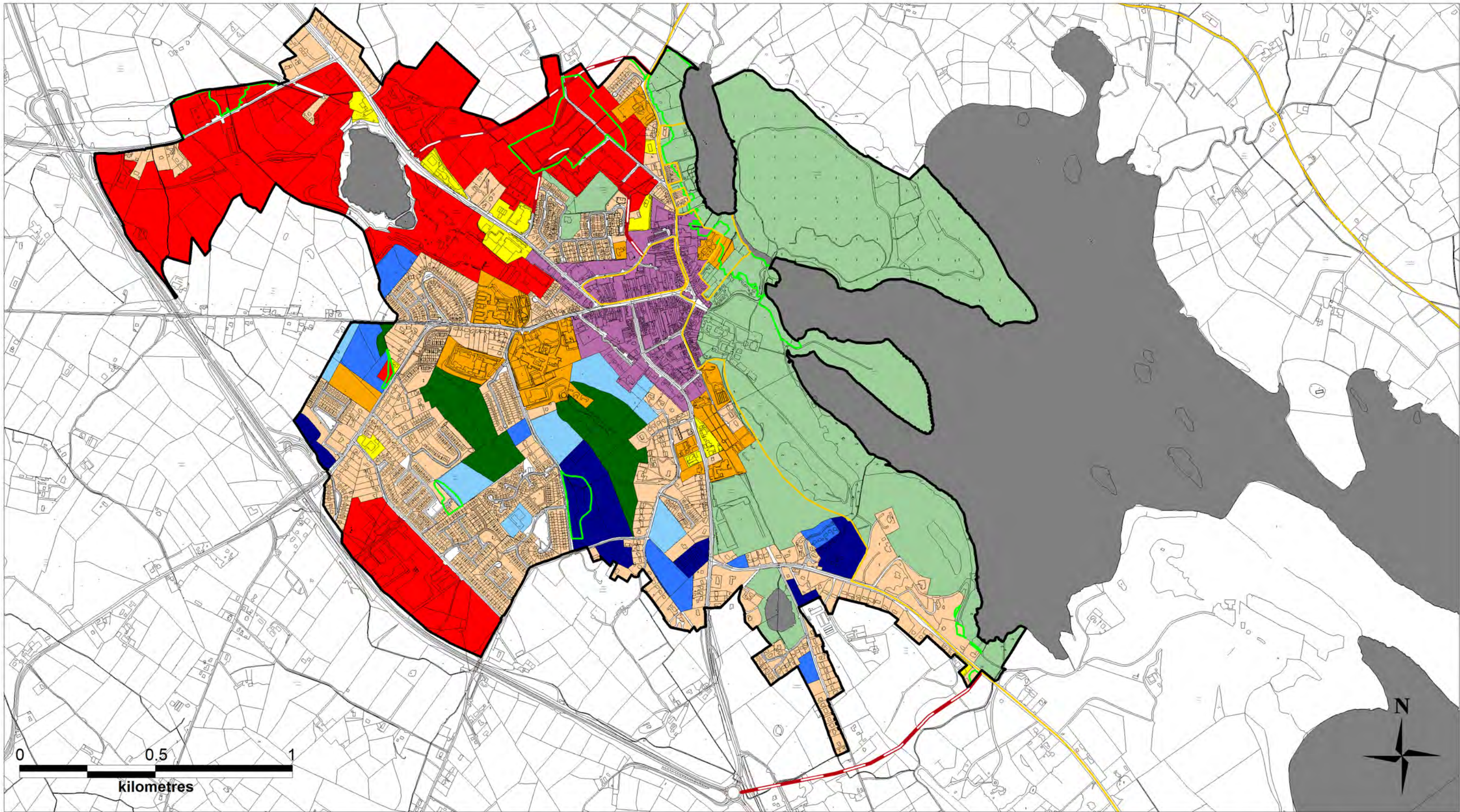
Proposed Material Alteration



The background features abstract geometric shapes in a light purple color. On the left, there is a large solid purple triangle pointing downwards. Below it, a thick purple line forms a jagged, mountain-like silhouette. In the bottom right, there is another solid purple triangle pointing upwards. The overall composition is minimalist and modern.

**CASTLEBLAYNEY**



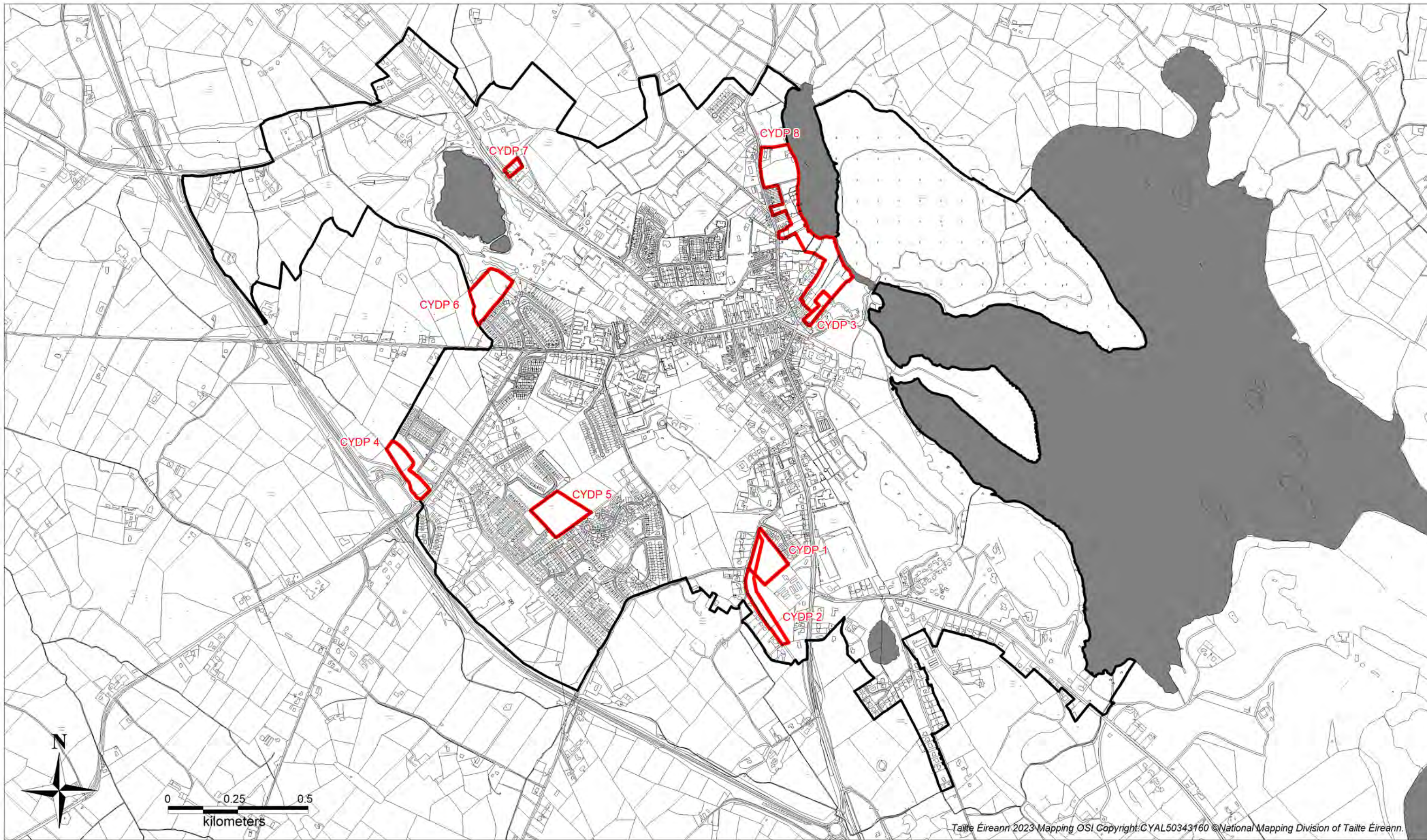


# Castleblayney Town (Map CYDP1)

Draft Monaghan County Development Plan 2025 - 2031

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- |                               |                                   |                                |                               |
|-------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| Existing Residential          | Community Services/Facilities     | Existing Commercial            | Indicative New Road Proposals |
| Proposed Residential A        | Recreation/Amenity                | Industry/Enterprise/Employment | Proposed Road Upgrades        |
| Proposed Residential B        | Landscape Protection/Conservation | Lakes                          | Settlement Envelope           |
| Strategic Residential Reserve | Town Centre                       | Flood Risk Areas               | Action Plans                  |



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# Monaghan County Development Plan 2025 - 2031

## Proposed Material Alterations

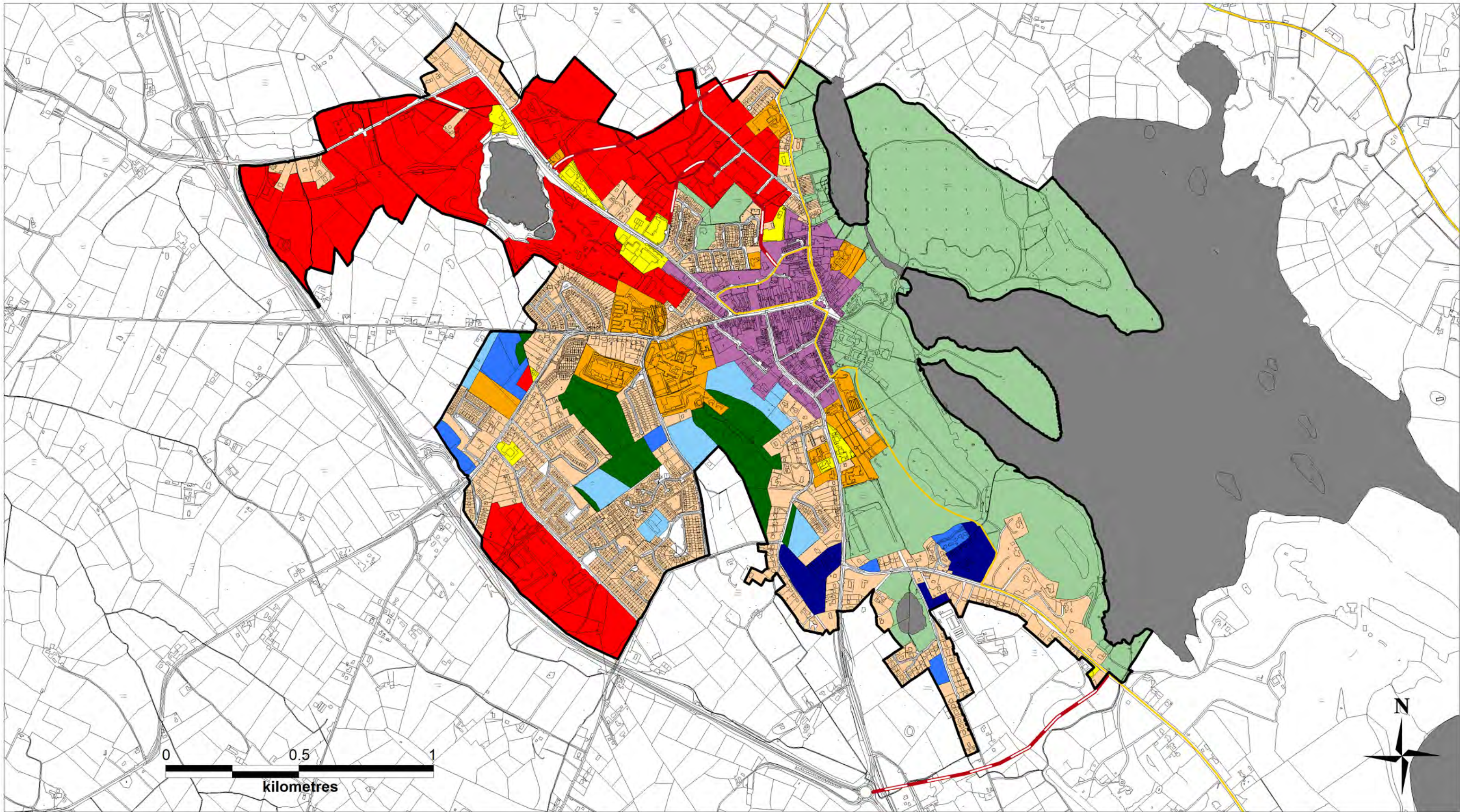
Settlement

Castleblayney

No. of Material Alterations

8





# Castleblayney Town (Map CYDP1)

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

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- |                               |                                   |                                |                               |
|-------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| Existing Residential          | Community Services/Facilities     | Existing Commercial            | Indicative New Road Proposals |
| Proposed Residential A        | Recreation/Amenity                | Industry/Enterprise/Employment | Proposed Road Upgrades        |
| Proposed Residential B        | Landscape Protection/Conservation | Lakes                          | Settlement Envelope           |
| Strategic Residential Reserve | Town Centre                       |                                | Action Plans                  |

# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CYDP1 No. 1



Settlement

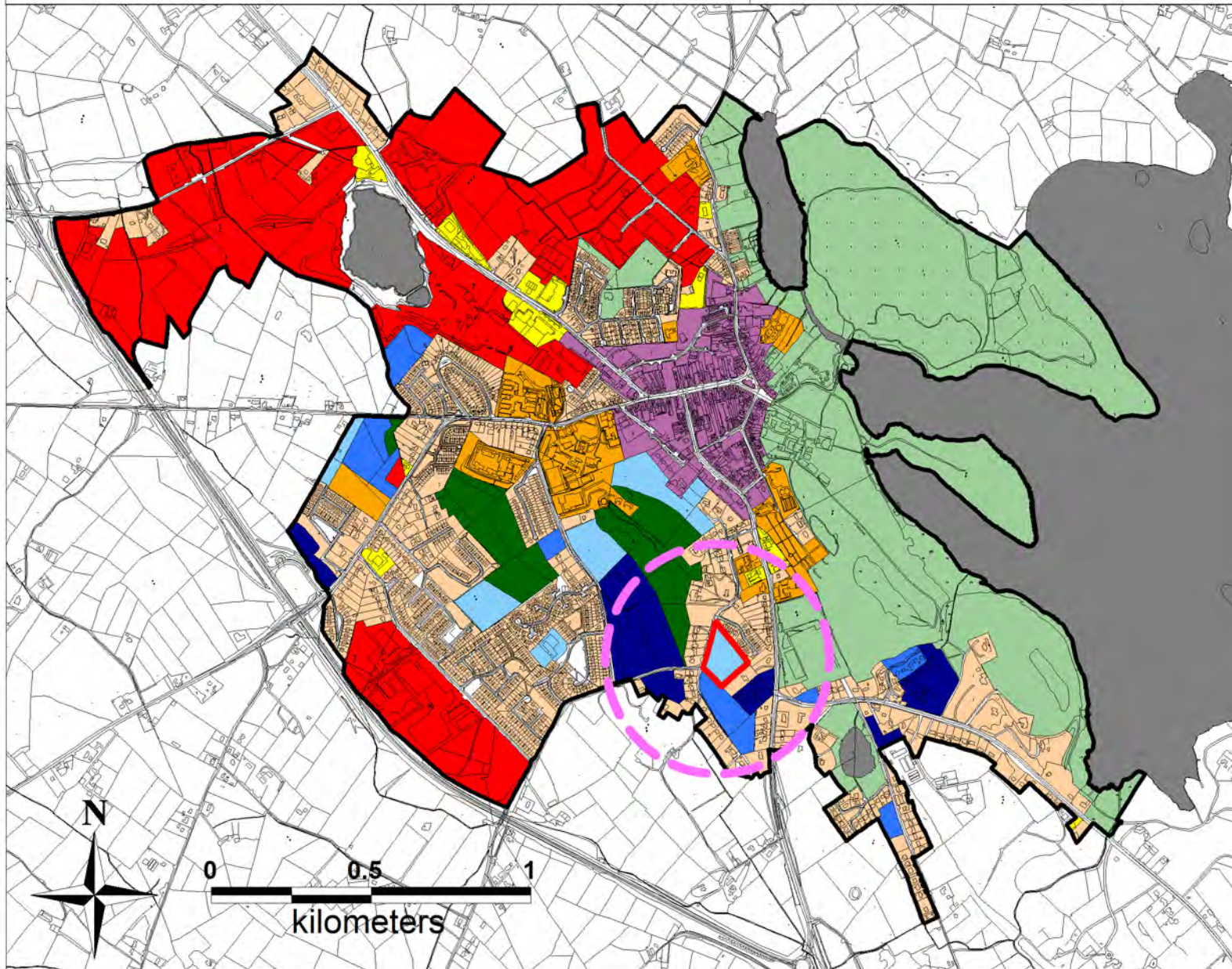
Castleblayney

Land Use Zoning of  
Draft Development Plan 2025 - 2031

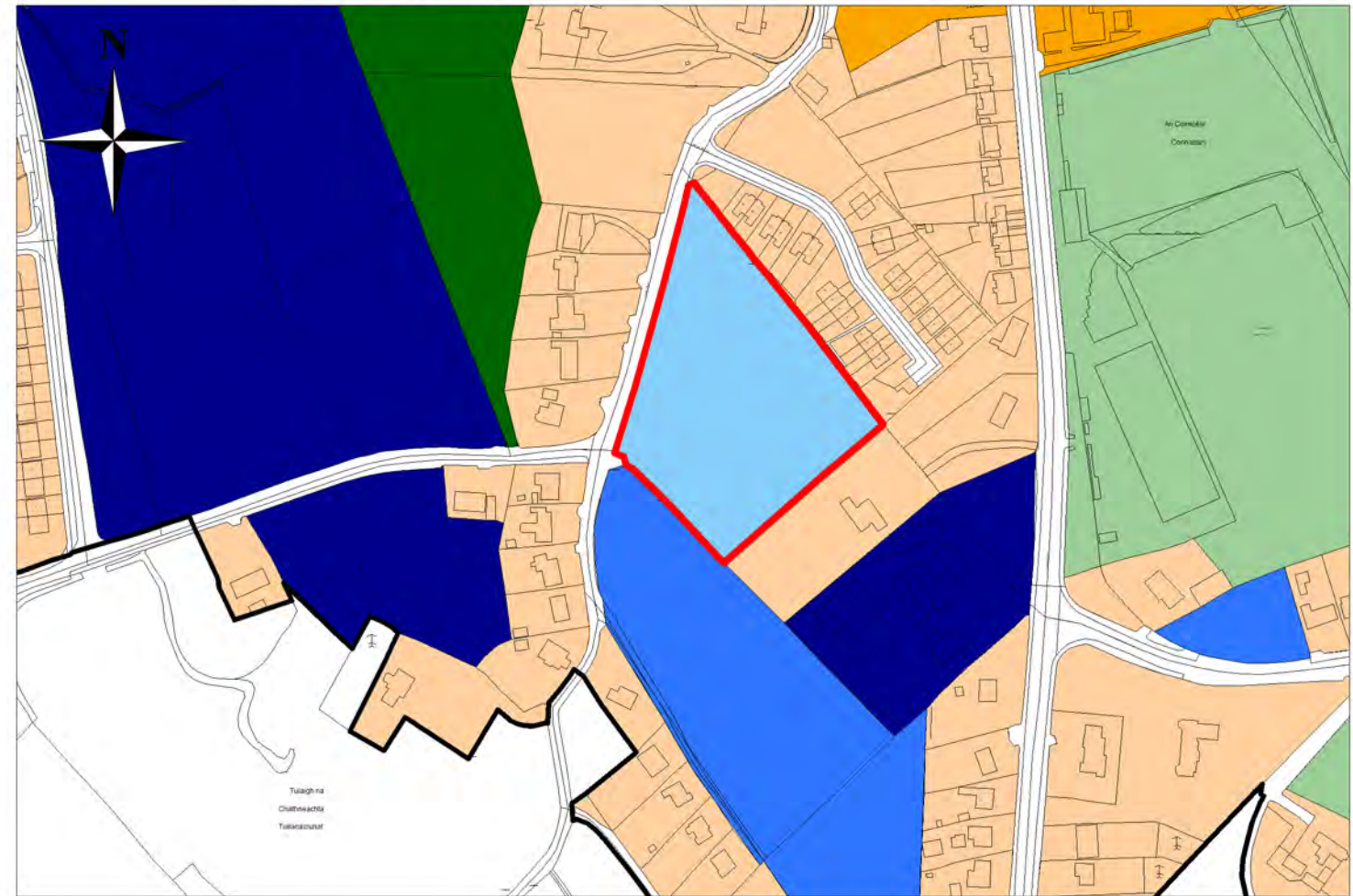
Proposed  
Residential A

Proposed Material Alteration

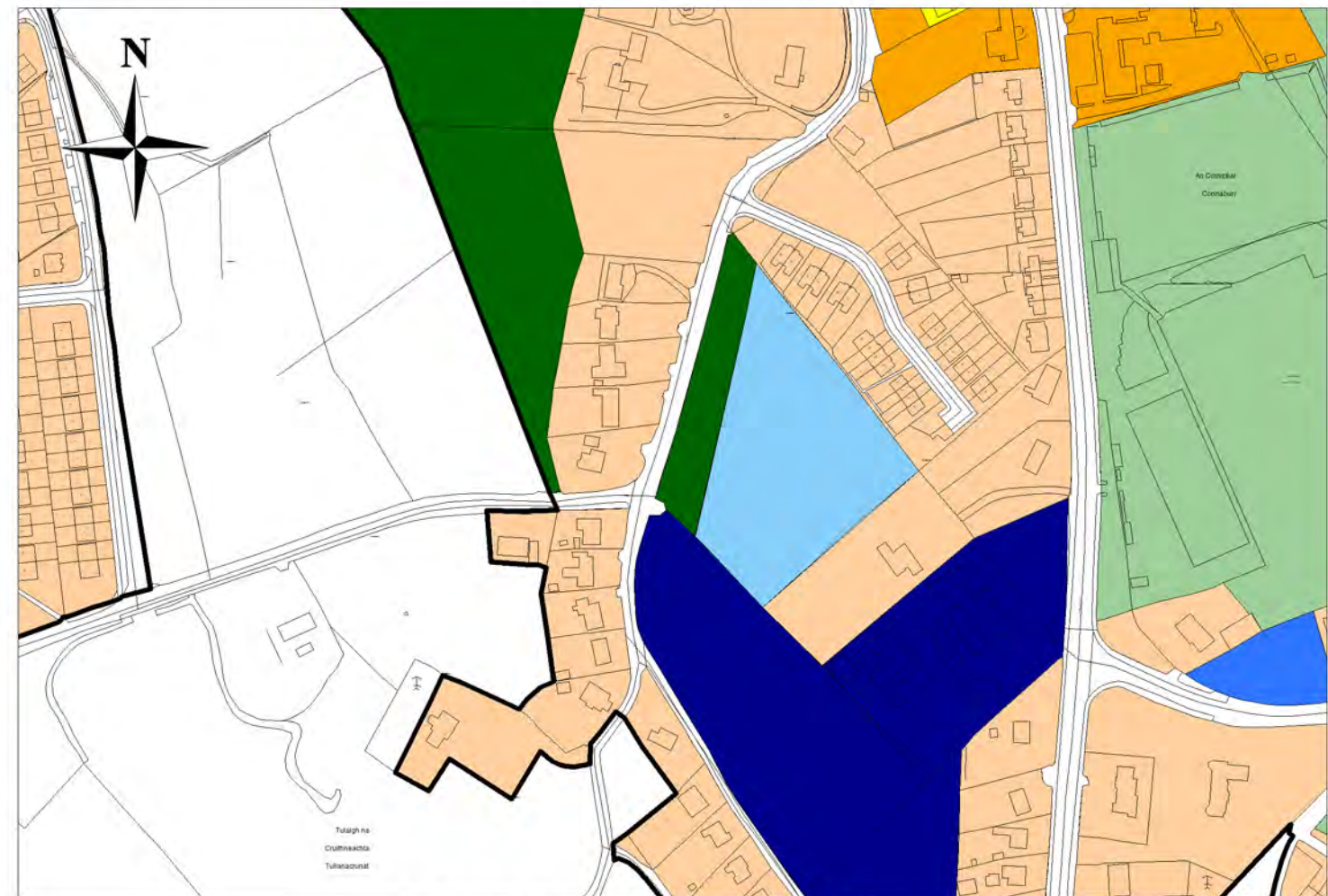
Rezone part of lands  
to Landscape  
Protection/Conservation



### Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CYDP1 No. 2



Settlement

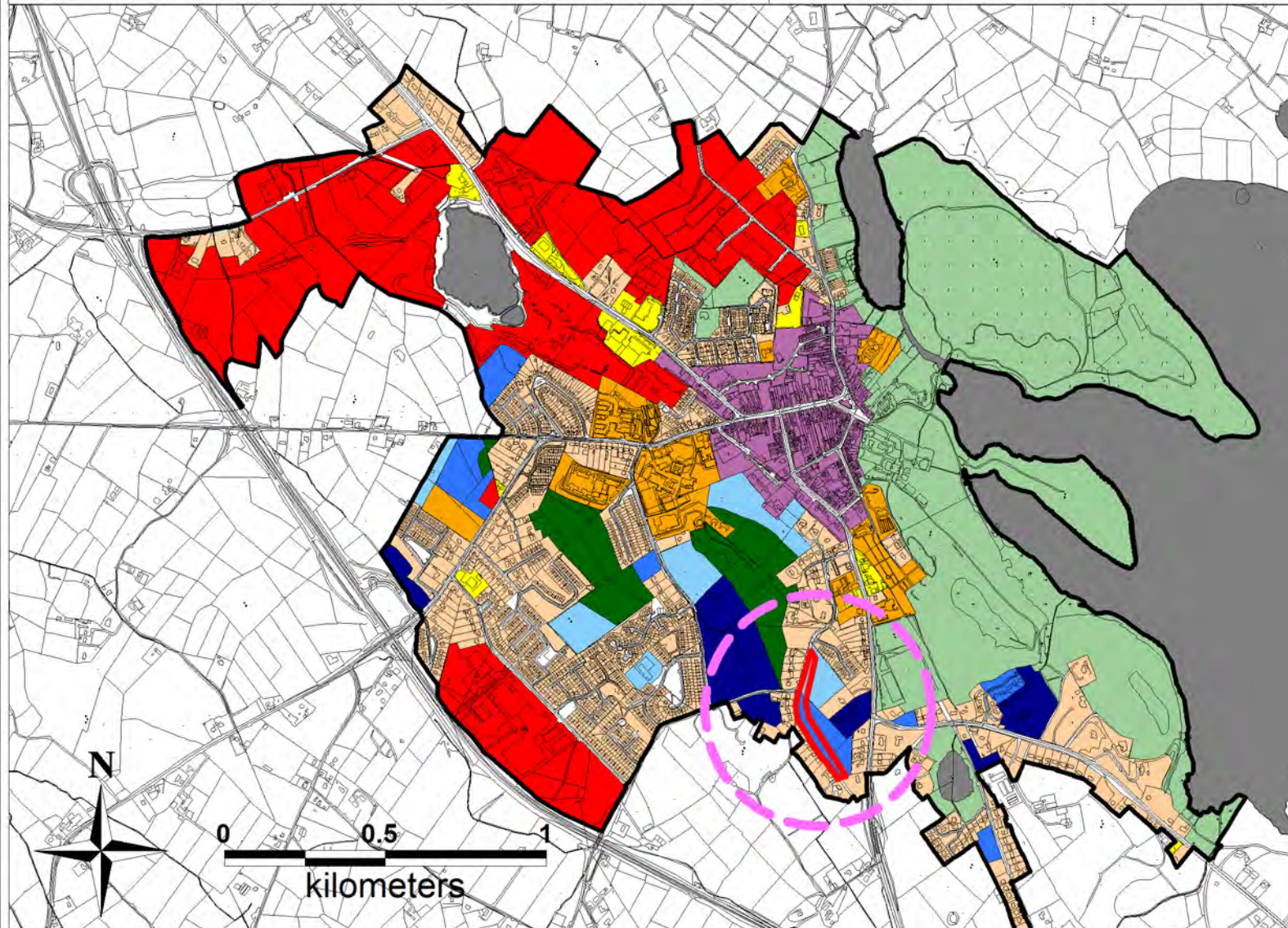
Castleblayney

Land Use Zoning of  
Draft Development Plan 2025 - 2031

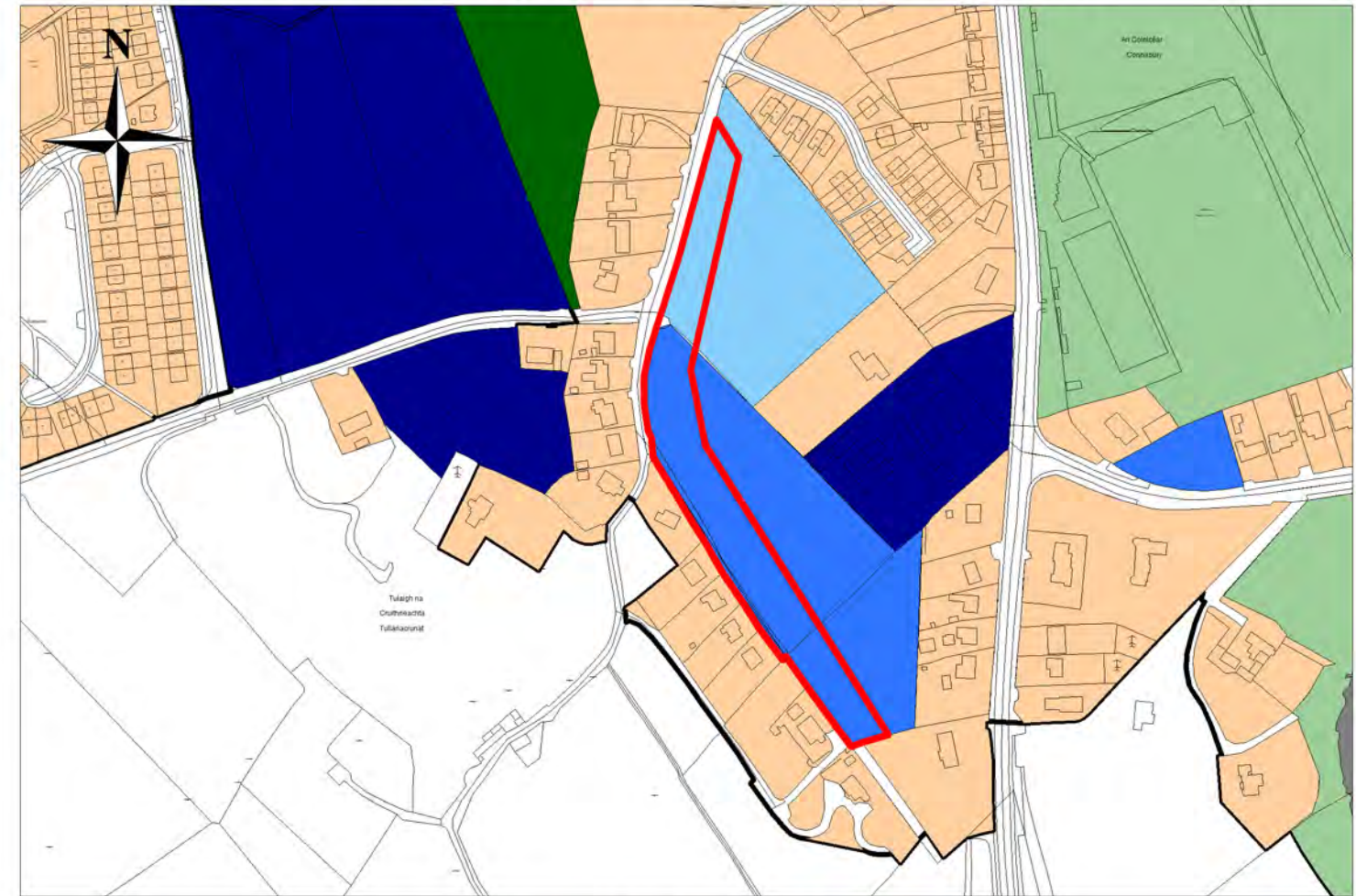
Proposed  
Residential A and B

Proposed Material Alterations

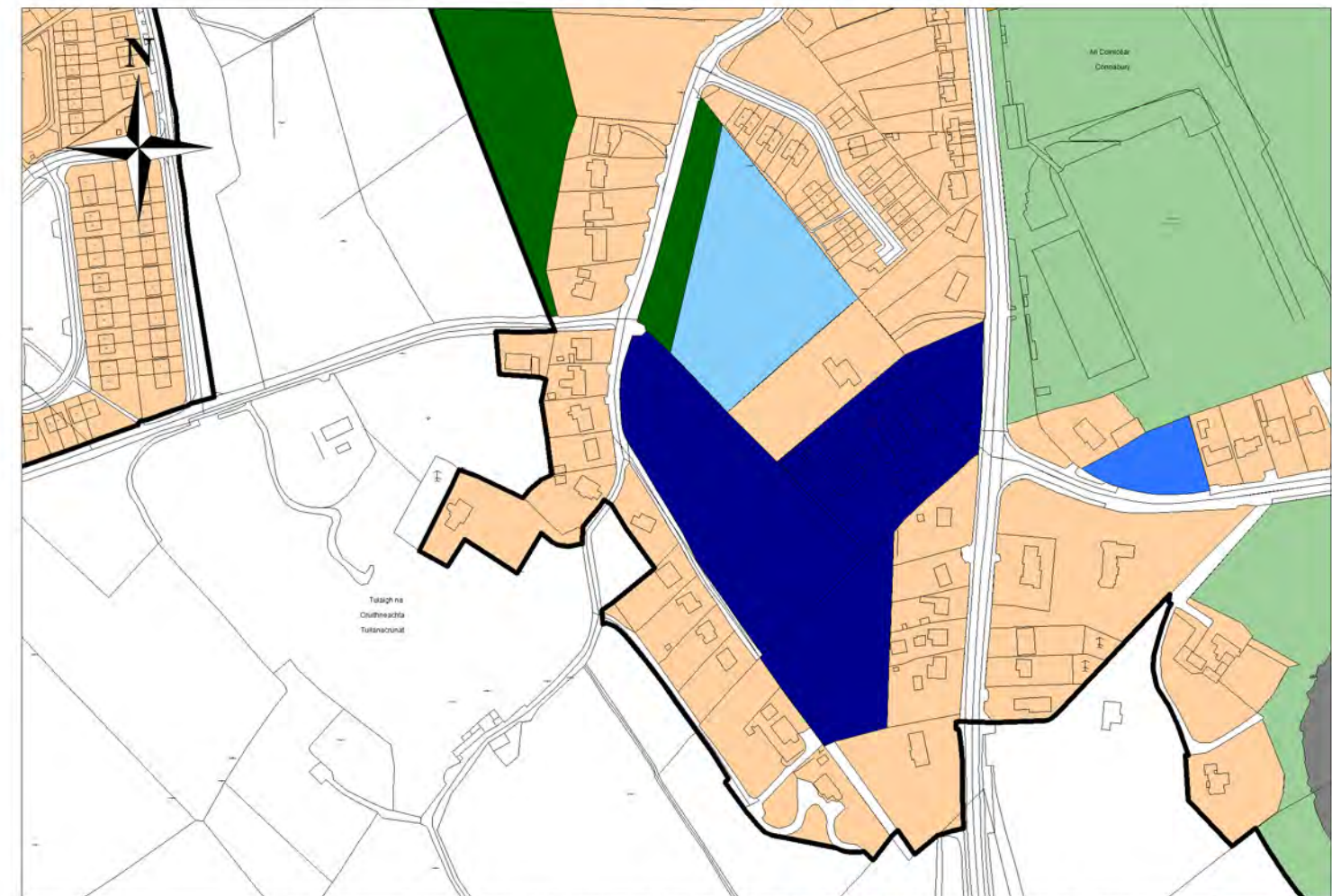
Strategic Residential  
Reserve and Landscape  
Protection/Conservation  
(partial)



### Land Use Zoning Draft Development Plan 2025 - 2031



### Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CYDP1 No. 3



Settlement

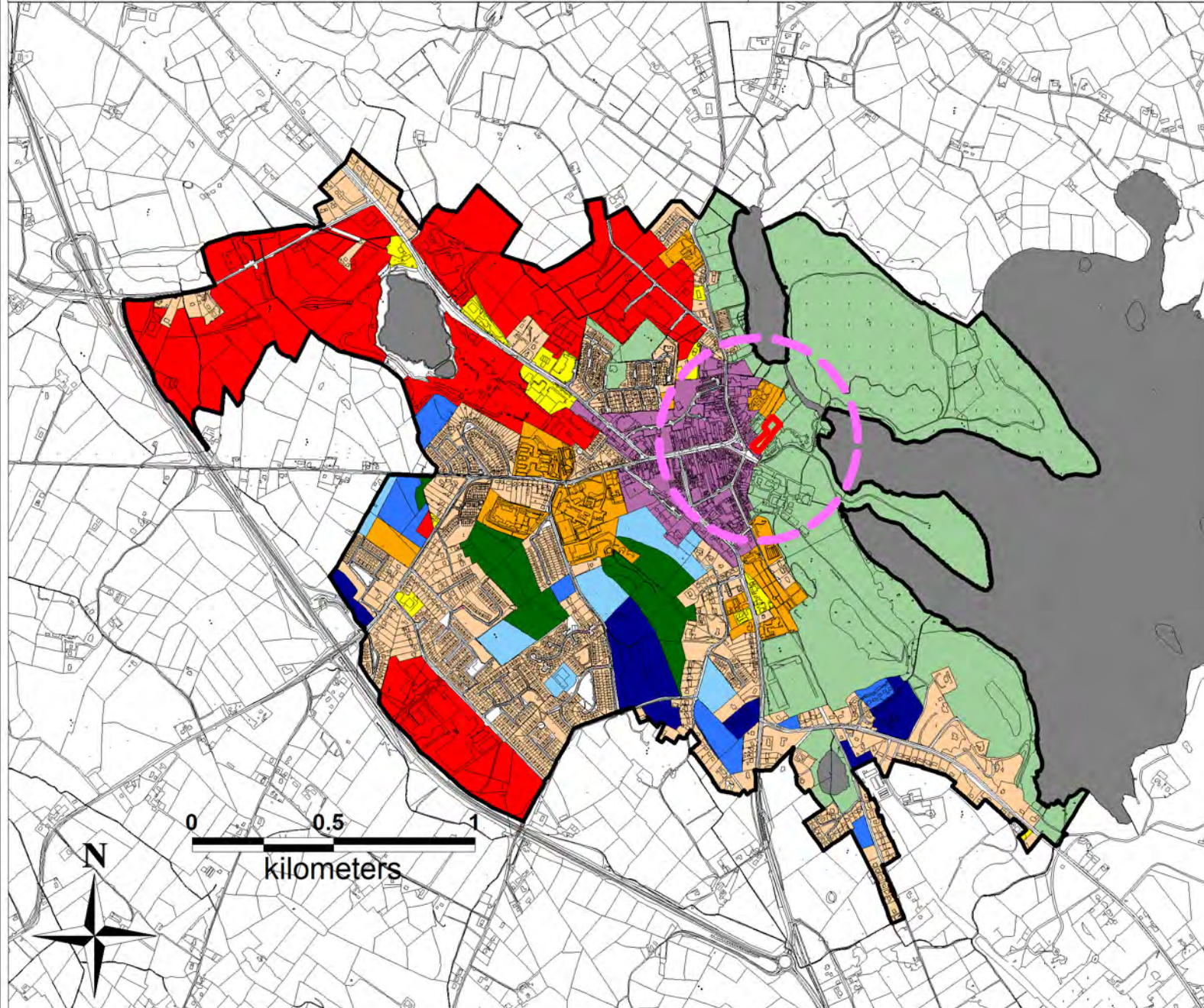
Castleblayney

Land Use Zoning of  
Draft Development Plan 2025 - 2031

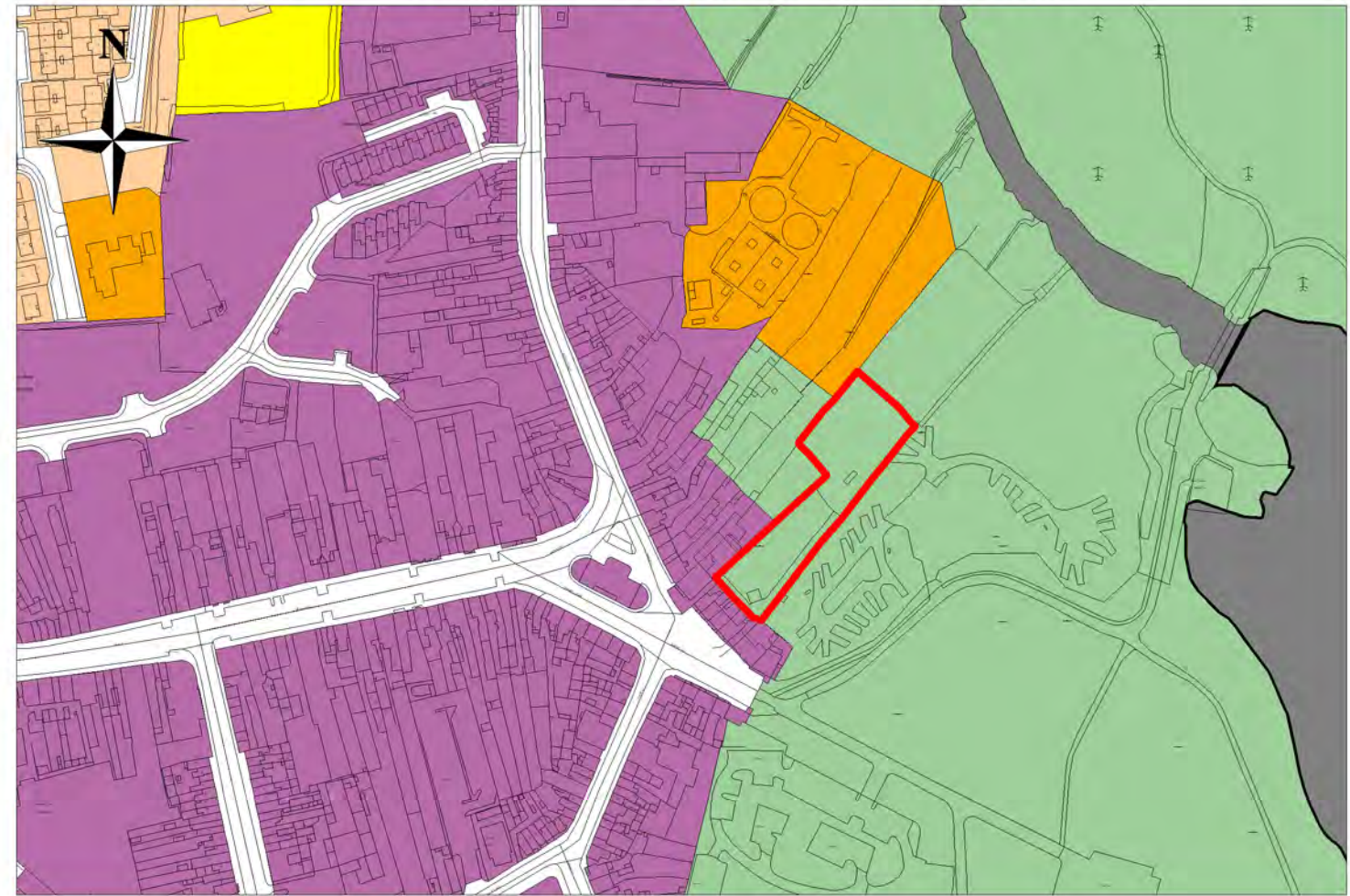
Recreation/  
Amenity

Proposed Material Alteration

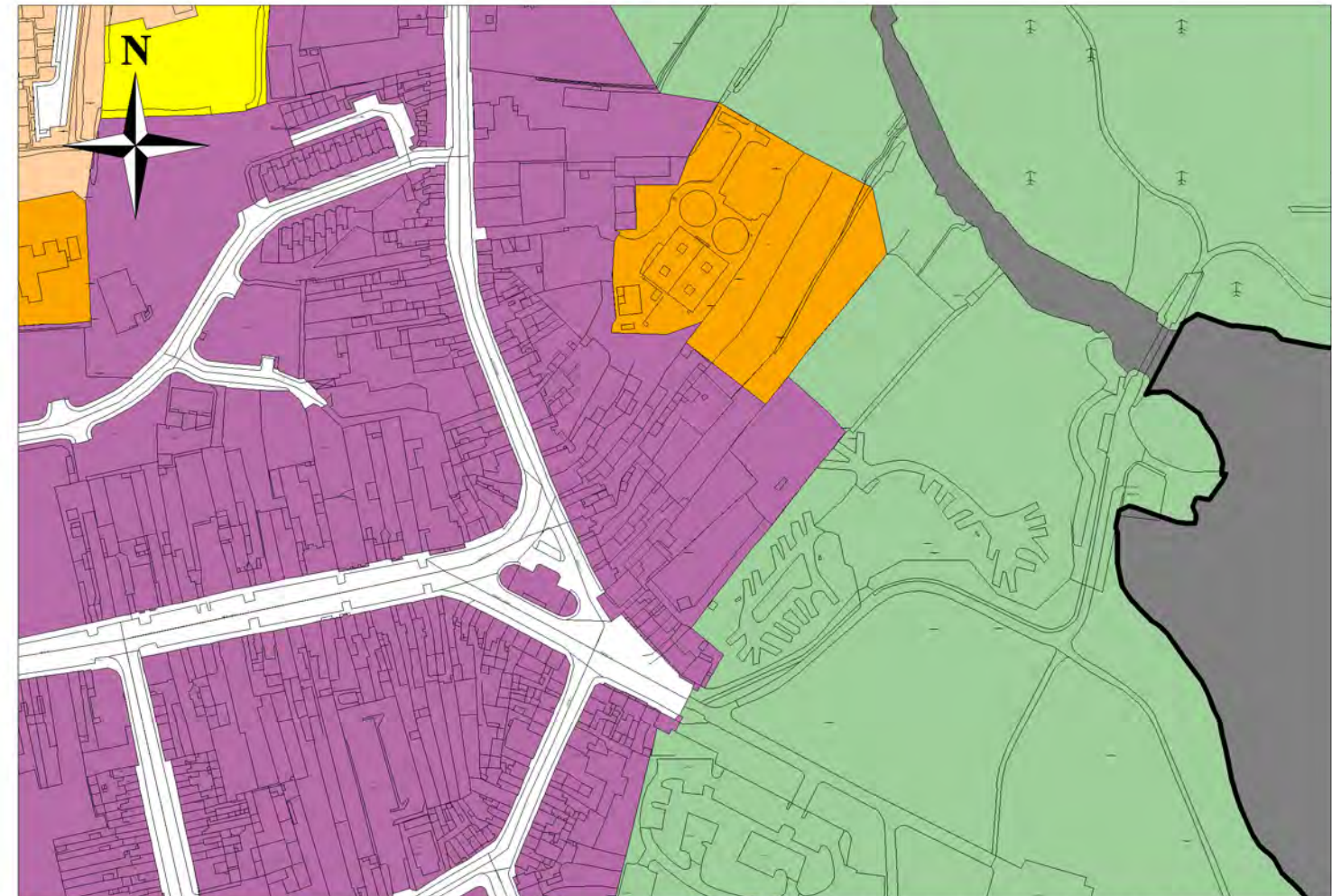
Town Centre



### Land Use Zoning Draft Development Plan 2025 - 2031



### Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CYDP1 No. 4



Settlement

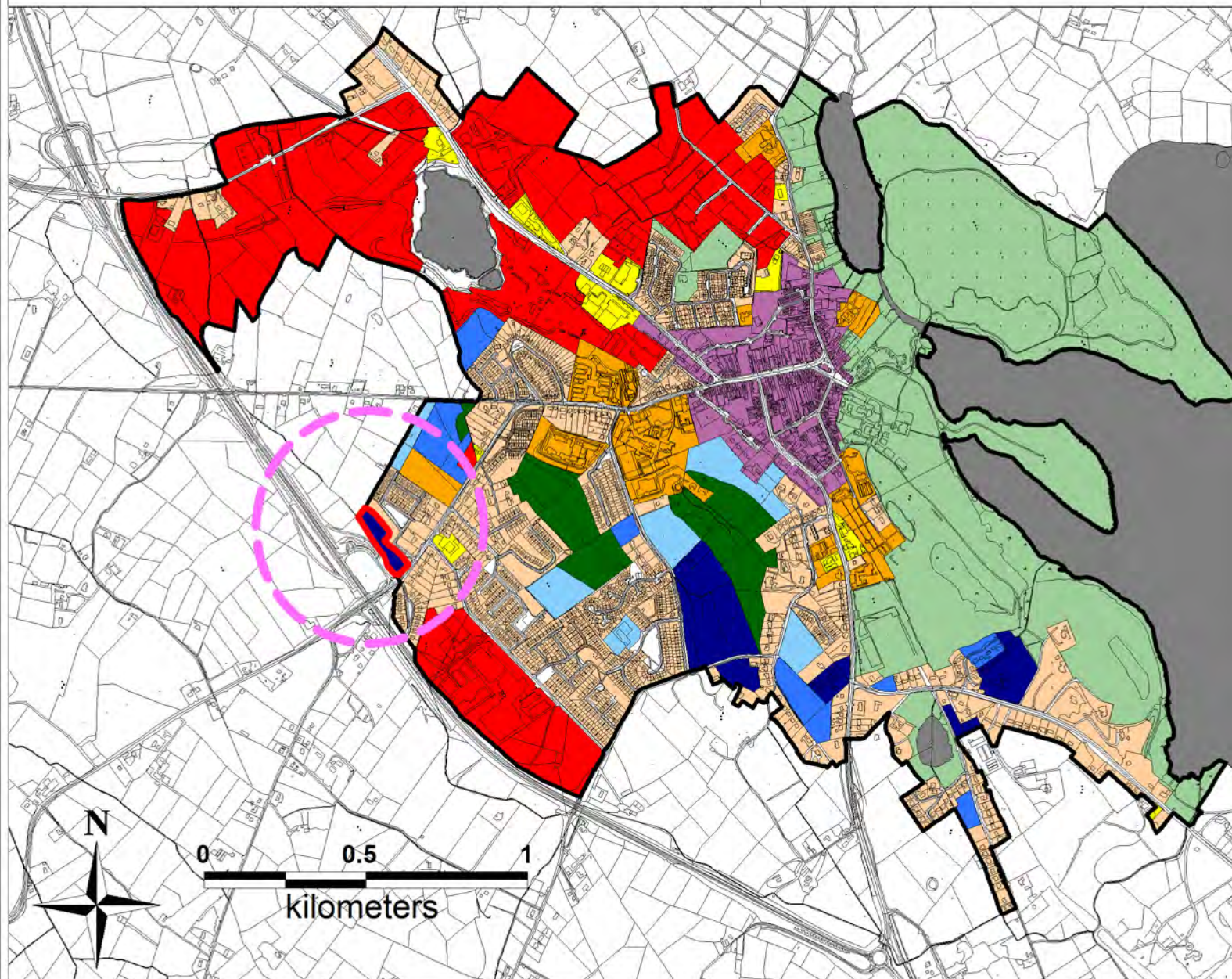
Castleblayney

Land Use Zoning of  
Draft Development Plan 2025 - 2031

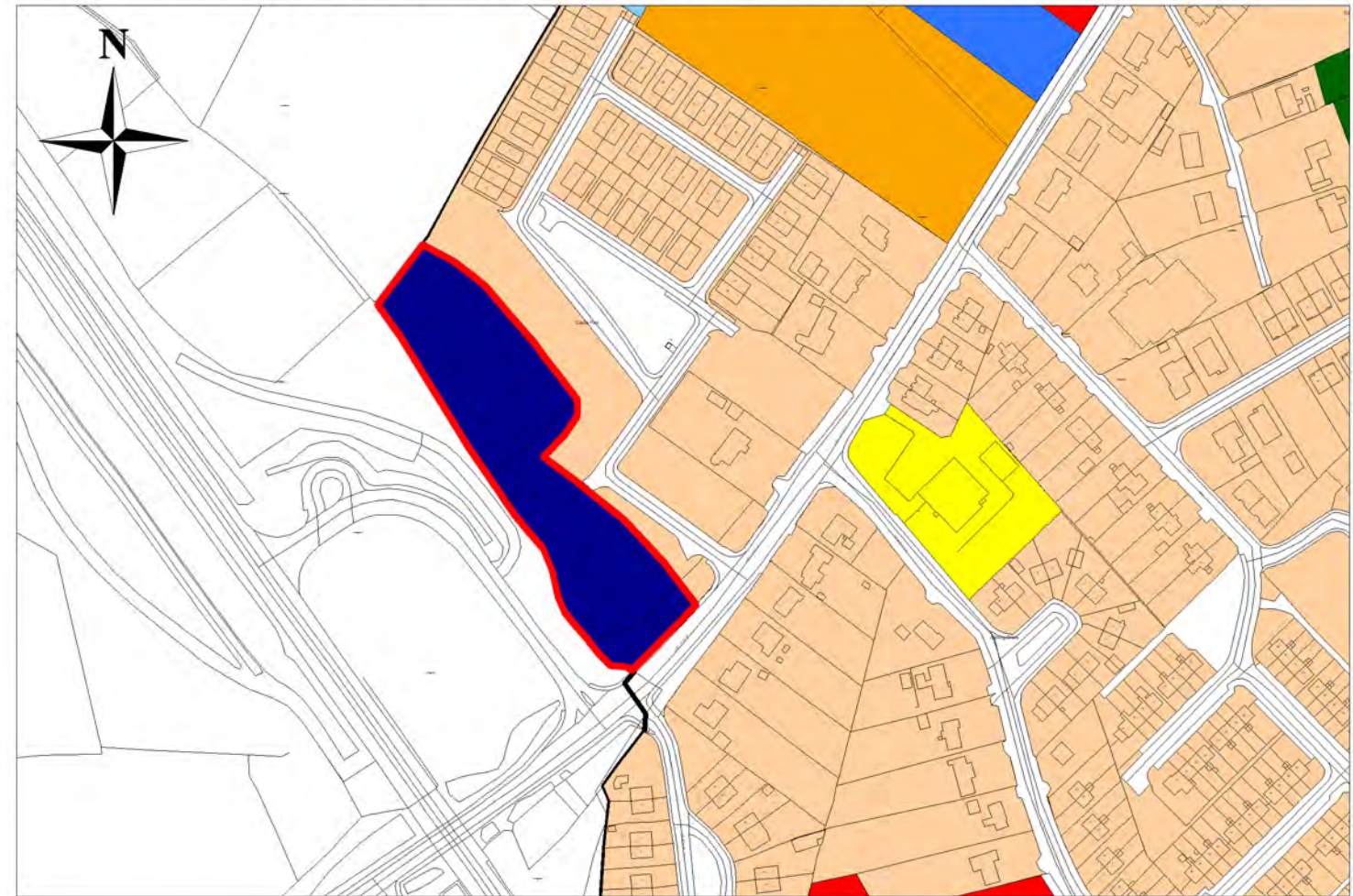
Strategic Residential  
Reserve

Proposed Material Alteration

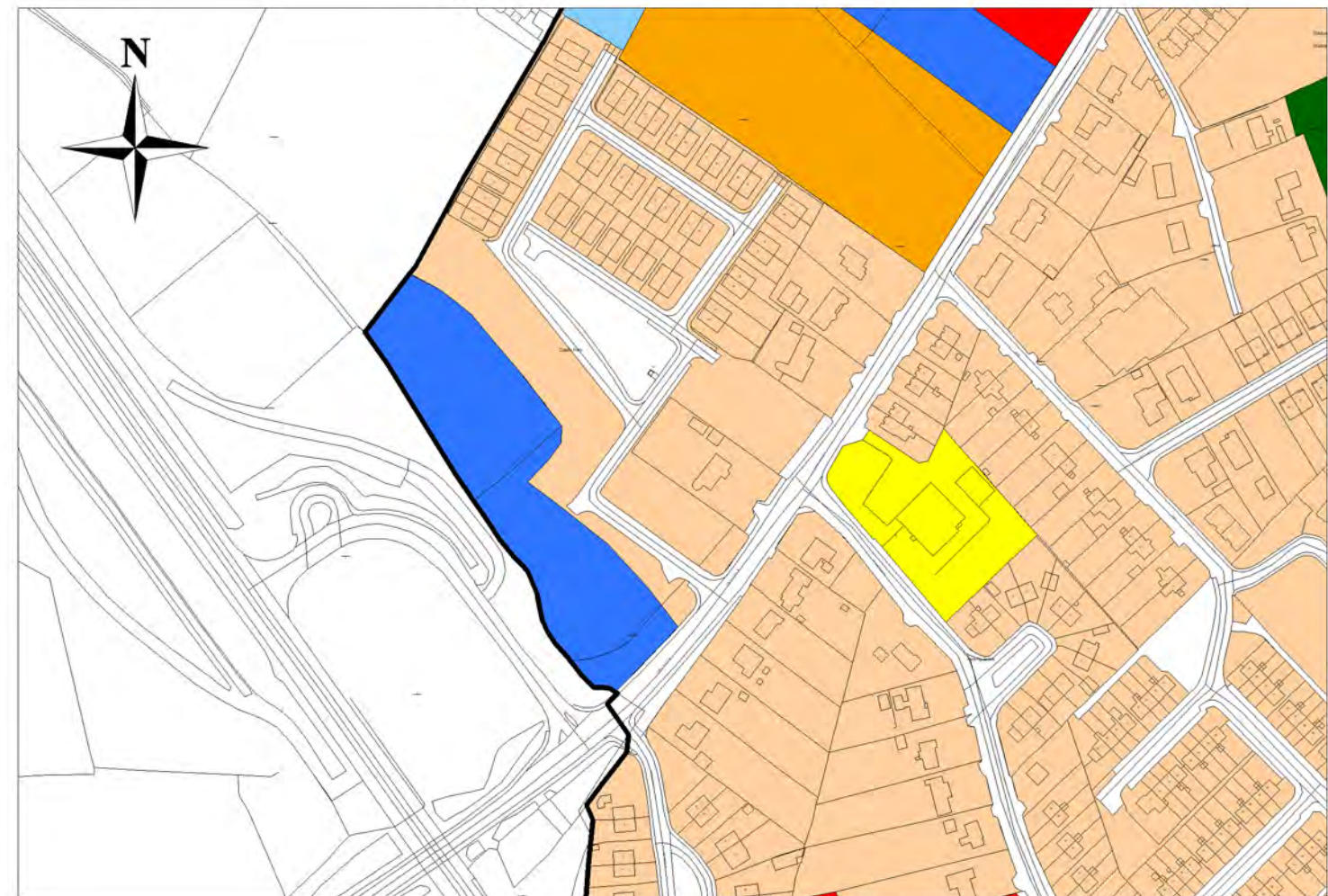
Proposed  
Residential B



Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CYDP1 No. 5



Settlement

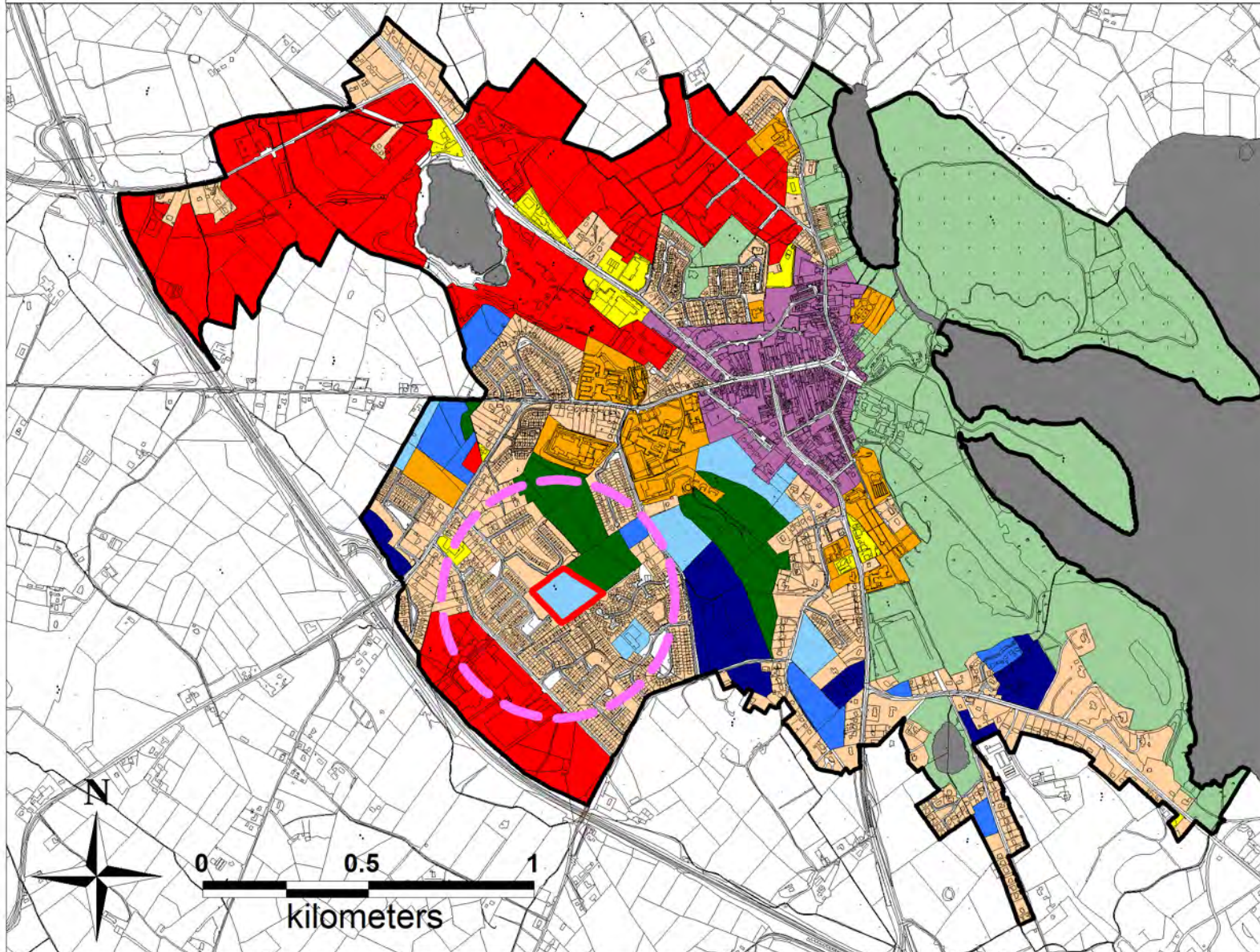
Castleblayney

Land Use Zoning of  
Draft Development Plan 2025 - 2031

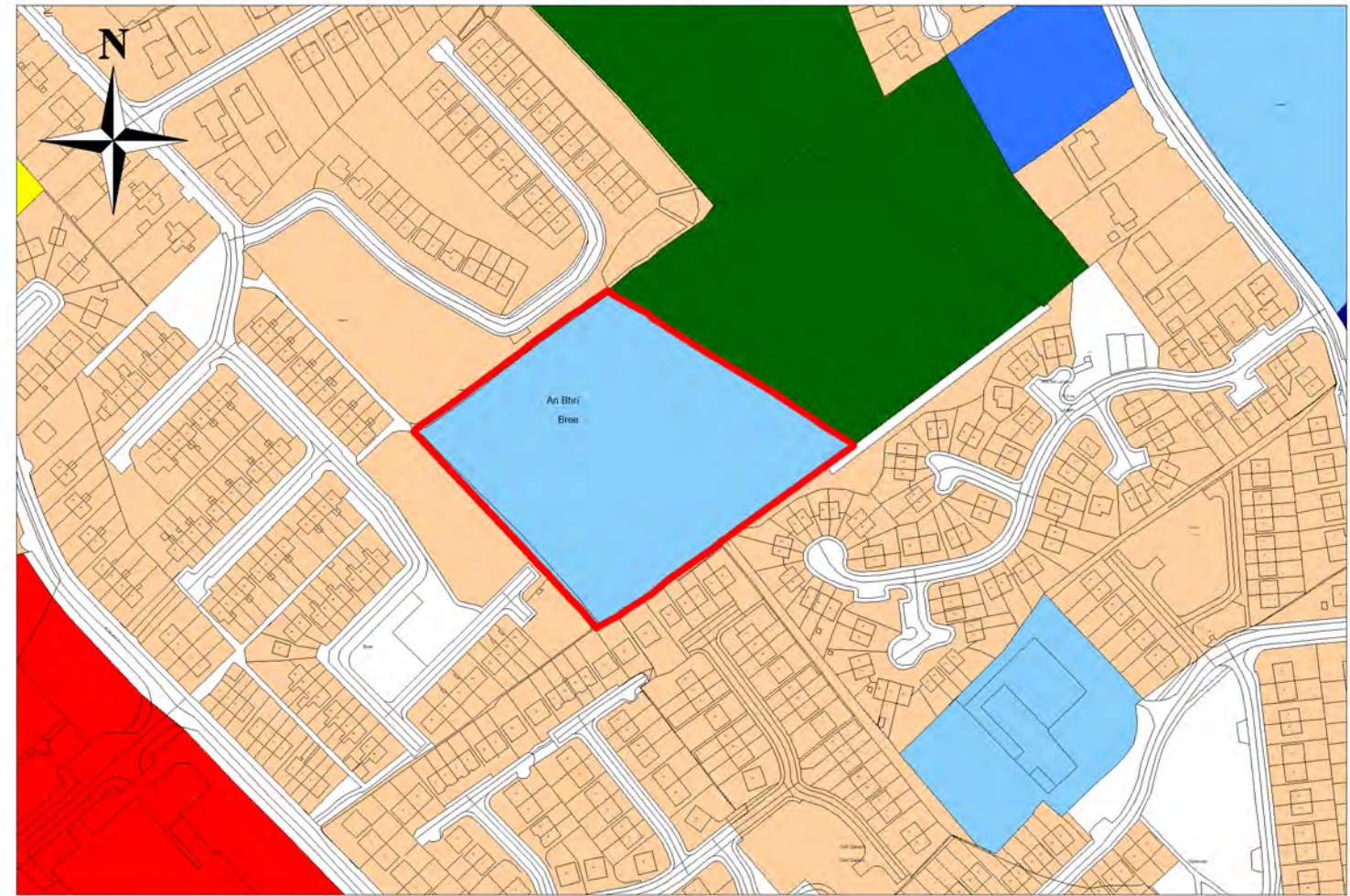
Proposed  
Residential A

Proposed Material Alteration

Proposed  
Residential A and  
Landscape Protection/  
Conservation



### Land Use Zoning Draft Development Plan 2025 - 2031



### Proposed Material Alteration





# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CYDP1 No. 6



Settlement

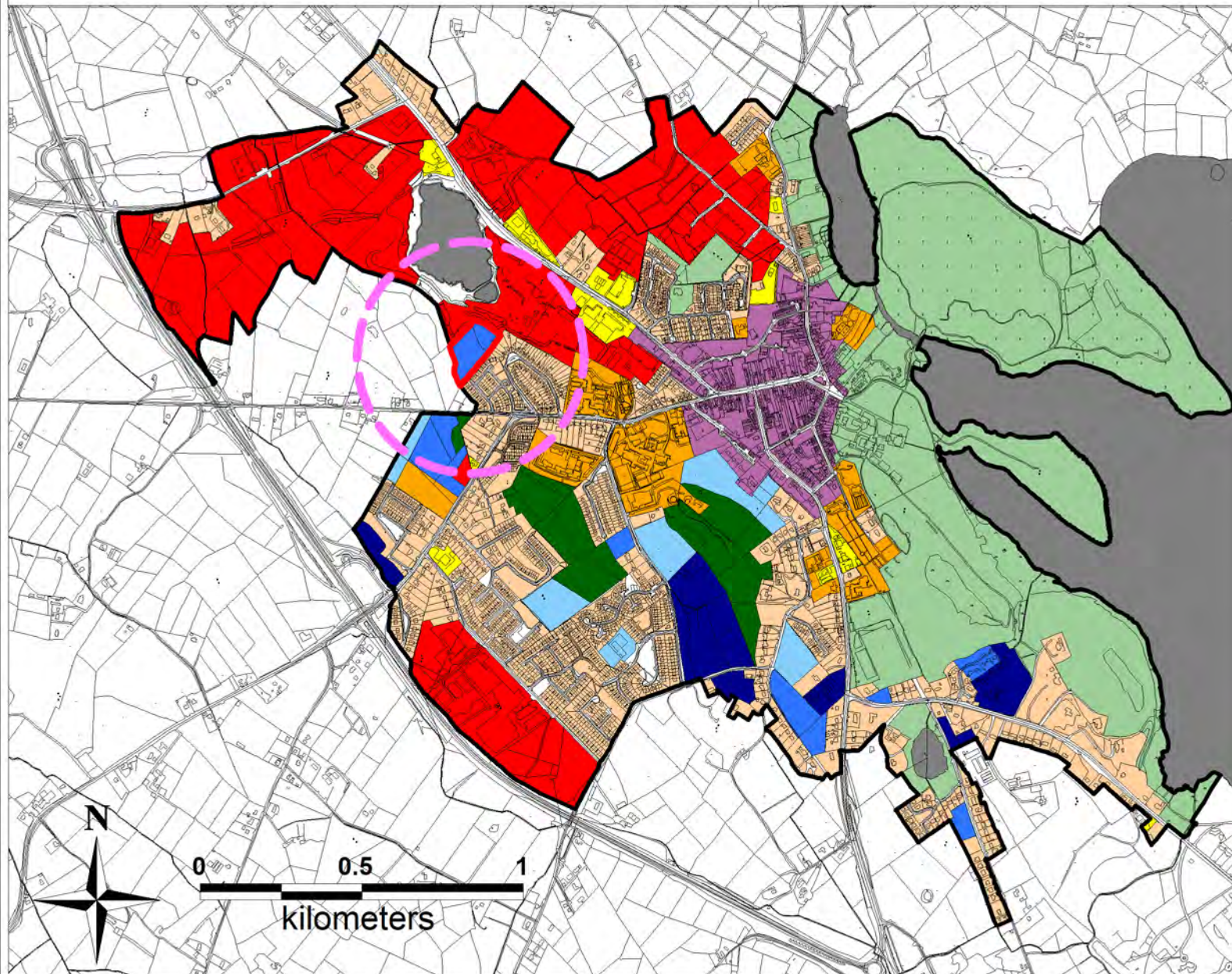
Castleblayney

Land Use Zoning of  
Draft Development Plan 2025 - 2031

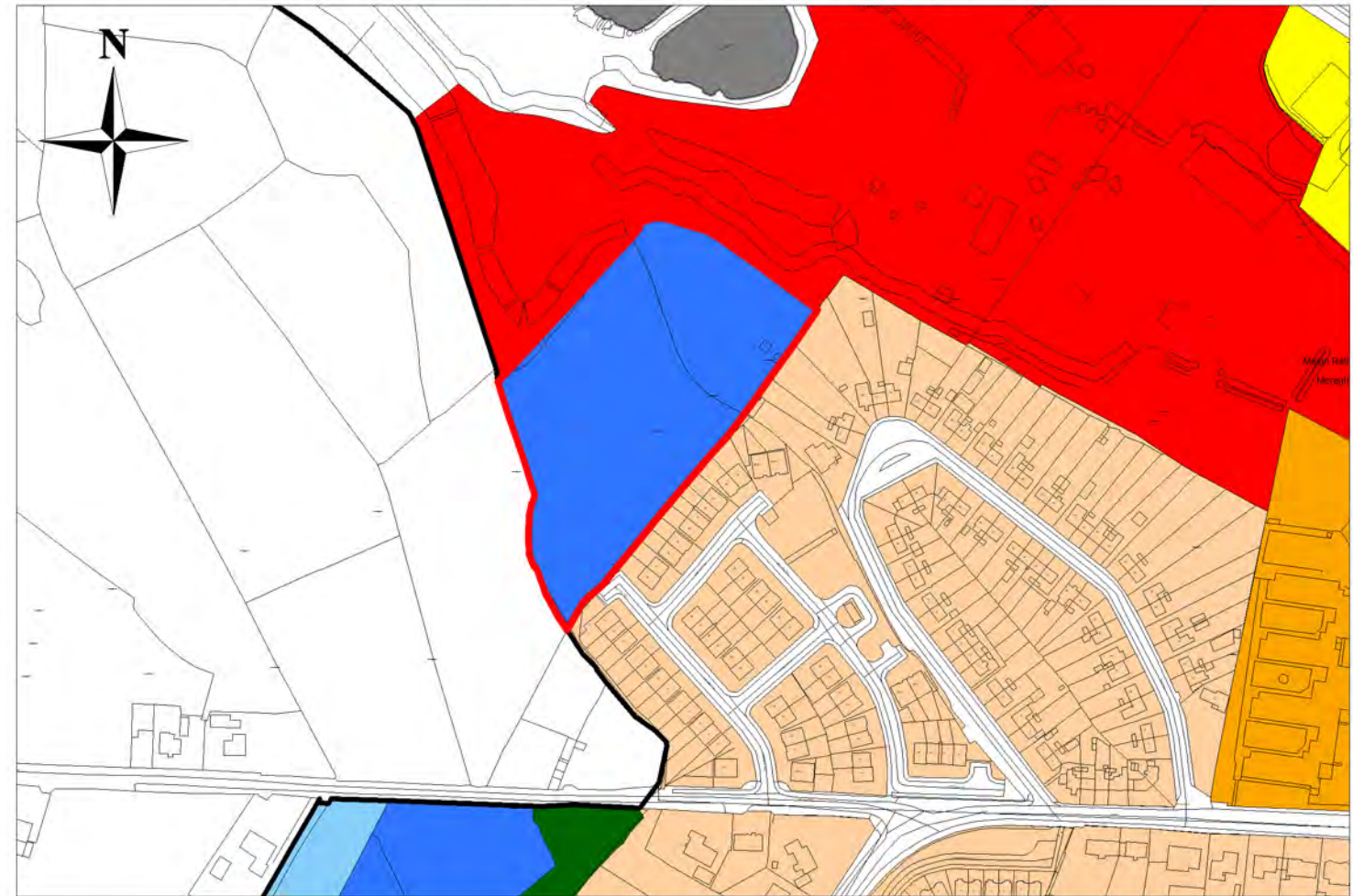
Proposed  
Residential B

Proposed Material Alteration

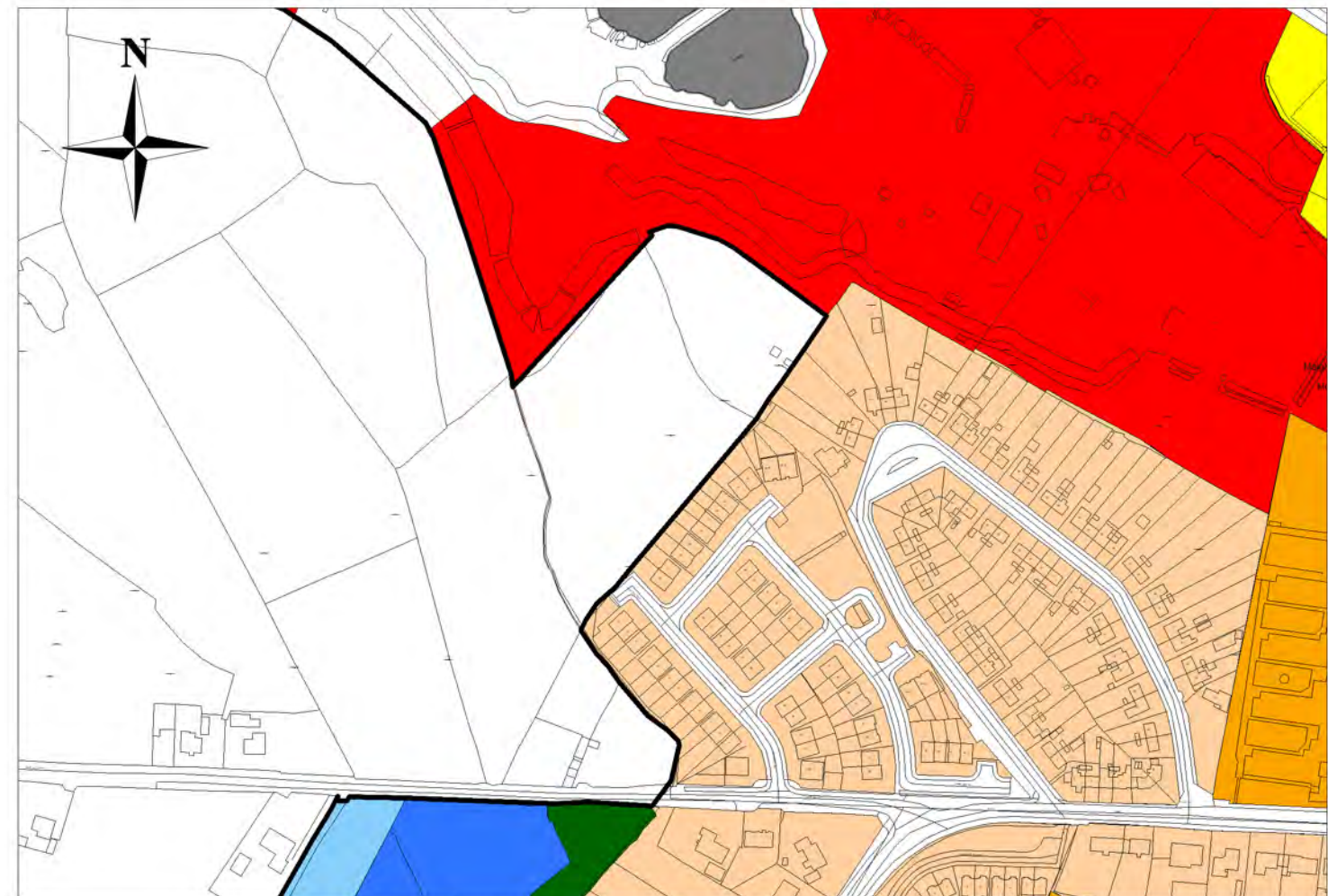
Dezone lands



### Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CYDP1 No. 7



Settlement

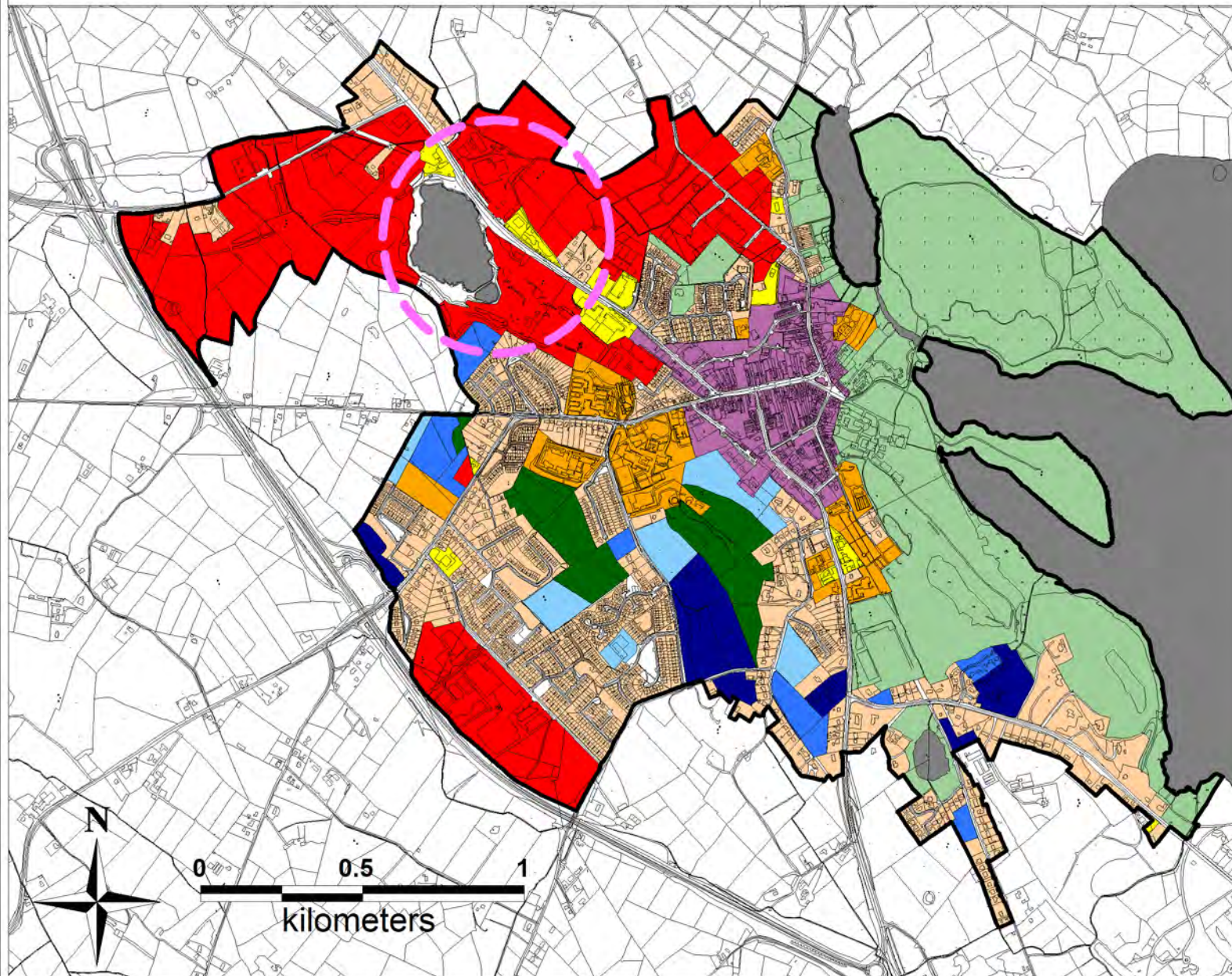
Castleblayney

Land Use Zoning of  
Draft Development Plan 2025 - 2031

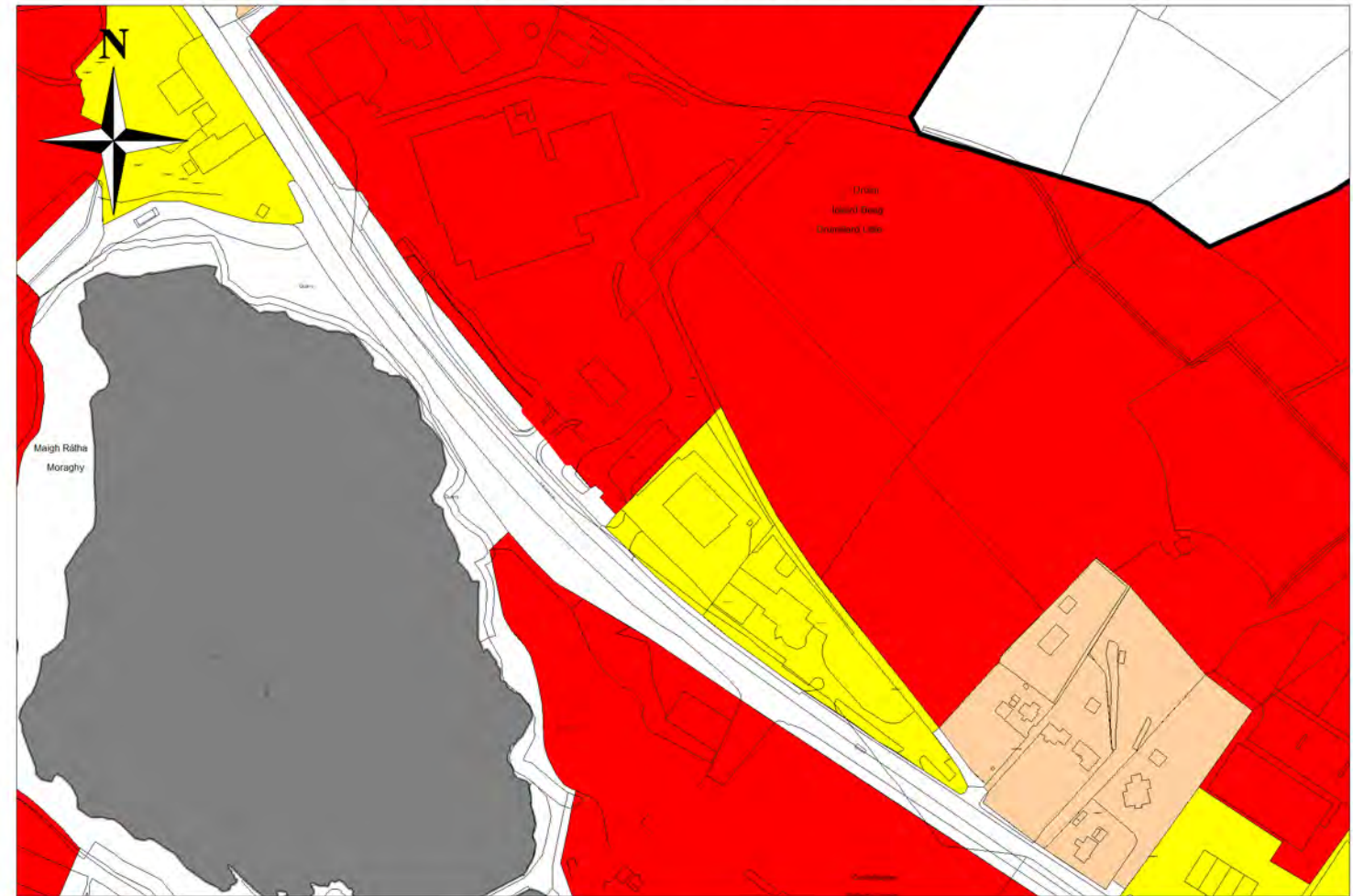
Industry/Employment/  
Enterprise

Proposed Material Alteration

Community Services/  
Facilities



### Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CYDP1 No. 8



Settlement

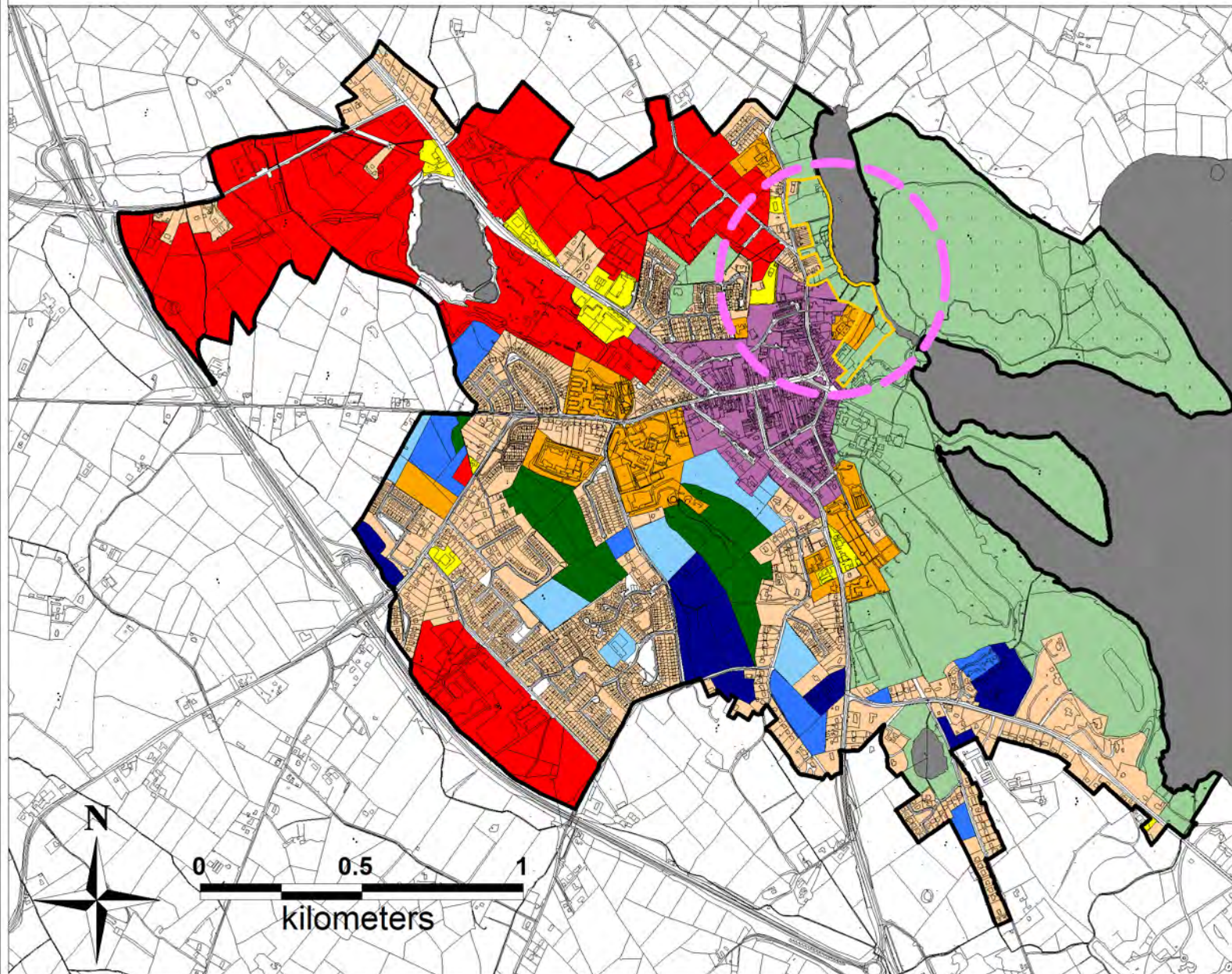
Castleblayney

Land Use Zoning of  
Draft Development Plan 2025 - 2031

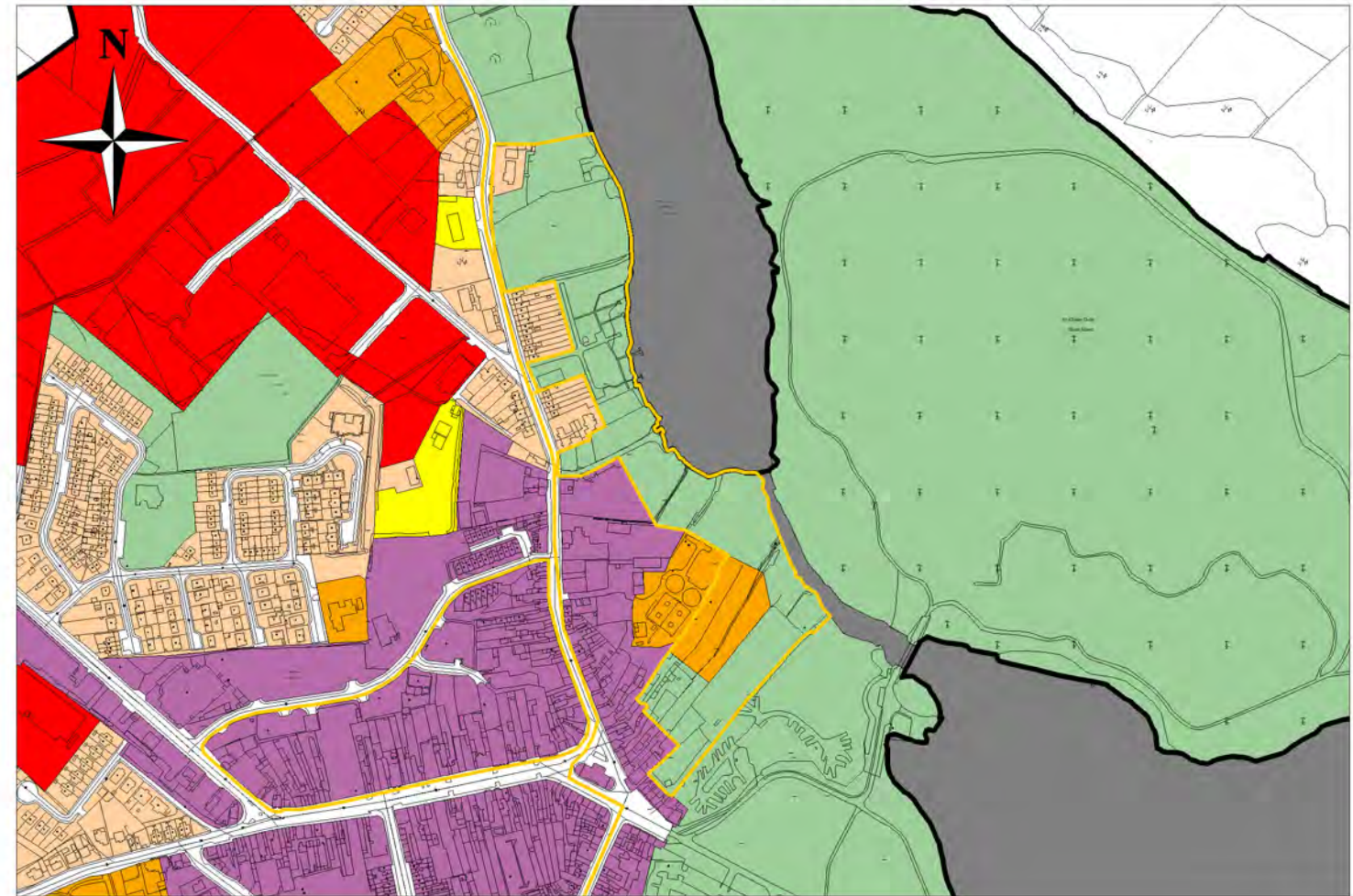
LAAP boundary on  
lands to rear of  
Muckno Street

Proposed Material Alteration

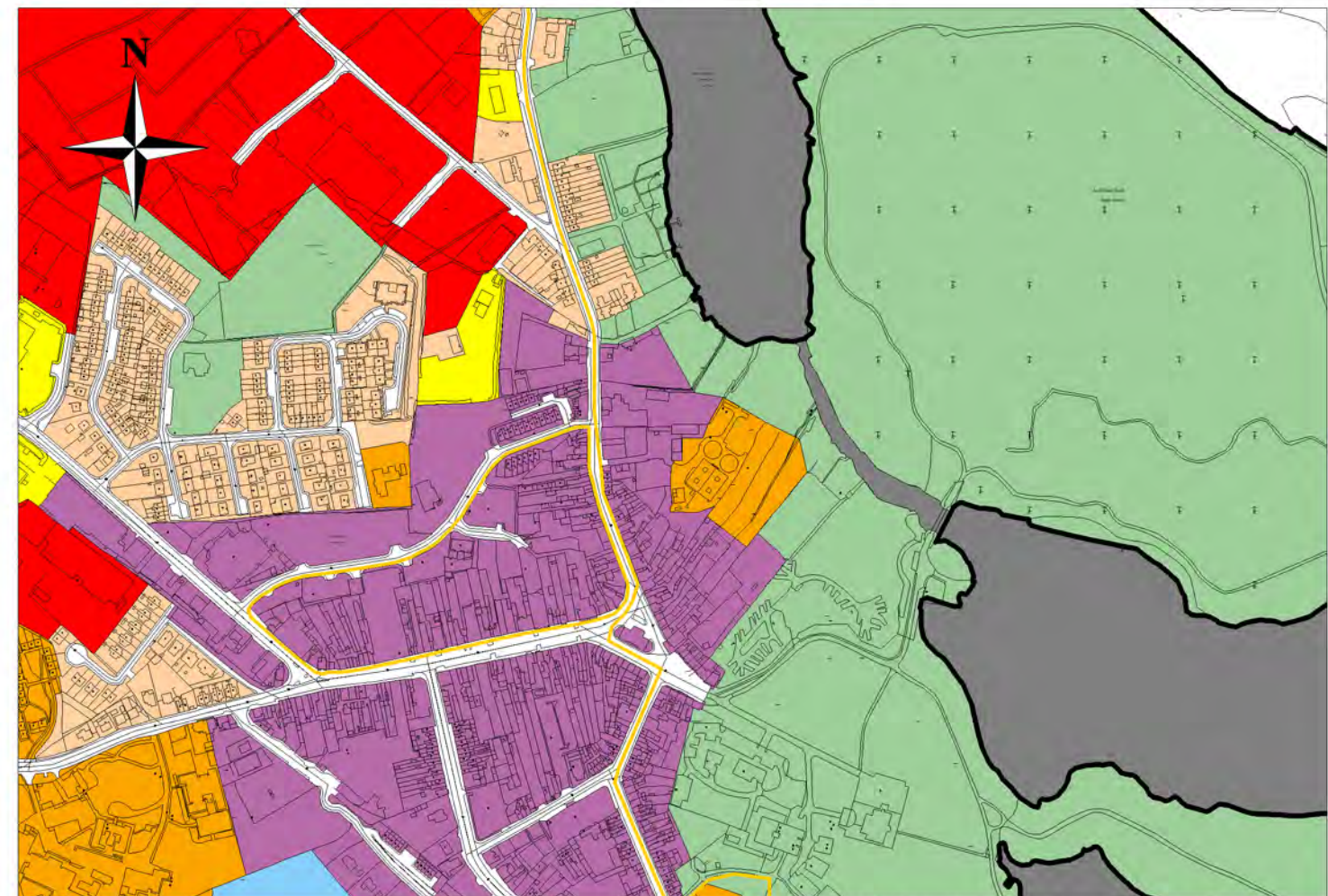
Removal of LAAP  
boundary for lands to  
rear of Muckno Street



### Land Use Zoning Draft Development Plan 2025 - 2031

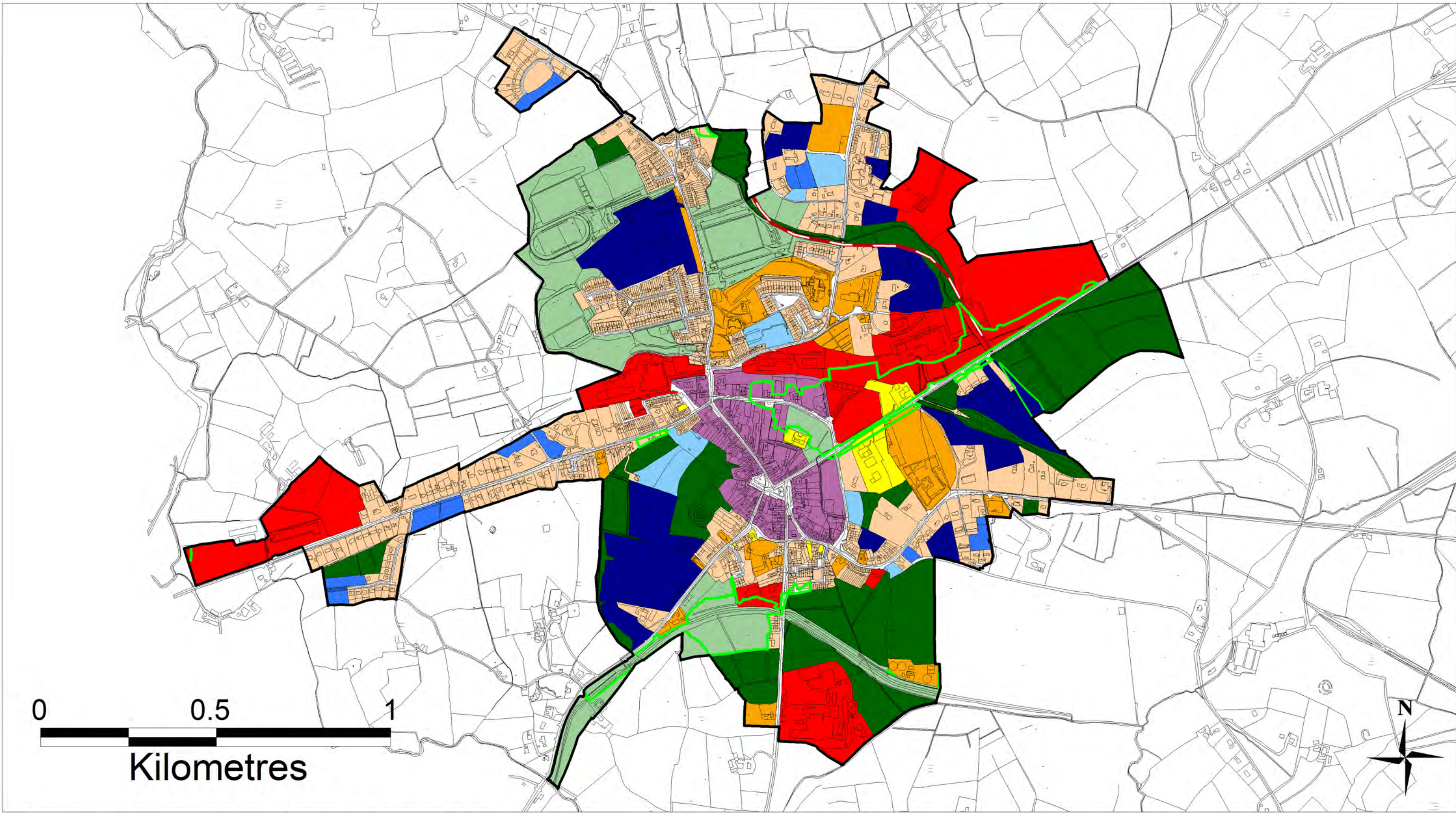


Proposed Material Alteration



The background features several overlapping geometric shapes in a light purple color. On the left, there is a large triangle pointing downwards. In the center and right, there are various lines and smaller triangles, some pointing upwards and some downwards, creating a complex, layered pattern. The overall aesthetic is clean and modern.

**CLONES**

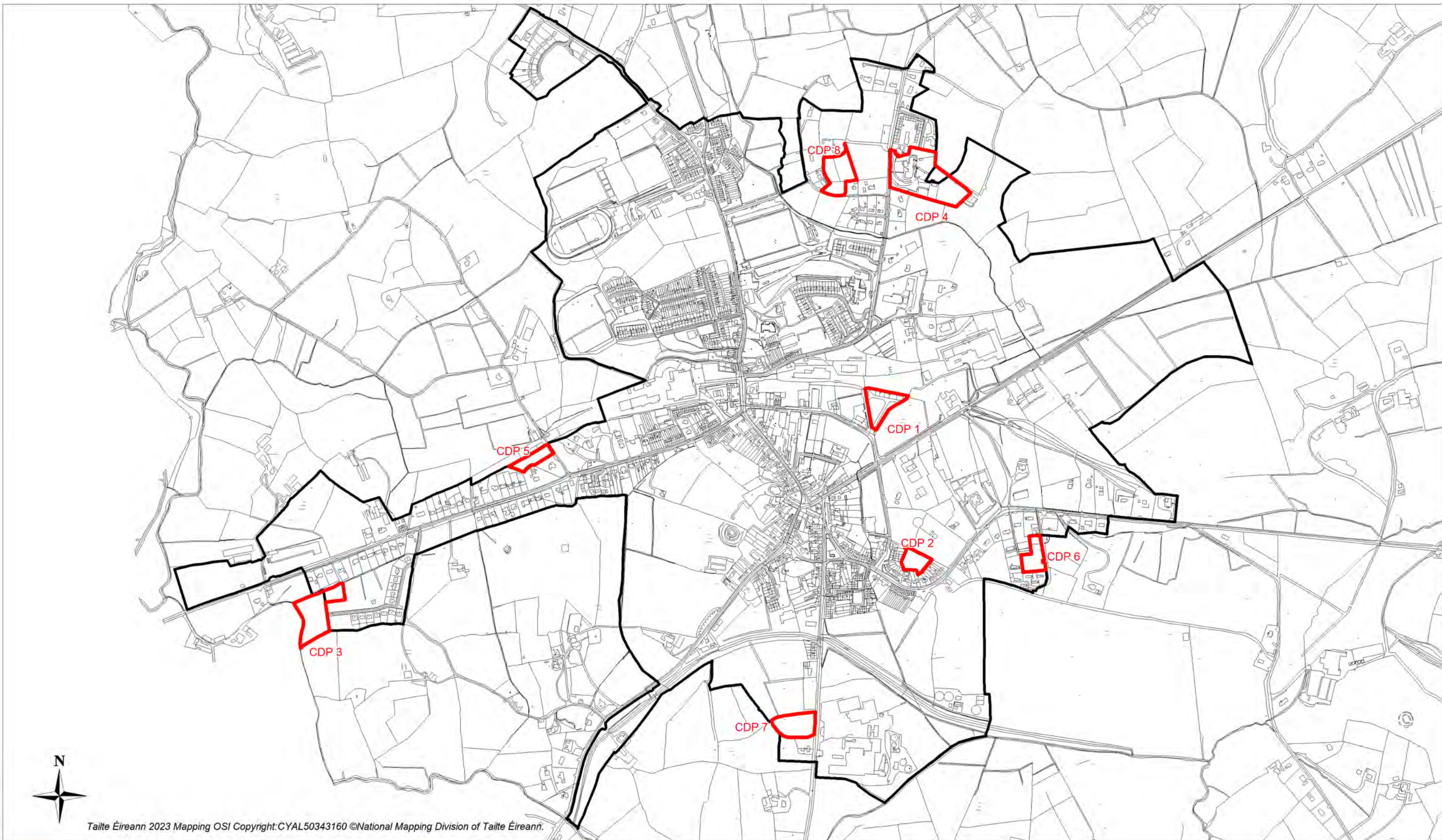


# Clones Town (Map CDP1)

## Draft Monaghan County Development Plan 2025 - 2031

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Existing Residential	Community Services/Facilities	Existing Commercial	Indicative New Road Proposals
Proposed Residential A	Recreation/Amenity	Industry/Enterprise/Employment	Proposed Road Upgrades
Proposed Residential B	Landscape Protection/Conservation	Lakes	Settlement Envelope
Strategic Residential Reserve	Town Centre	Flood Risk Areas	Action Plans



# Monaghan County Development Plan 2025 - 2031

## Proposed Material Alterations

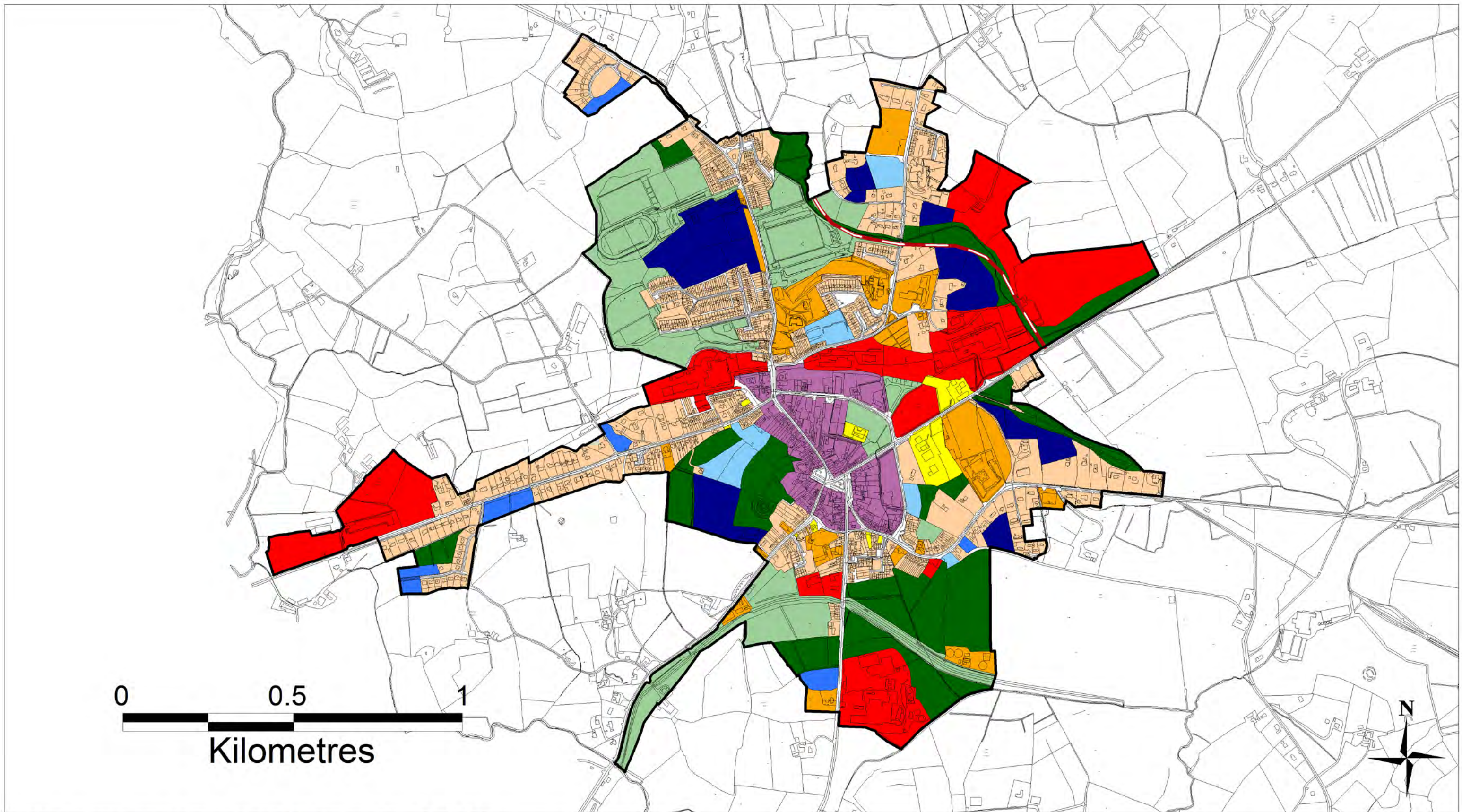
**Settlement**

**Clones**

**No. of Material Alterations**

**8**





# Clones Town (Map CDP1)

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

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- |                               |                                   |                                |                               |
|-------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| Existing Residential          | Community Services/Facilities     | Existing Commercial            | Indicative New Road Proposals |
| Proposed Residential A        | Recreation/Amenity                | Industry/Enterprise/Employment | Proposed Road Upgrades        |
| Proposed Residential B        | Landscape Protection/Conservation | Lakes                          | Settlement Envelope           |
| Strategic Residential Reserve | Town Centre                       |                                | Action Plans                  |

# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CDP1 No. 1



Settlement

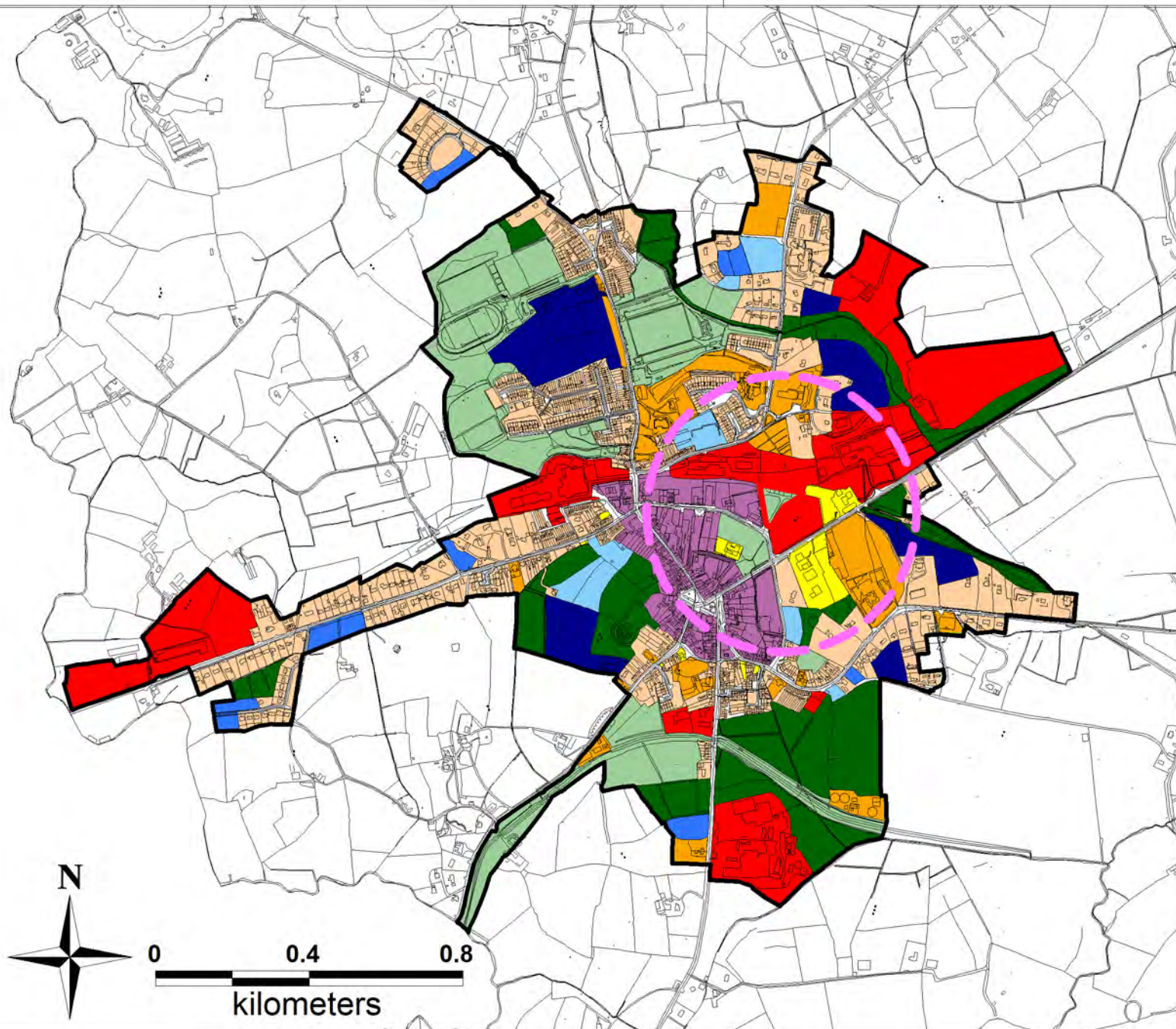
Clones

Land Use Zoning of  
Draft Development Plan 2025 - 2031

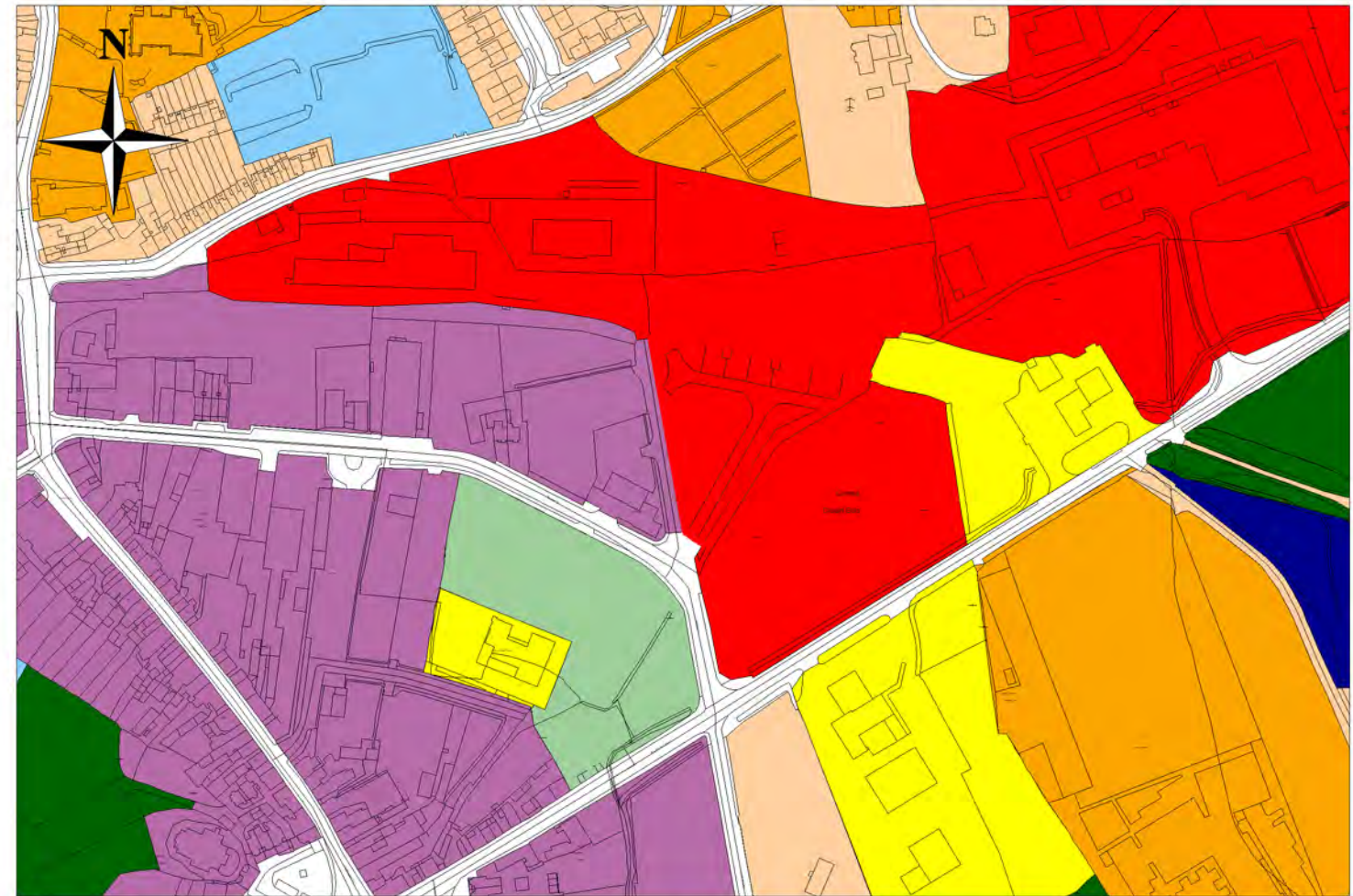
Industry/Enterprise/  
Employment

Proposed Material Alteration

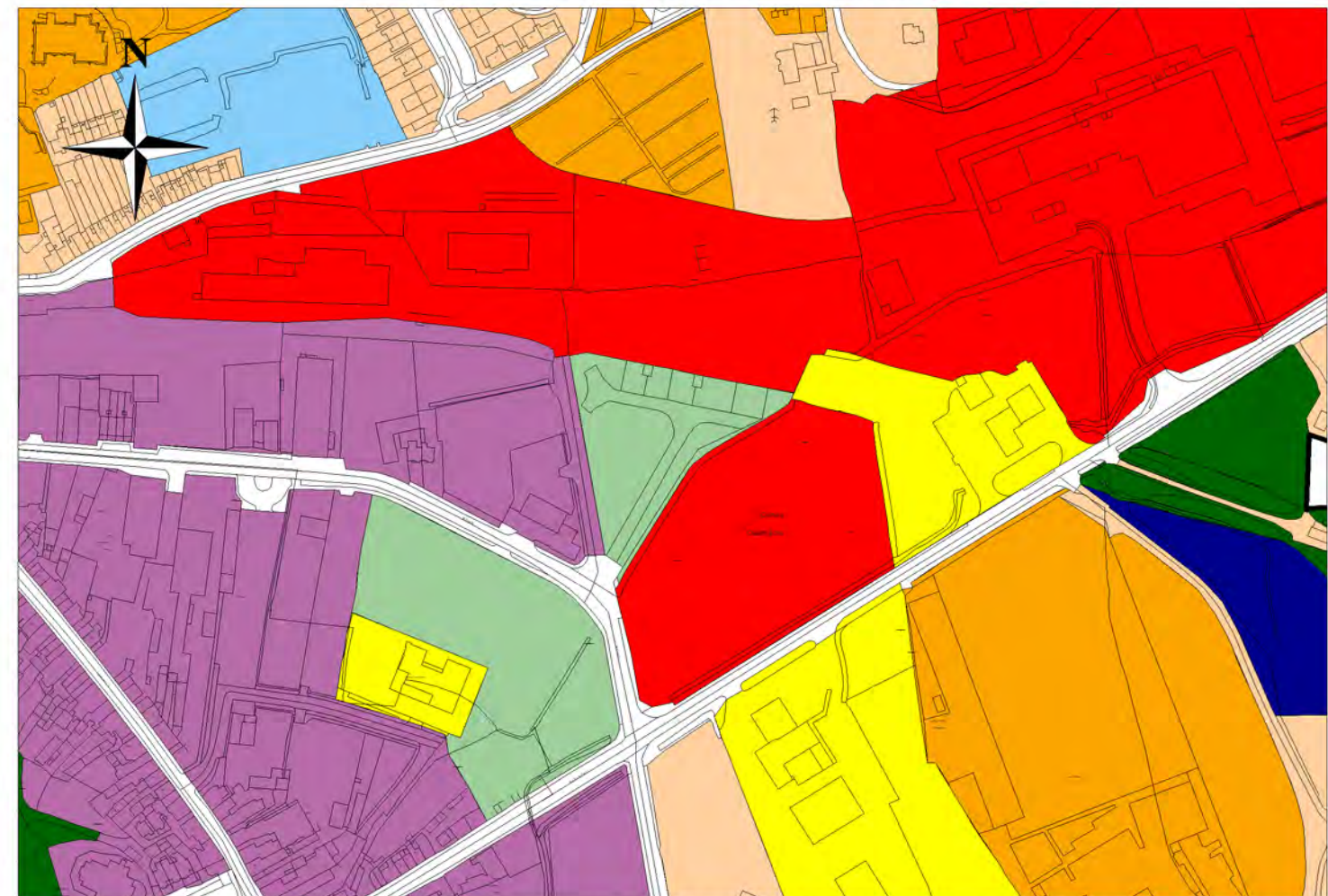
Recreation/Amenity



### Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration





# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CDP1 No.2



Settlement

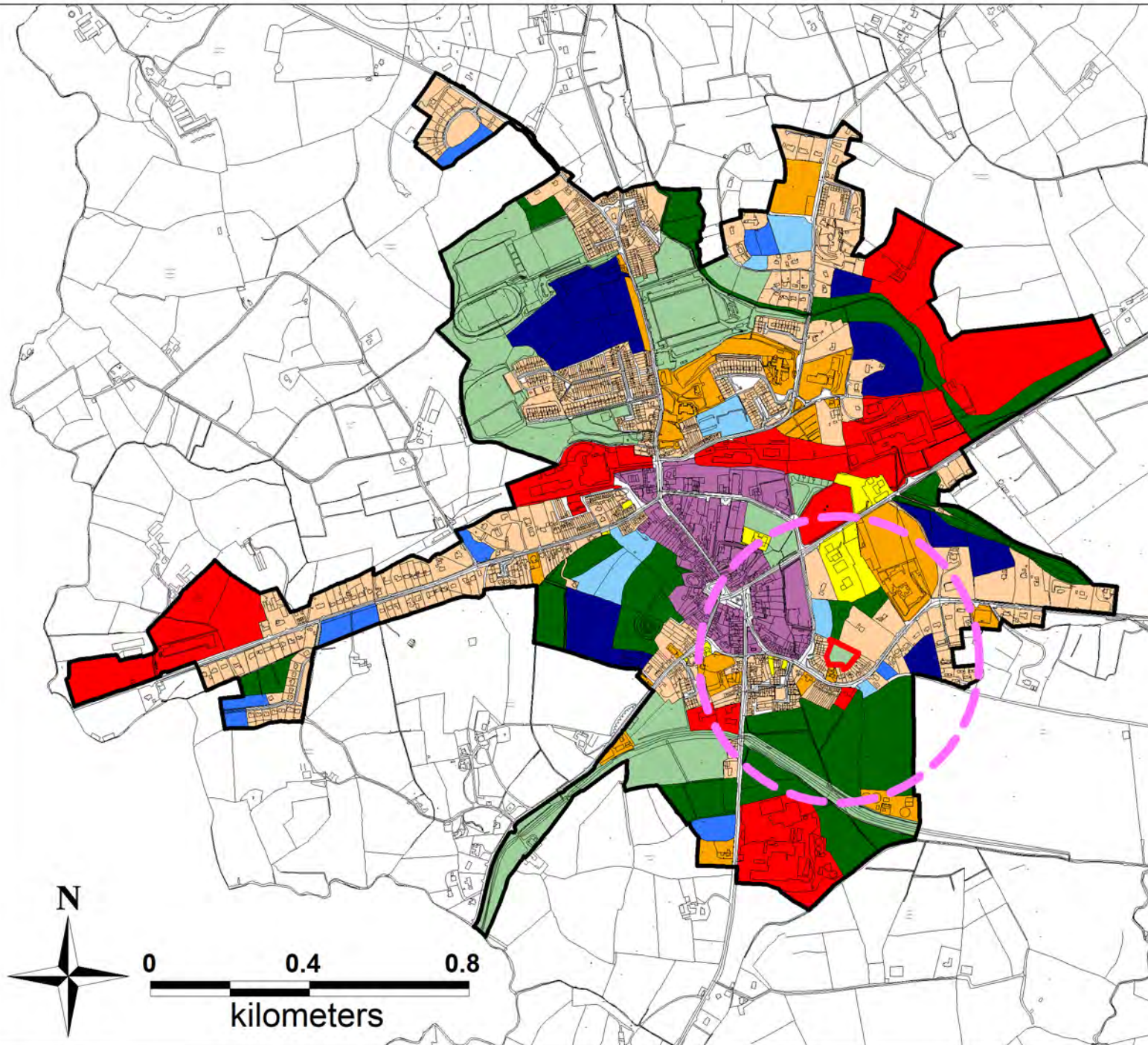
Clones

Land Use Zoning of  
Draft Development Plan 2025 - 2031

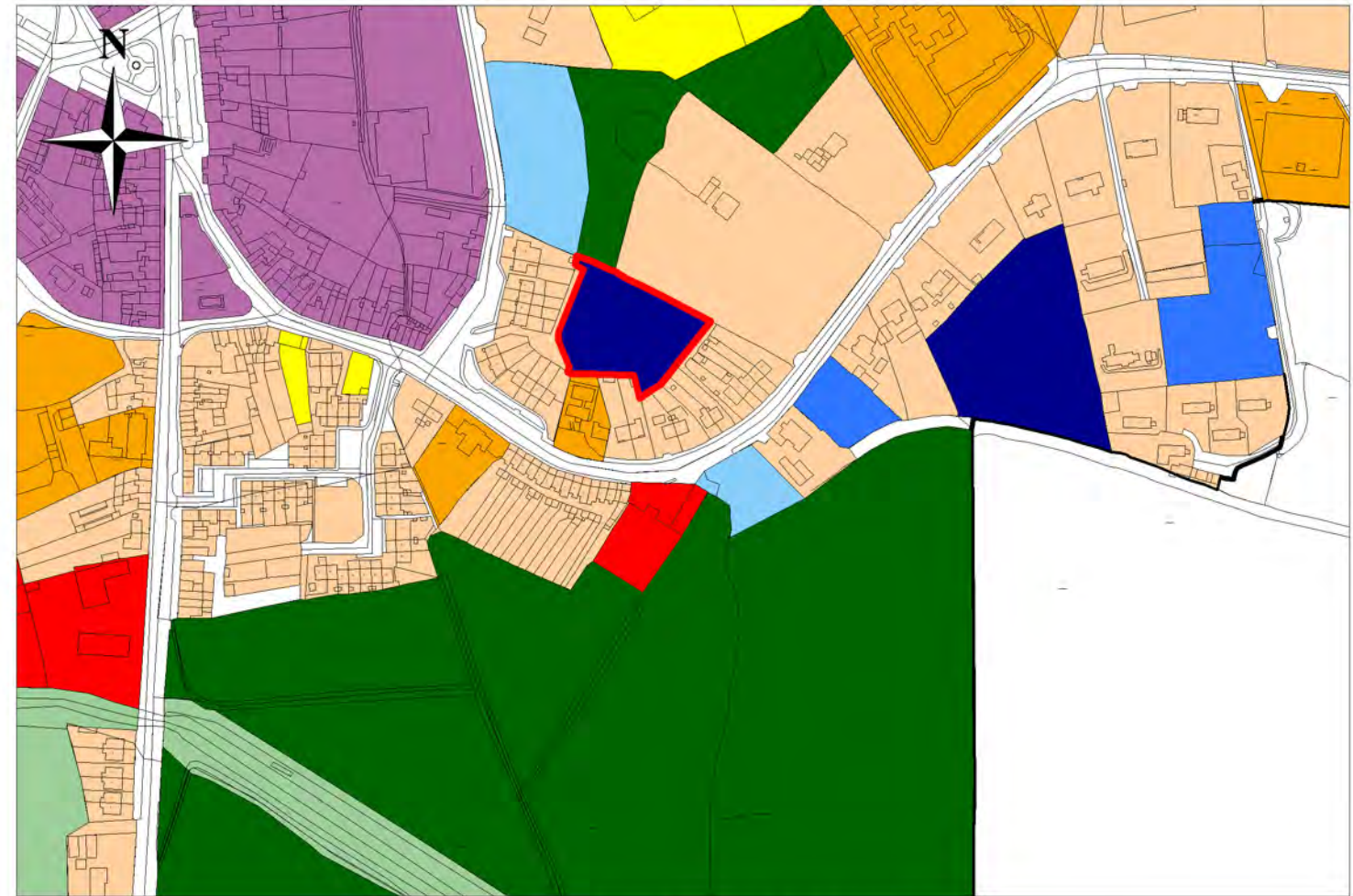
Strategic Residential  
Reserve

Proposed Material Alteration

Recreation/Amenity



### Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations



Ref. CDP1 No. 3

Settlement

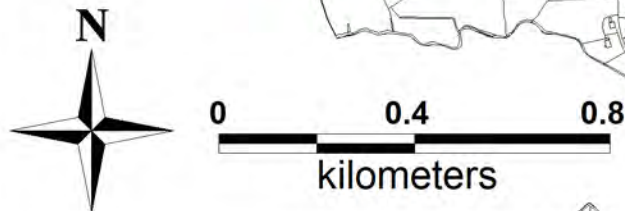
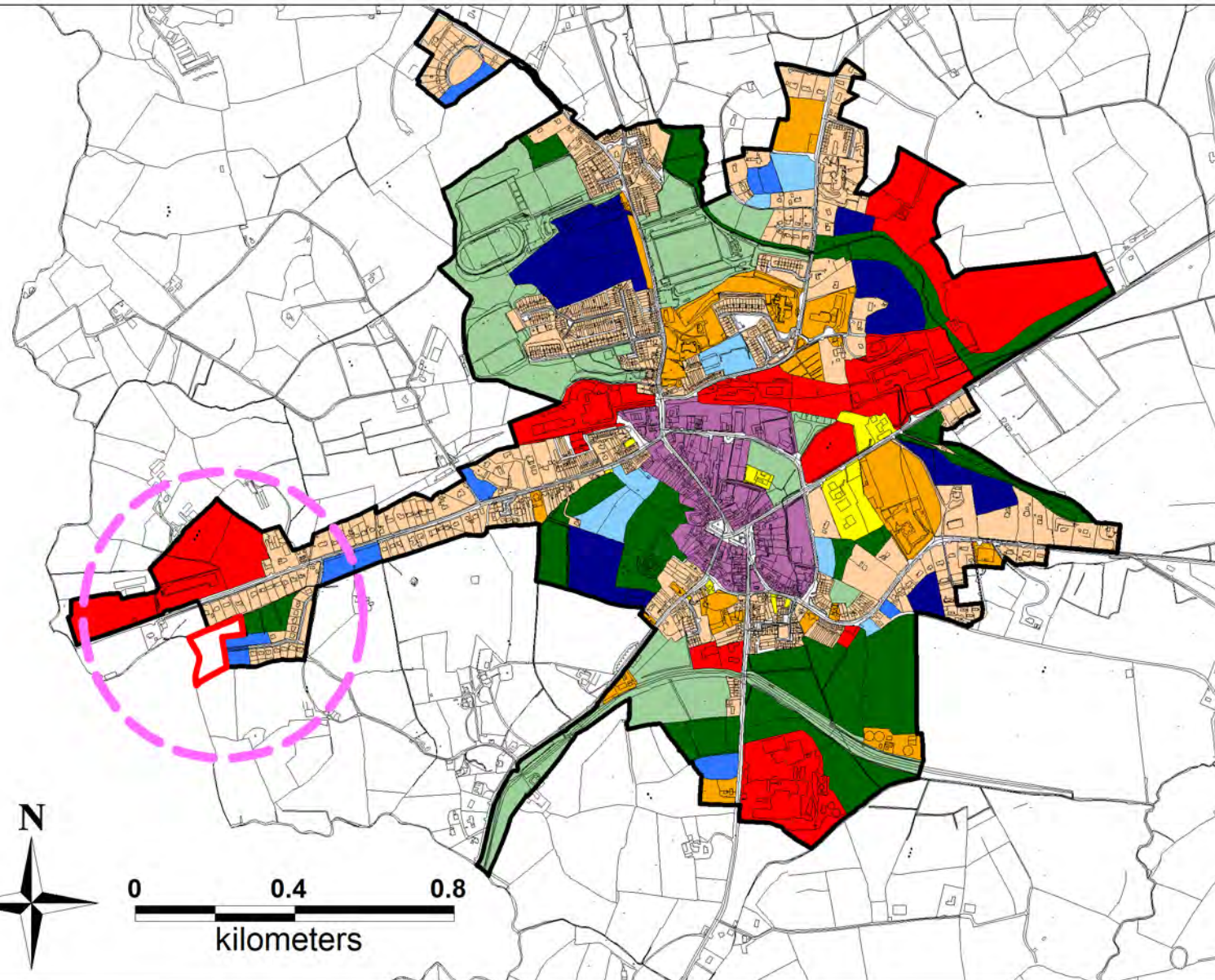
Clones

Land Use Zoning of  
Draft Development Plan 2025 - 2031

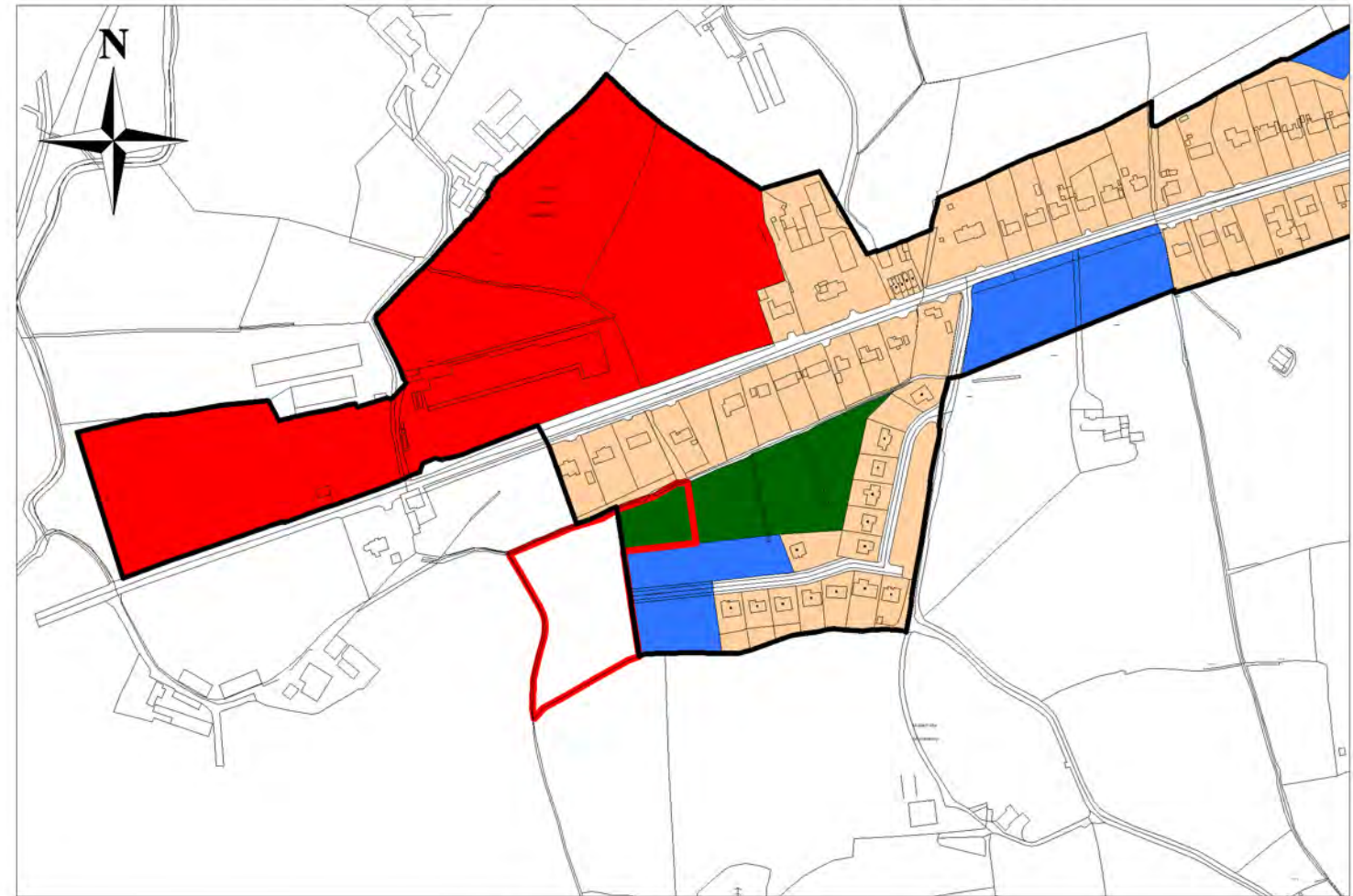
Landscape Protection/  
Conservation and  
Rural Area

Proposed Material Alteration

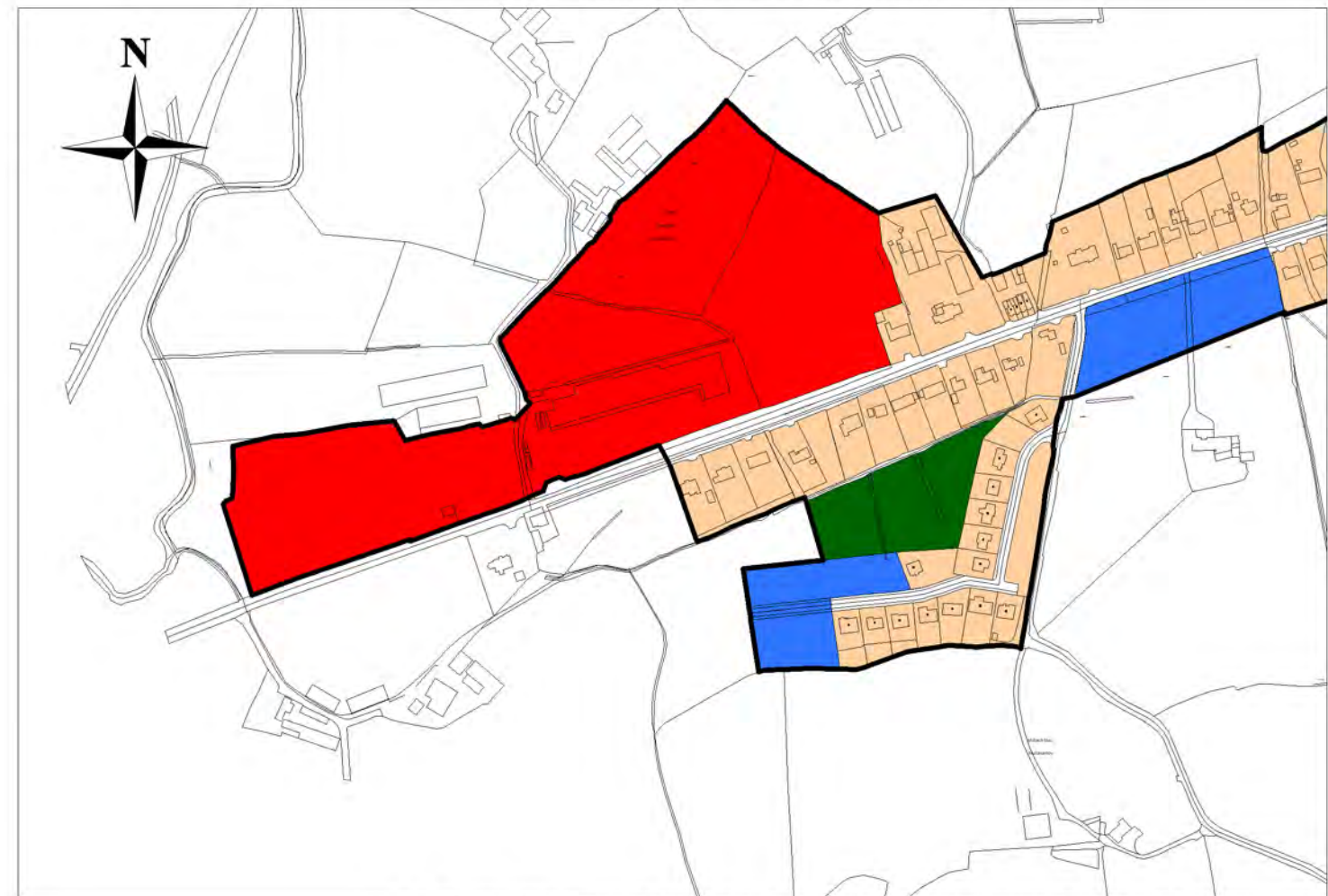
Dezone Landscape  
Protection/  
Conservation



### Land Use Zoning Draft Development Plan 2025 - 2031



### Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CDP1 No. 4



Settlement

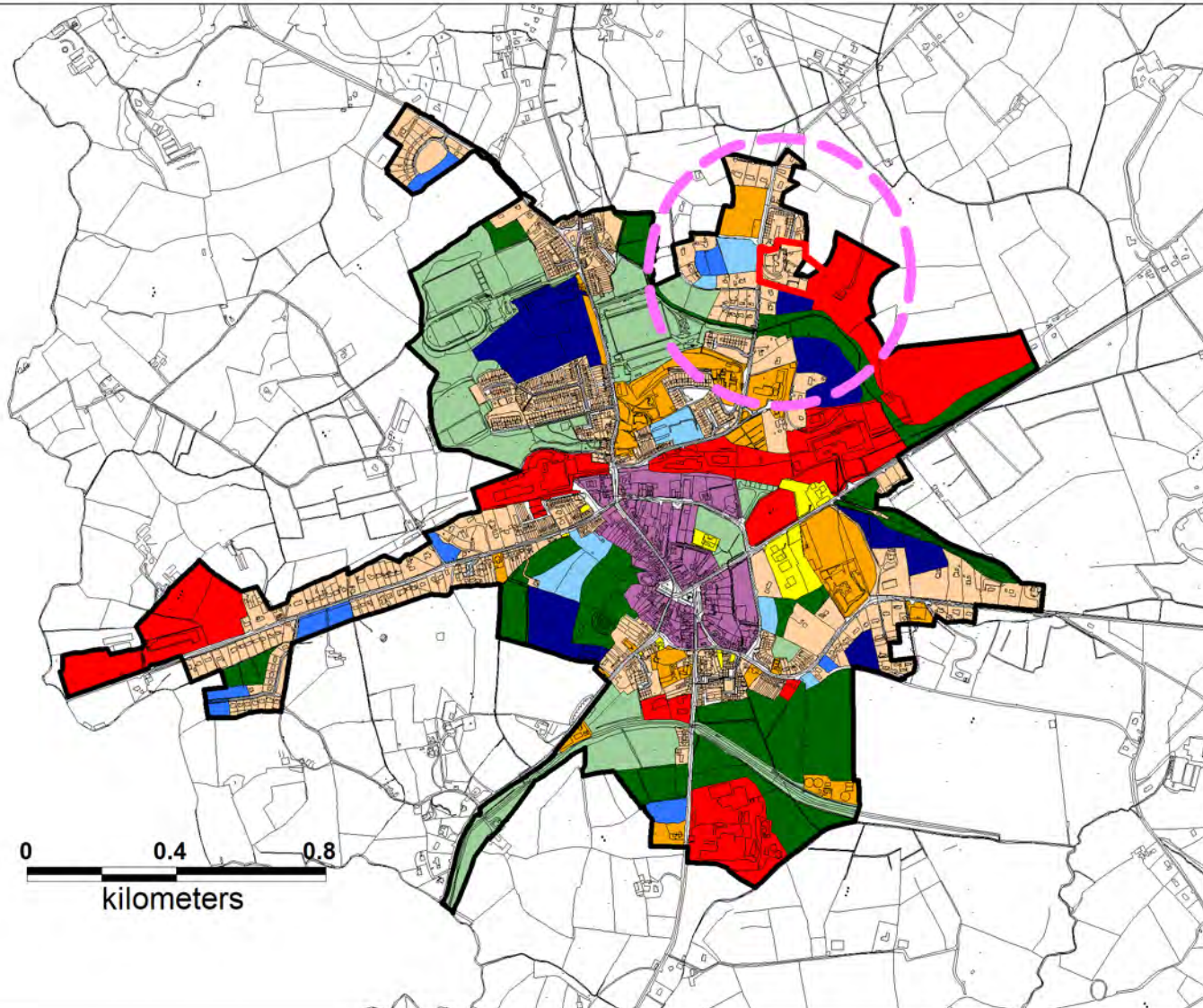
Clones

Land Use Zoning of  
Draft Development Plan 2025 - 2031

Existing Residential/  
Strategic Residential  
Reserve/Rural Area/  
Industry/Enterprise/  
Employment

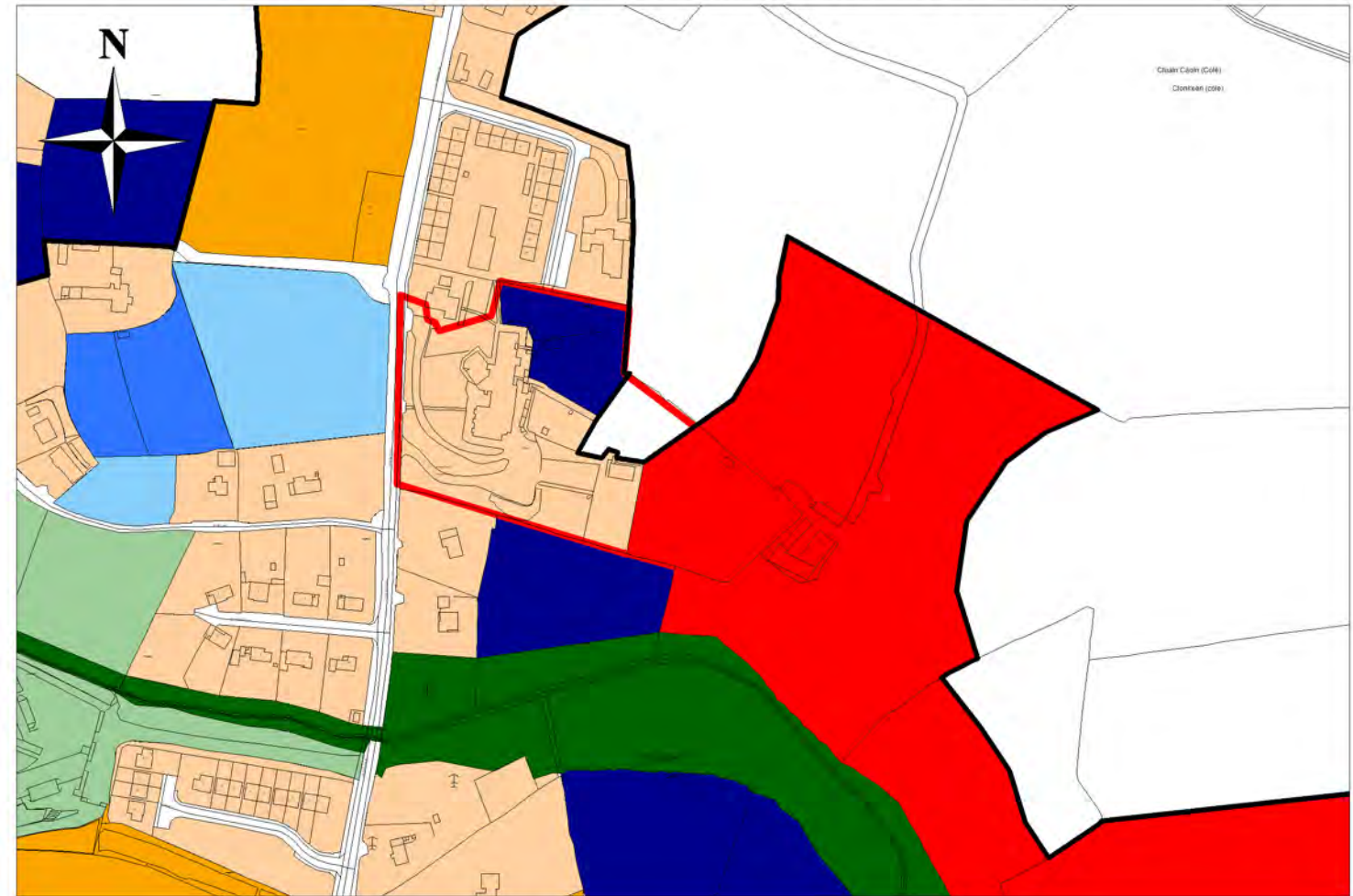
Proposed Material Alteration

Existing Residential  
(partial)

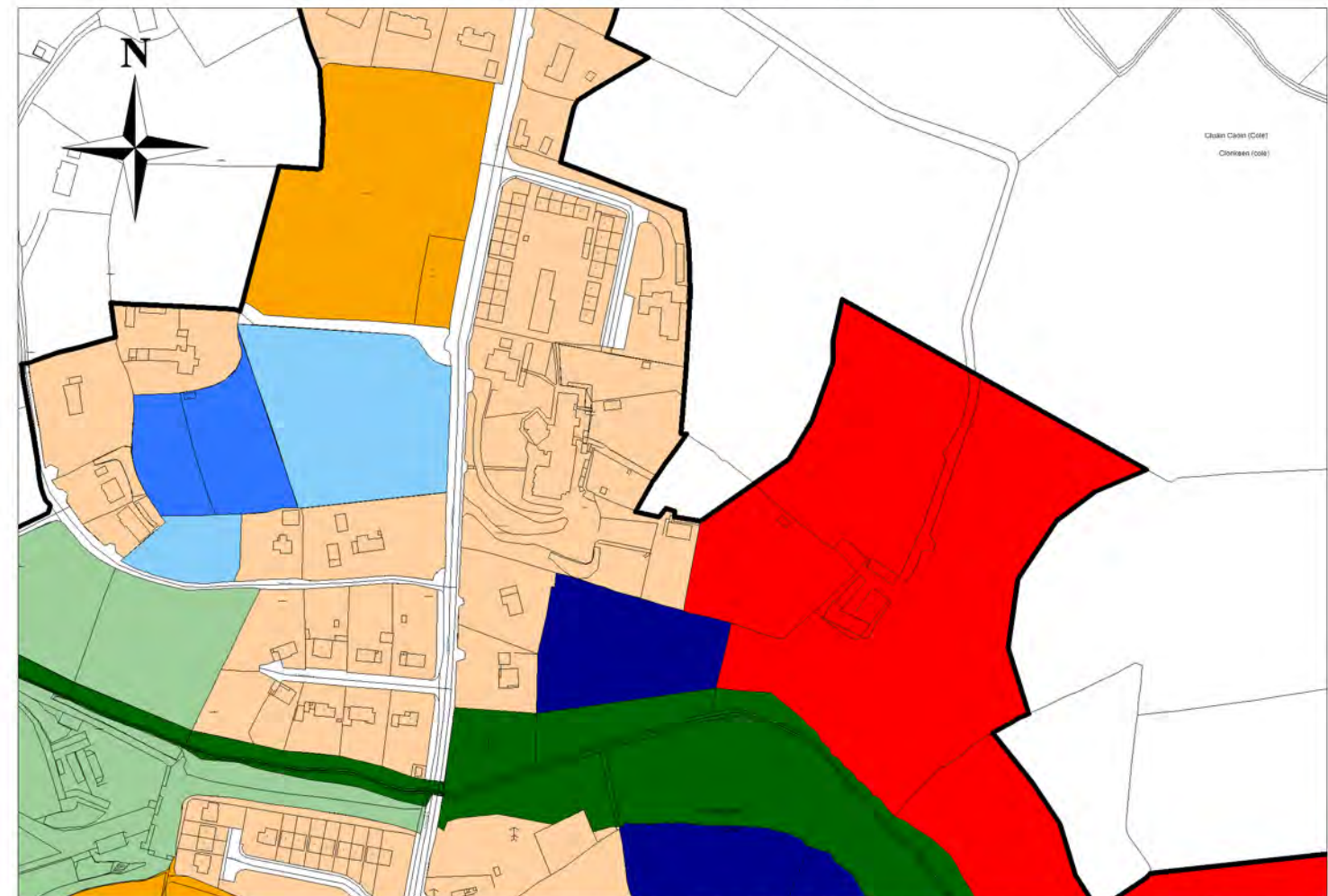


0 0.4 0.8  
kilometers

### Land Use Zoning Draft Development Plan 2025 - 2031



### Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CDP1 No. 5



Settlement

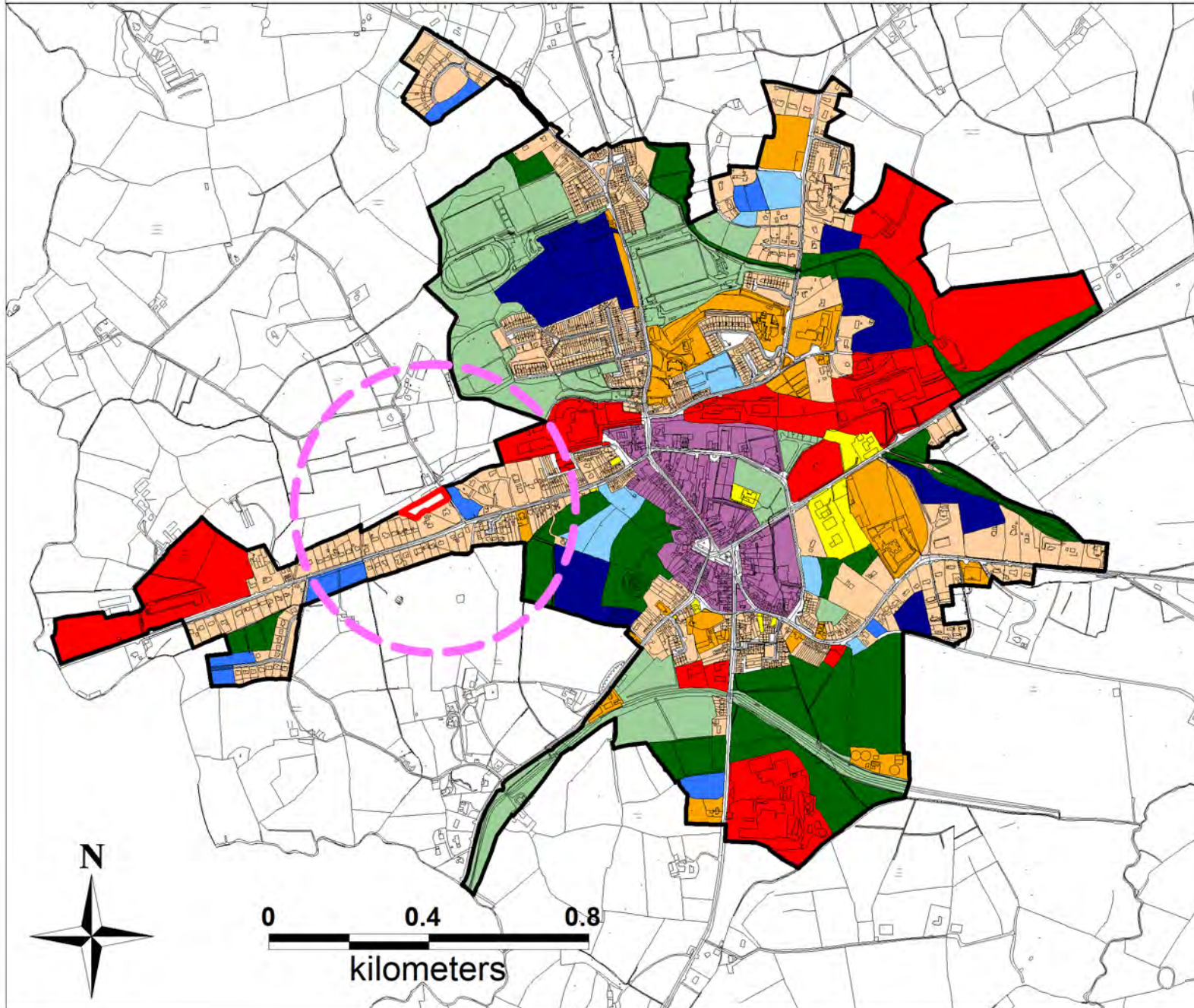
Clones

Land Use Zoning of  
Draft Development Plan 2025 - 2031

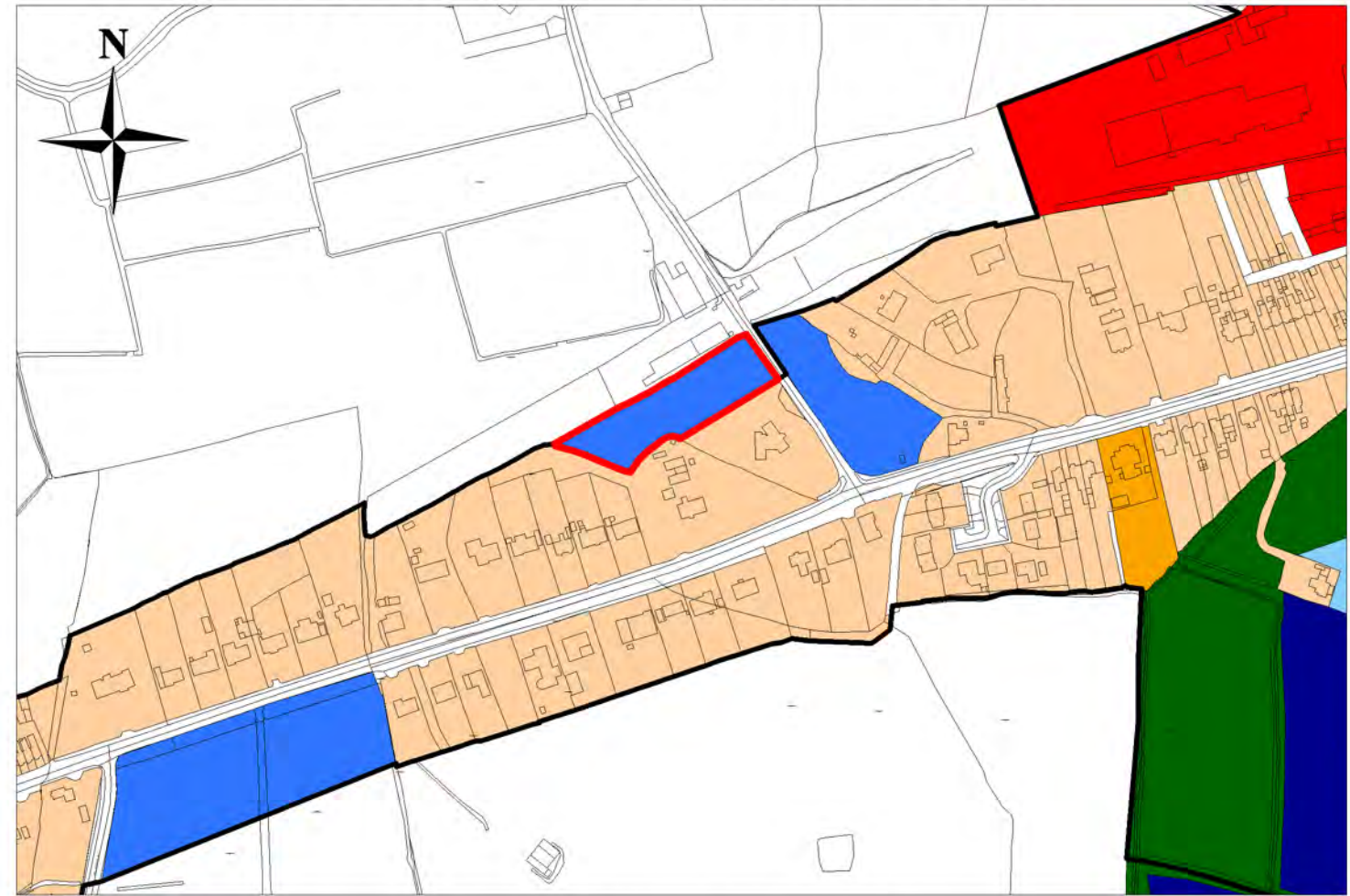
Proposed  
Residential B

Proposed Material Alteration

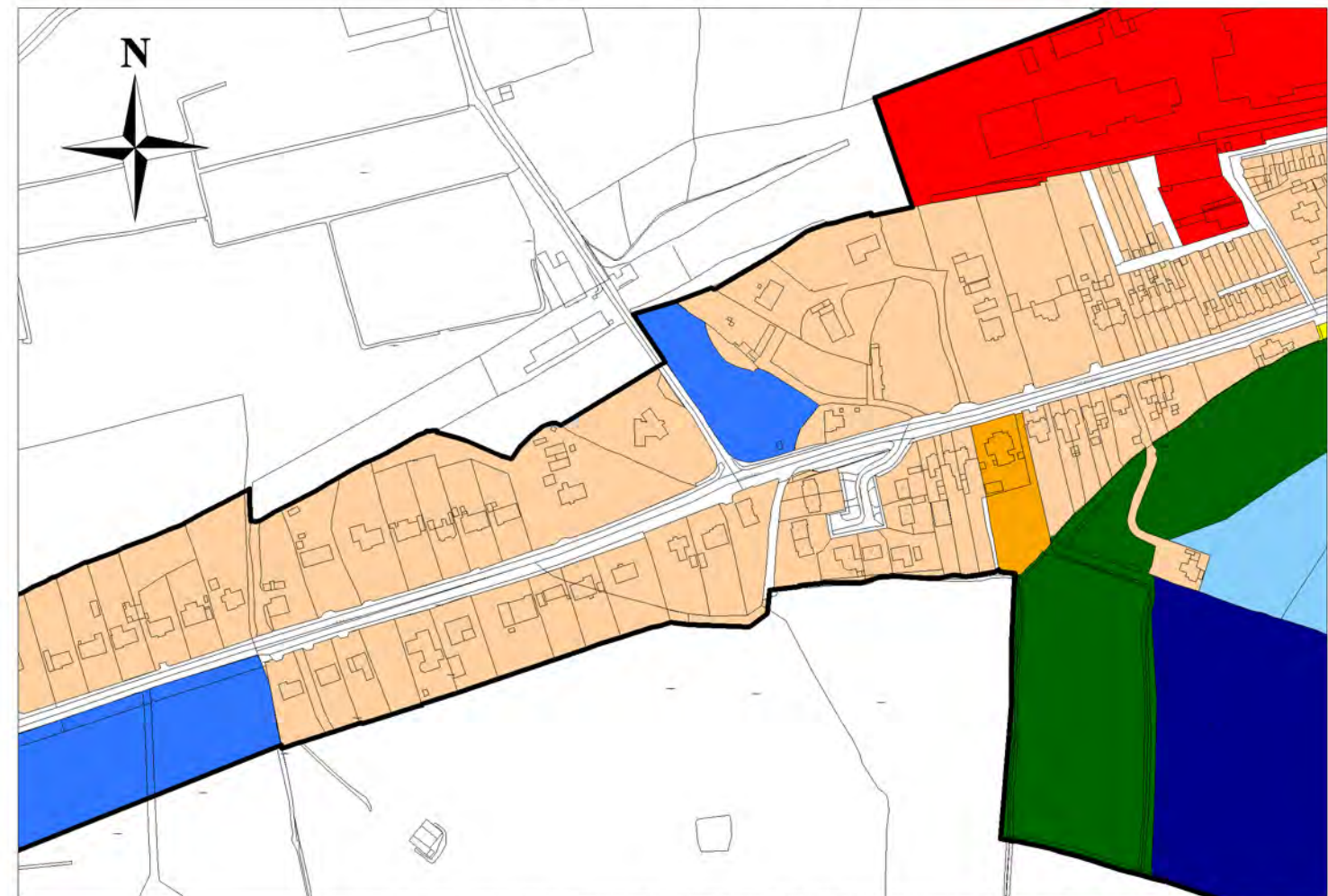
Dezone lands



### Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CDP1 No. 6



Settlement

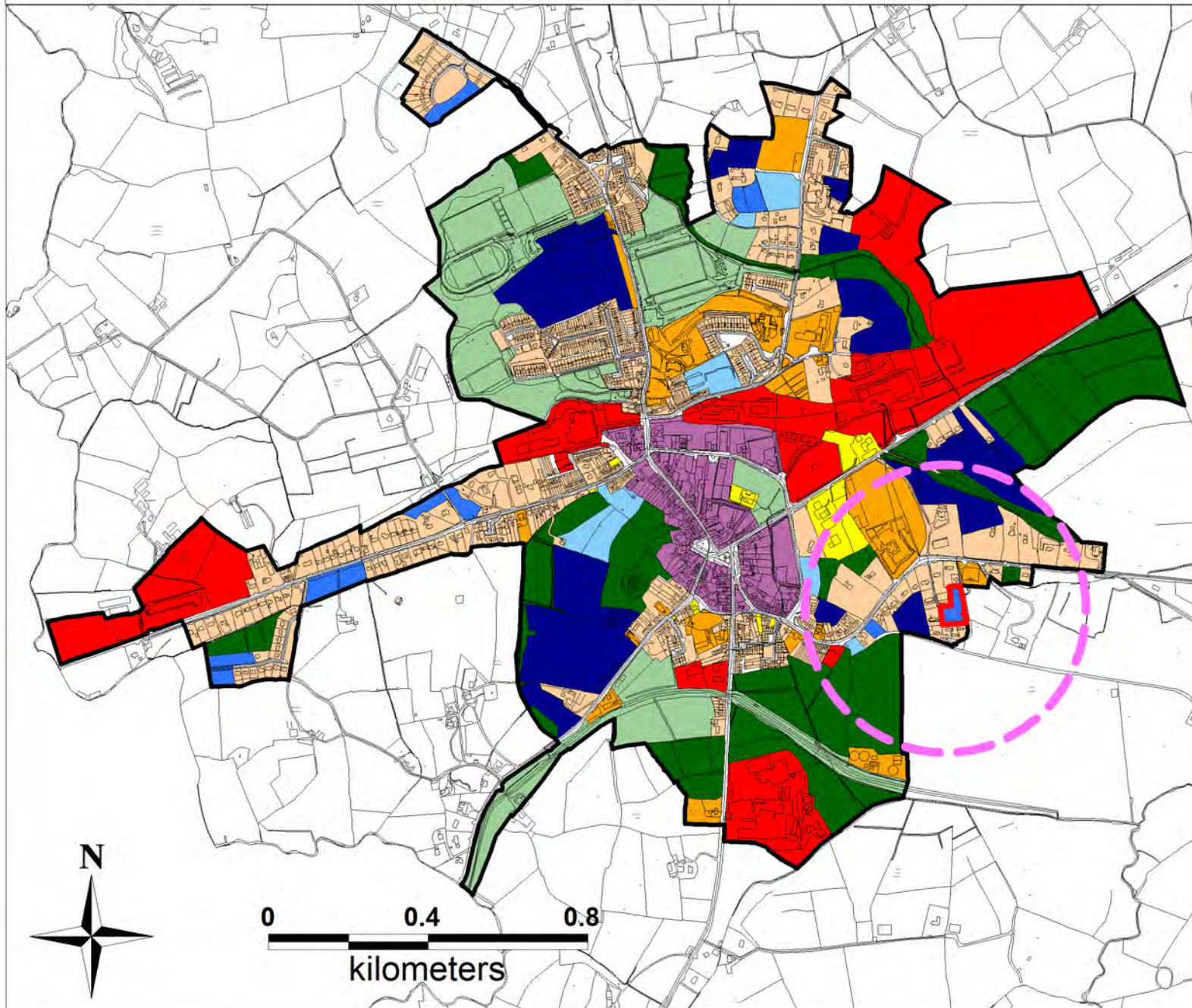
Clones

Land Use Zoning of  
Draft Development Plan 2025 - 2031

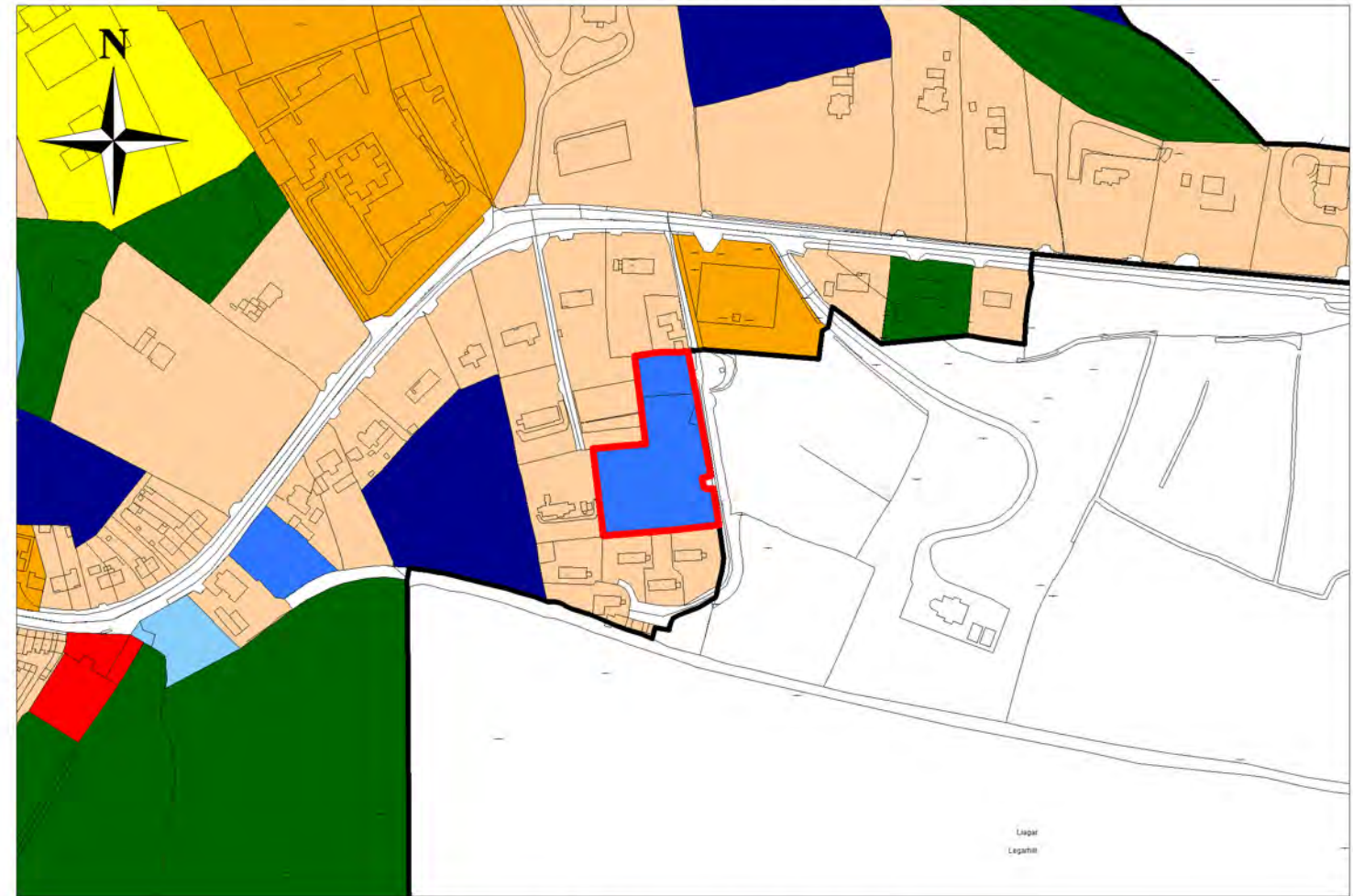
Proposed  
Residential B

Proposed Material Alteration

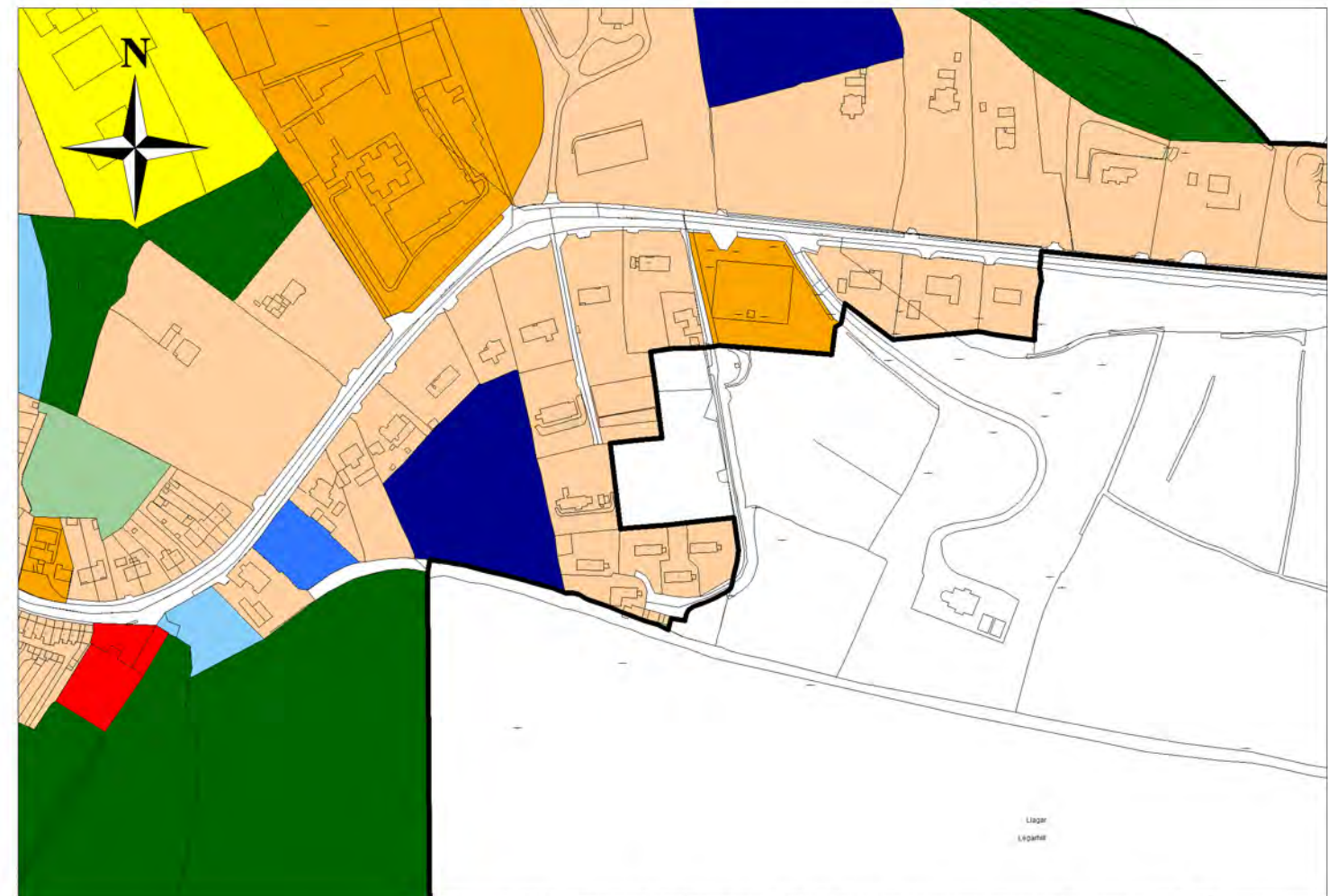
Dezone lands



### Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CDP1 No. 7



Settlement

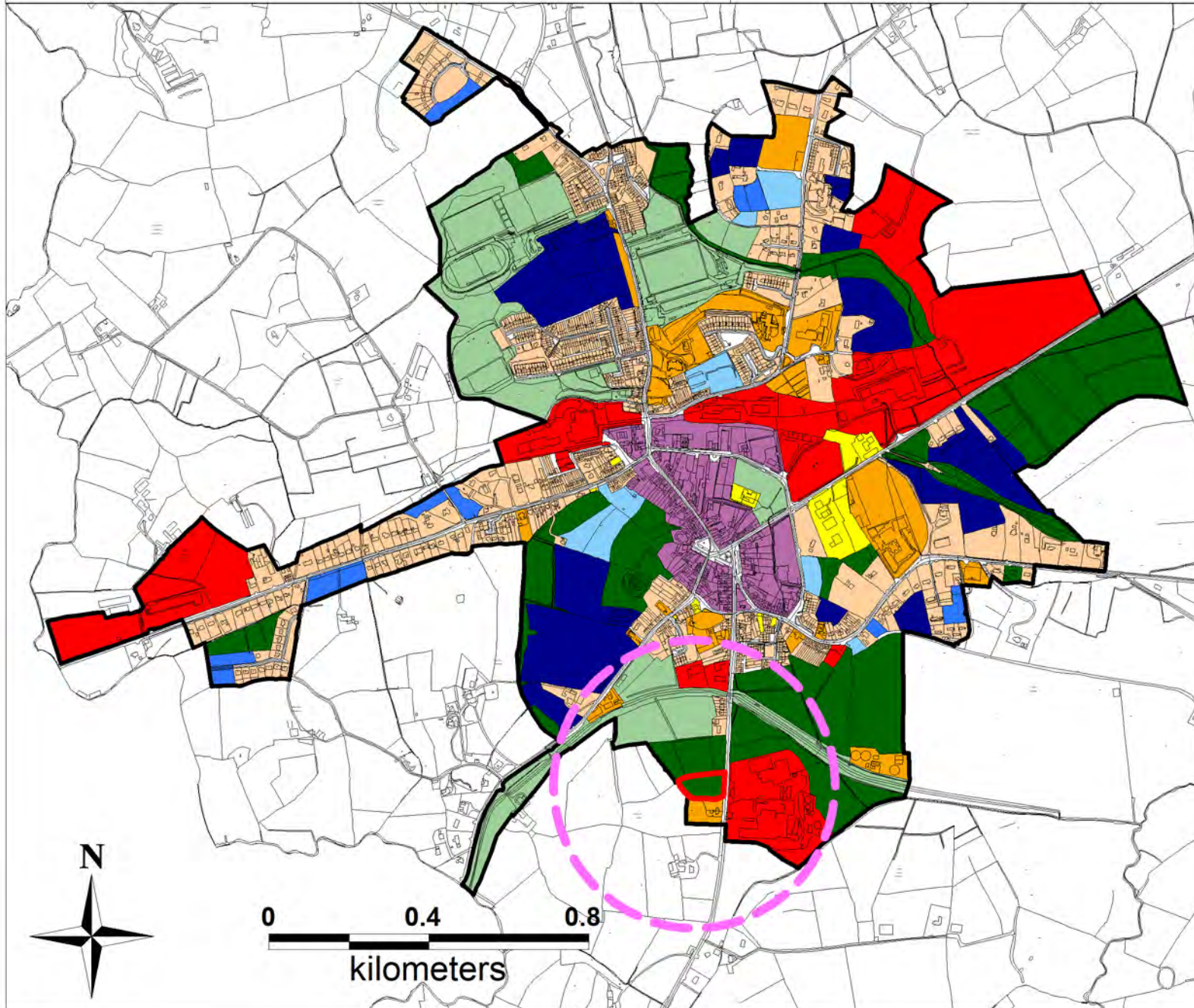
Clones

Land Use Zoning of  
Draft Development Plan 2025 - 2031

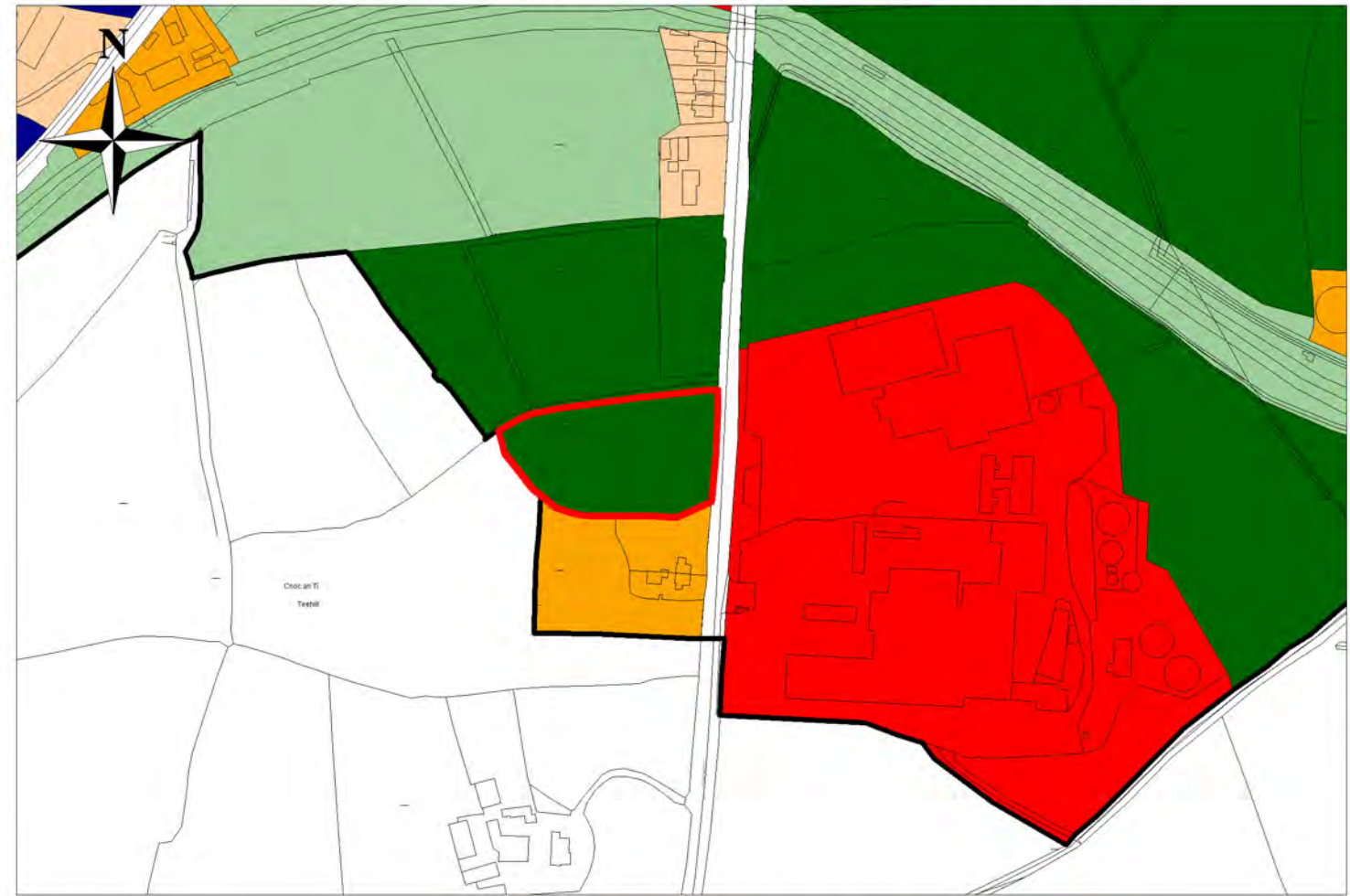
Landscape  
Protection/Conservation

Proposed Material Alteration

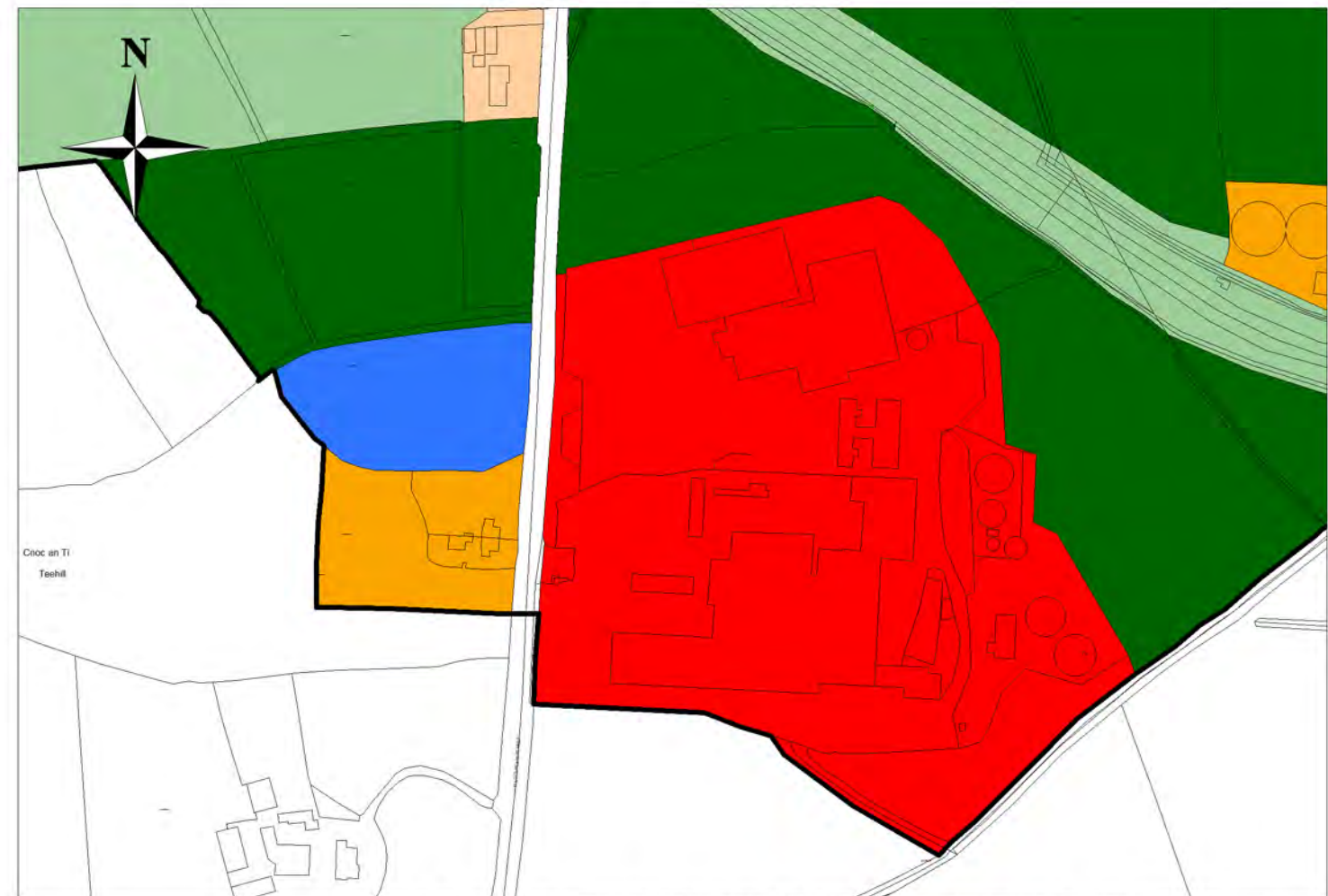
Proposed Residential B



### Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. CDP1 No. 8



Settlement

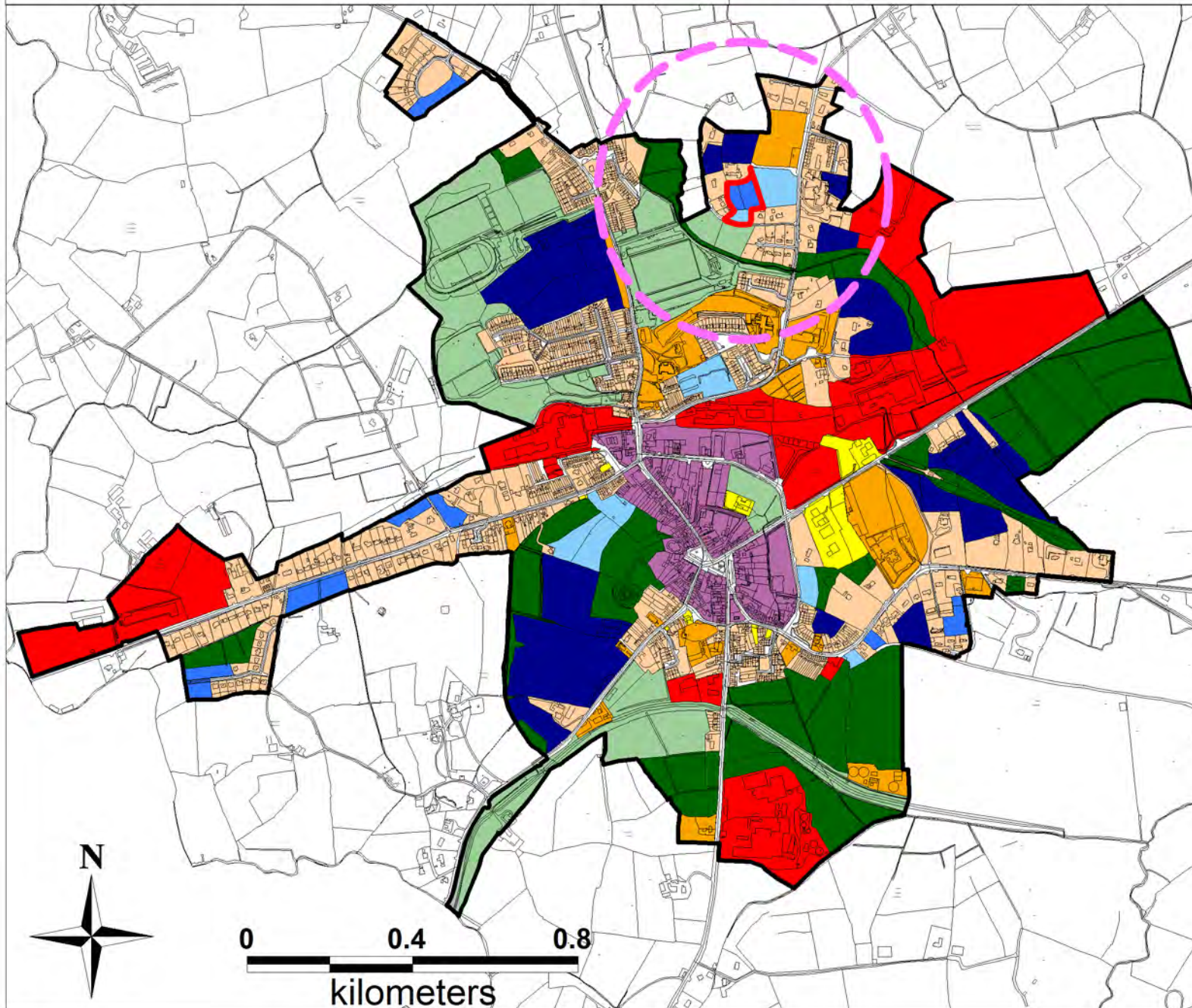
Clones

Land Use Zoning of  
Draft Development Plan 2025 - 2031

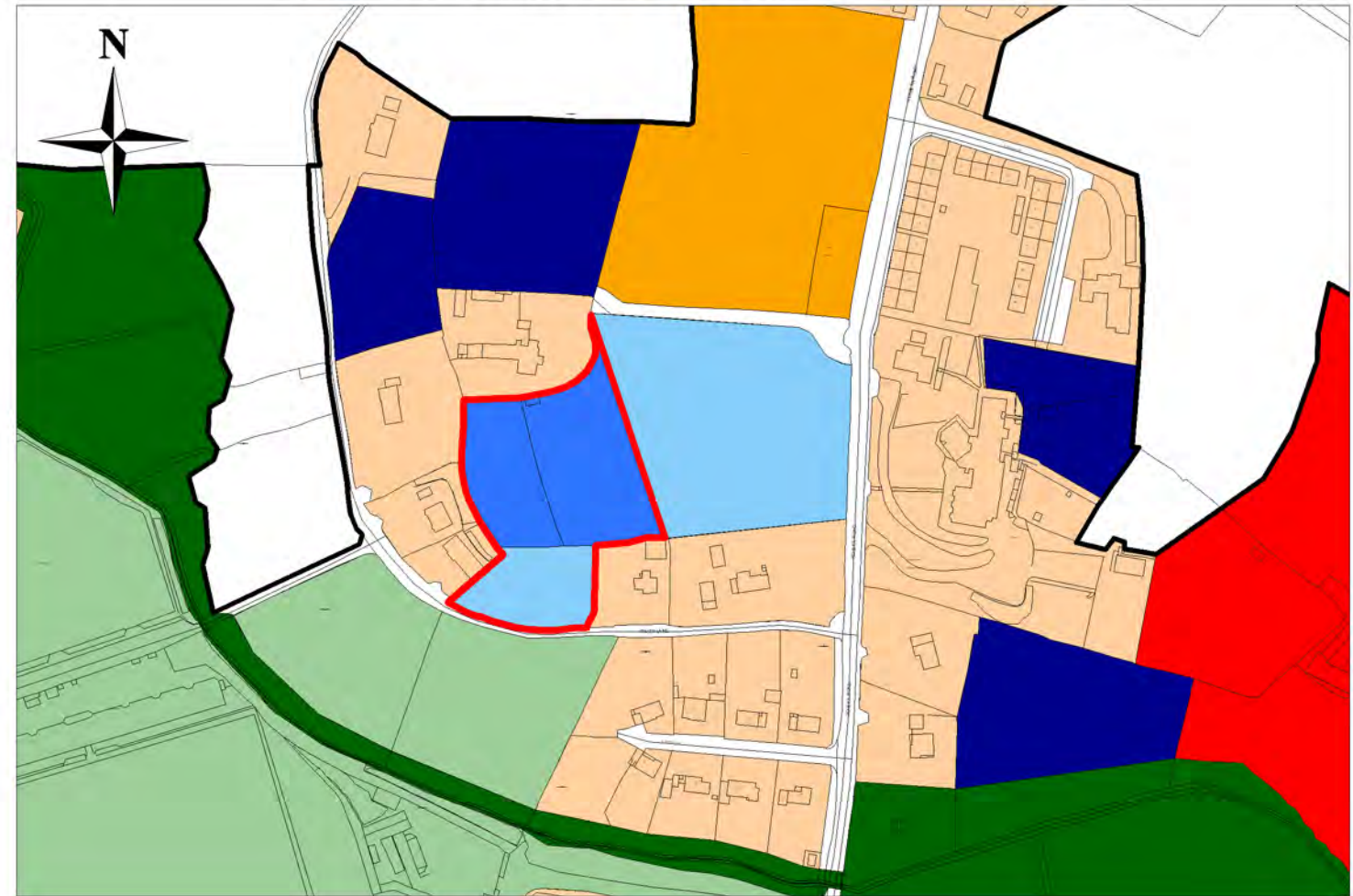
Proposed Residential  
A and B

Proposed Material Alteration

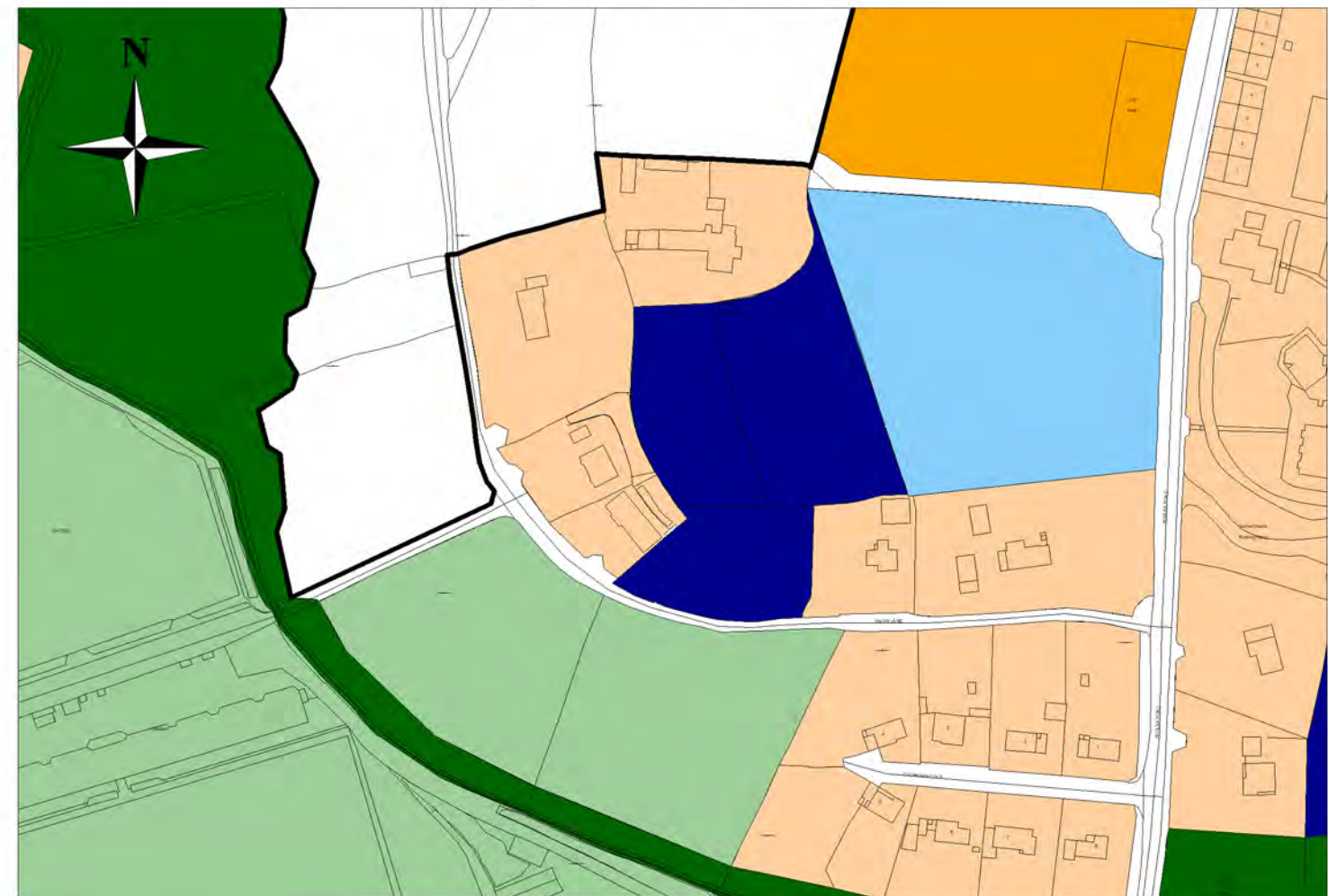
Strategic Residential  
Reserve



### Land Use Zoning Draft Development Plan 2025 - 2031



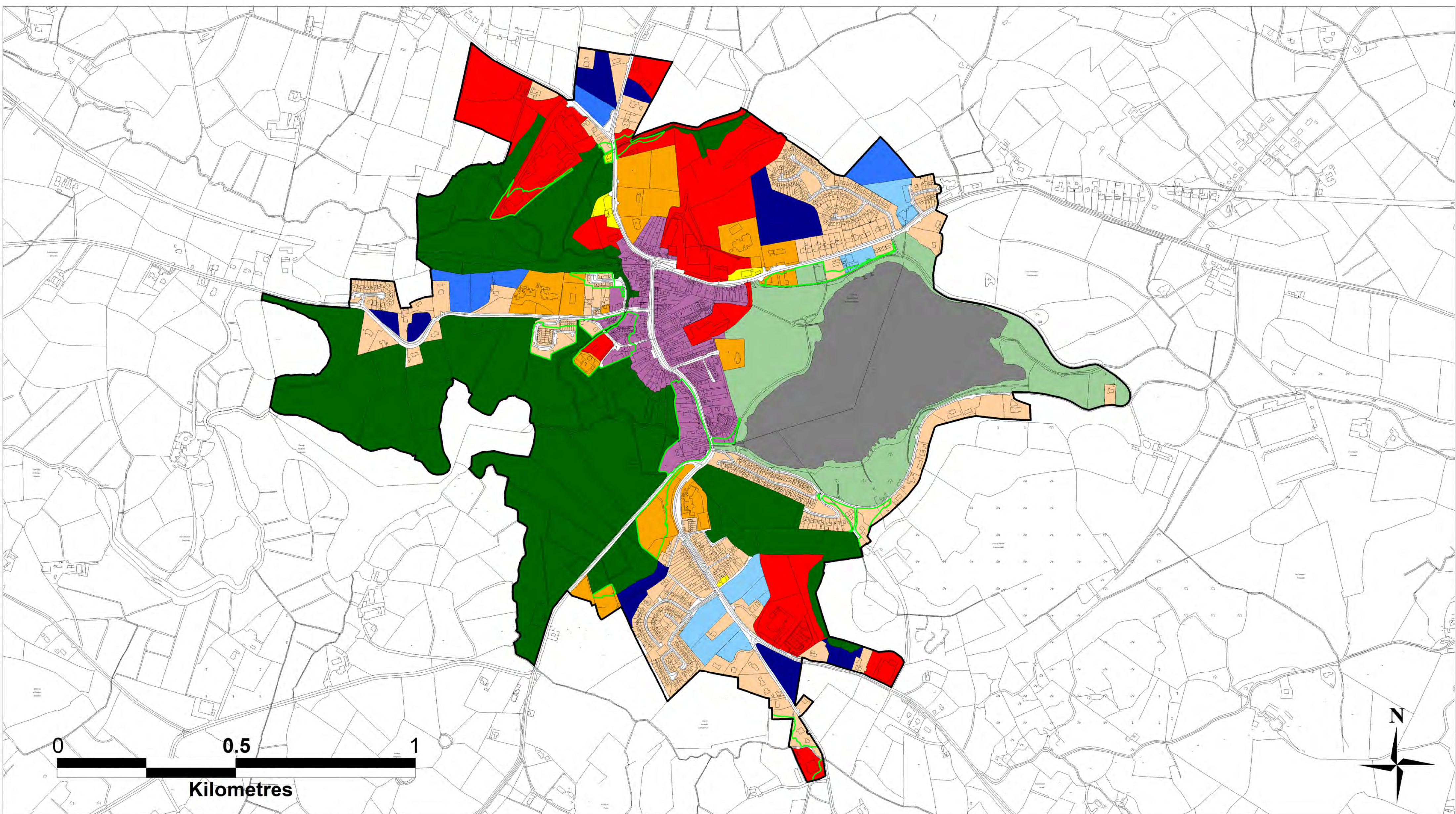
Proposed Material Alteration



The background features several overlapping geometric shapes in a light purple color. On the left, there is a large triangle pointing downwards. In the center and right, there are various lines and smaller triangles, some pointing upwards and some downwards, creating a dynamic, abstract composition. The overall style is clean and modern.

**BALLYBAY**

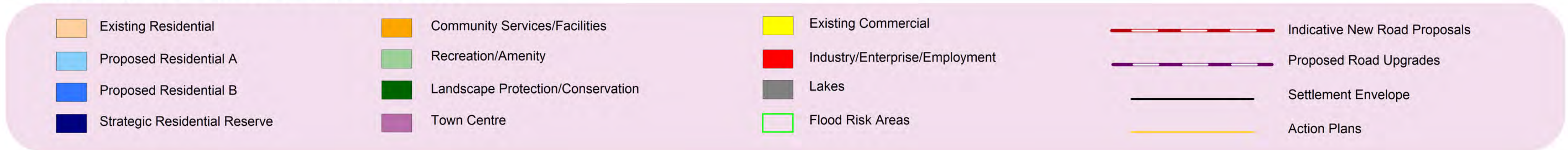


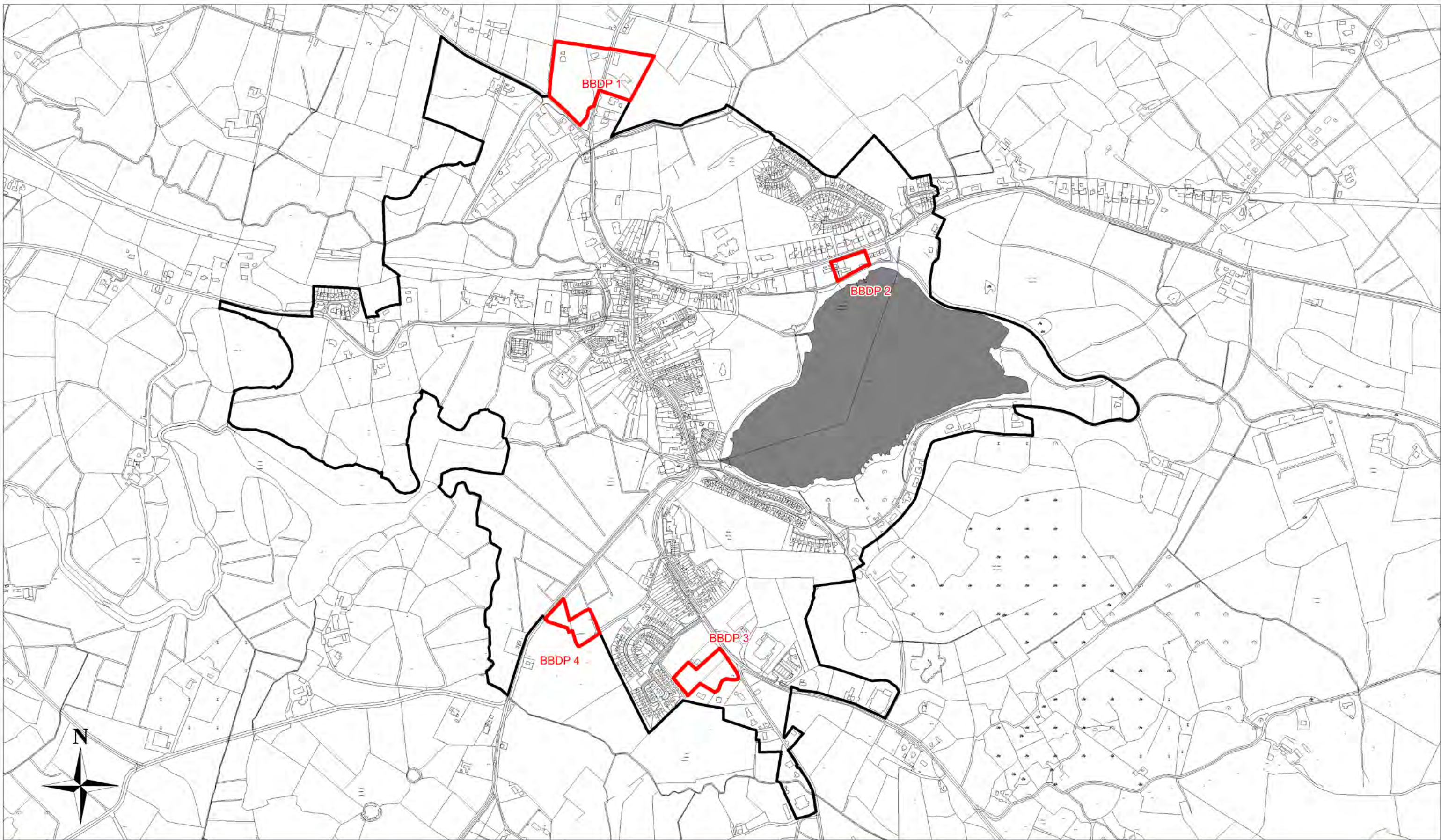


# Ballybay Town (Map BBDP1)

Draft Monaghan County Development Plan 2025 - 2031

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**Monaghan County Development Plan 2025 - 2031**  
**Proposed Material Alterations**

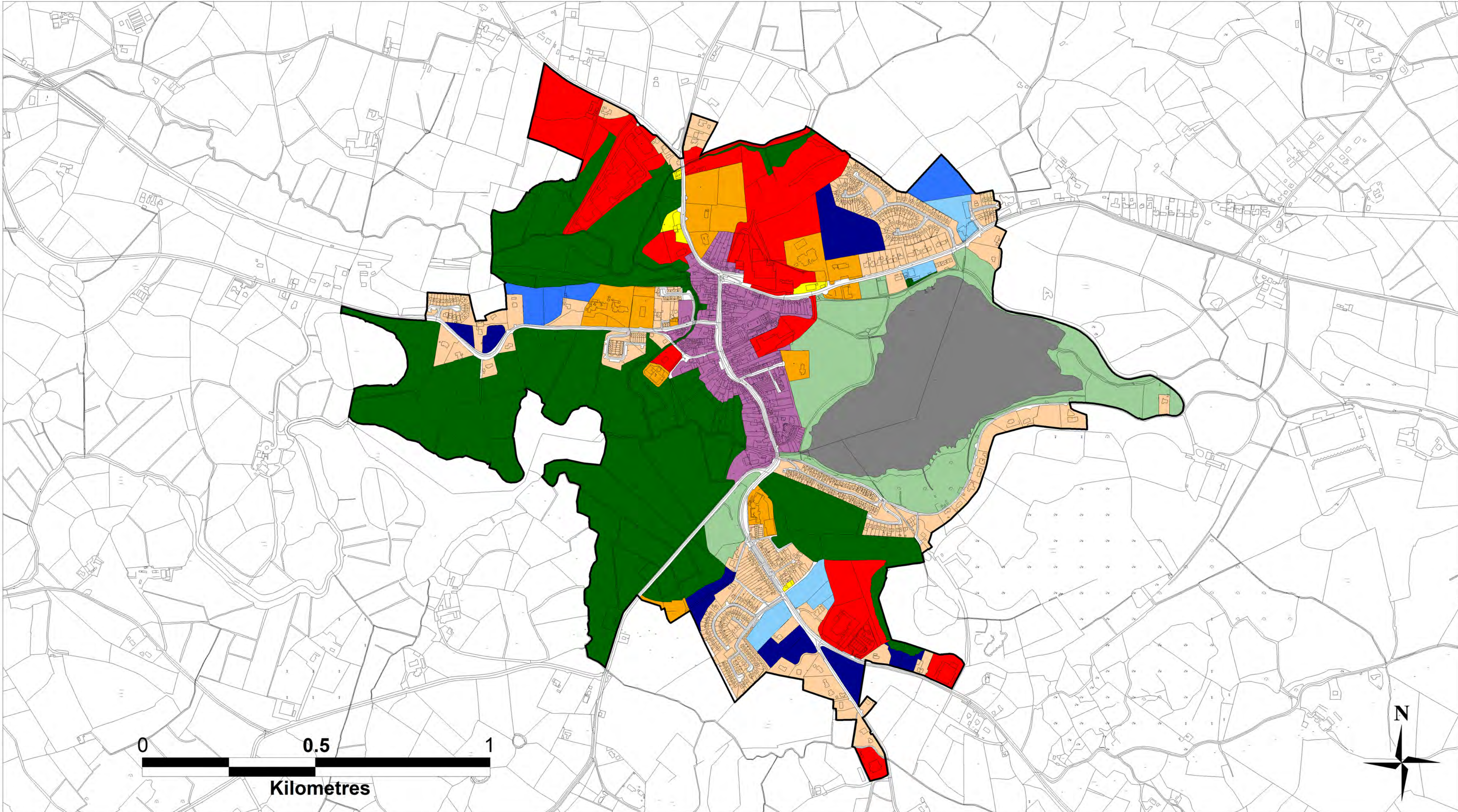
**Settlement**

**Ballybay**

**No. of Material  
Alterations**

**4**





# Ballybay Town (Map BBDP1)

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

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Existing Residential	Community Services/Facilities	Existing Commercial	Indicative New Road Proposals
Proposed Residential A	Recreation/Amenity	Industry/Enterprise/Employment	Proposed Road Upgrades
Proposed Residential B	Landscape Protection/Conservation	Lakes	Settlement Envelope
Strategic Residential Reserve	Town Centre		Action Plans

# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. BBDP1 No. 1



Settlement

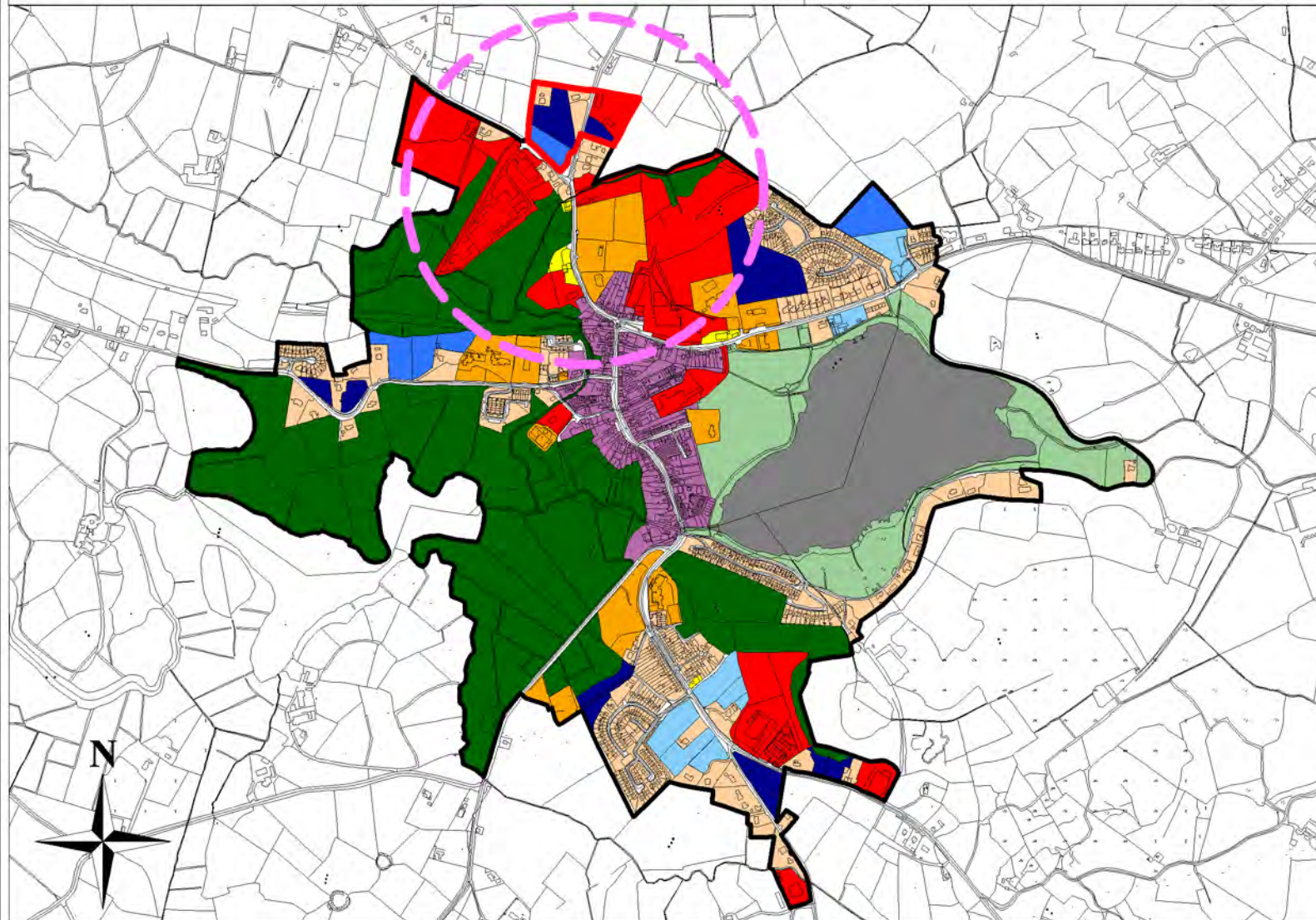
Ballybay

Land Use Zoning of  
Draft Development Plan 2025 - 2031

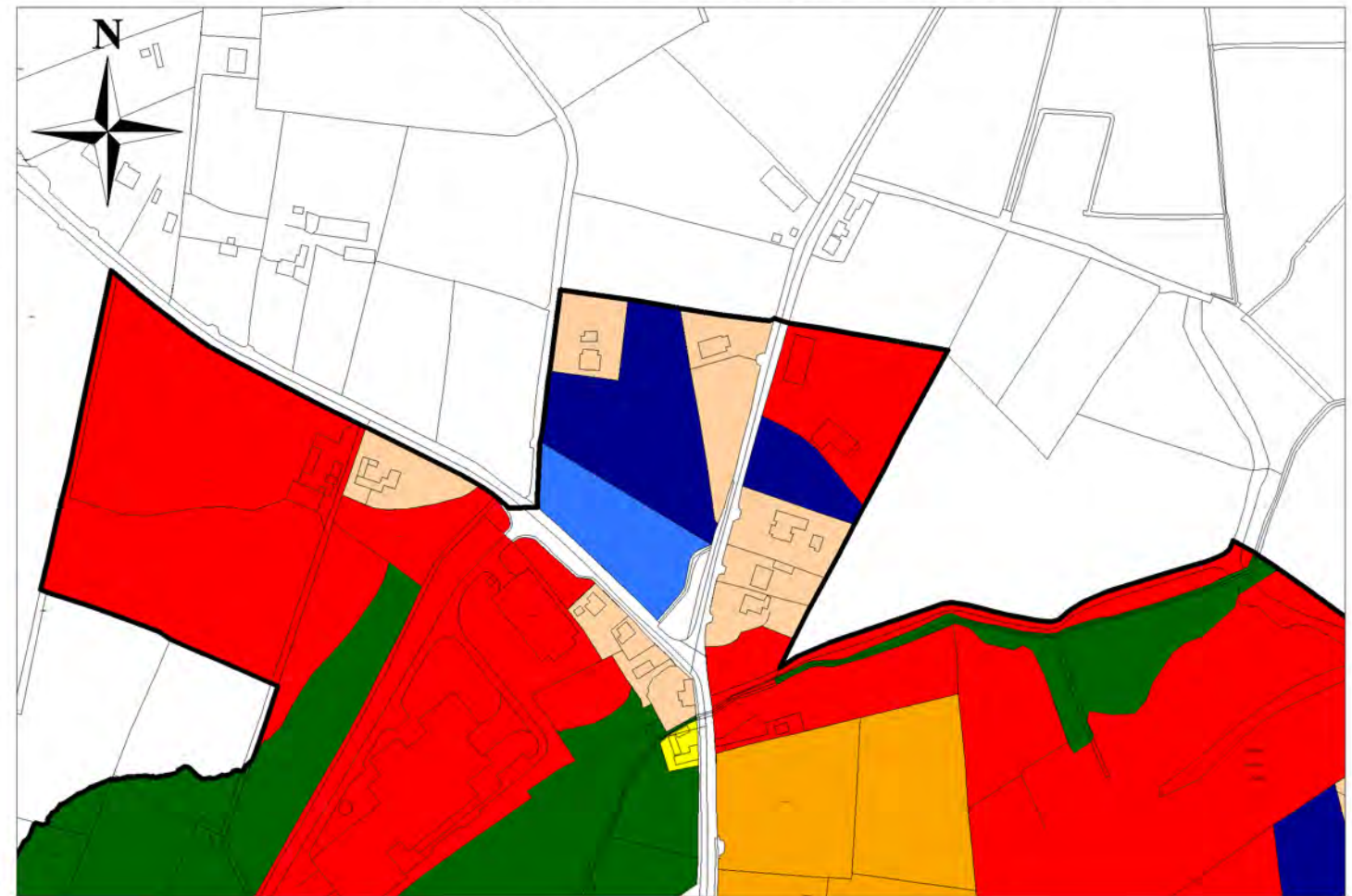
Existing Residential,  
Strategic Residential  
Reserve and  
Industry/Enterprise/  
Employment

Proposed Material Alteration

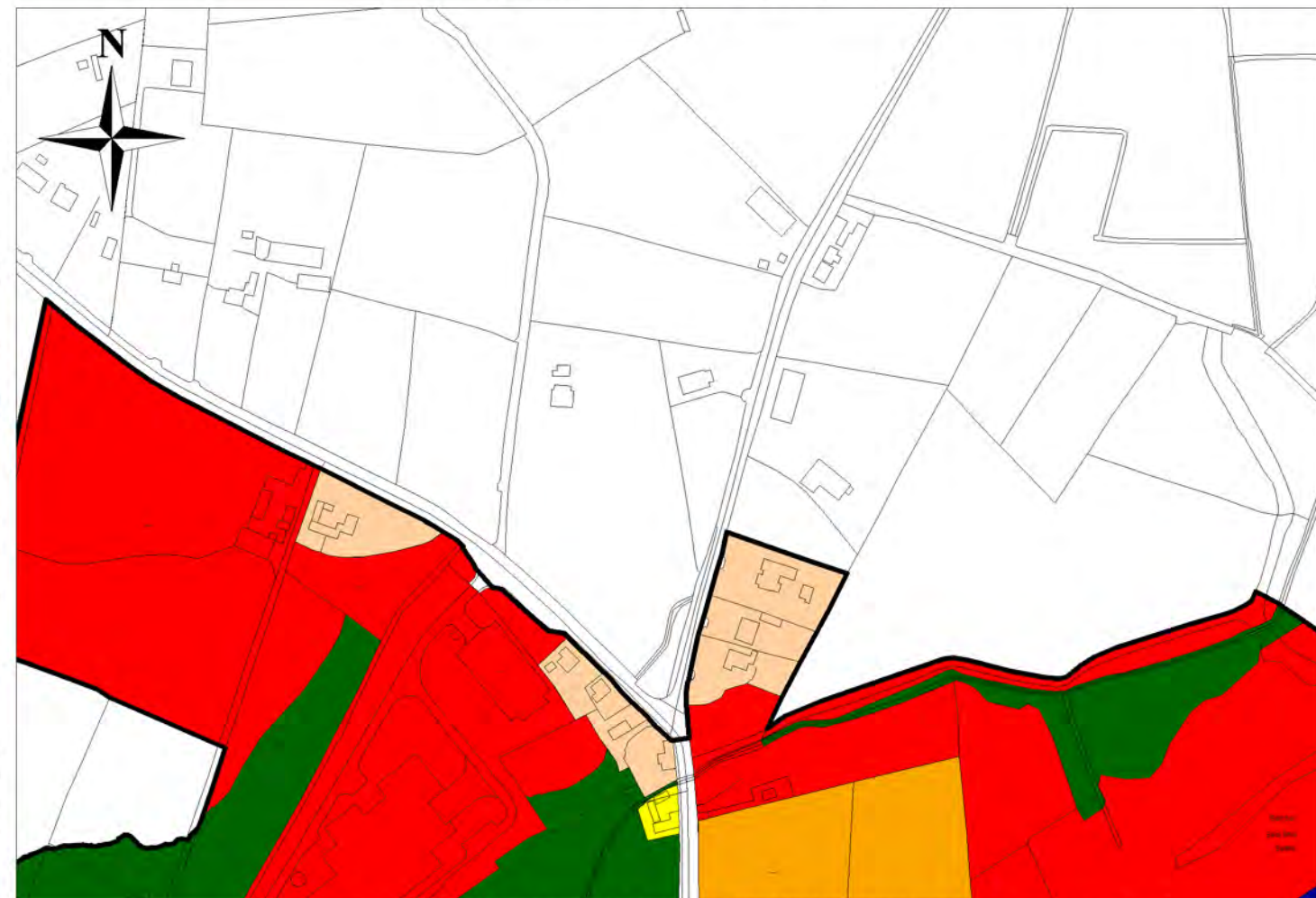
Dezone lands



### Land Use Zoning Draft Development Plan 2025 - 2031



### Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. BBDP1 No. 2



Settlement

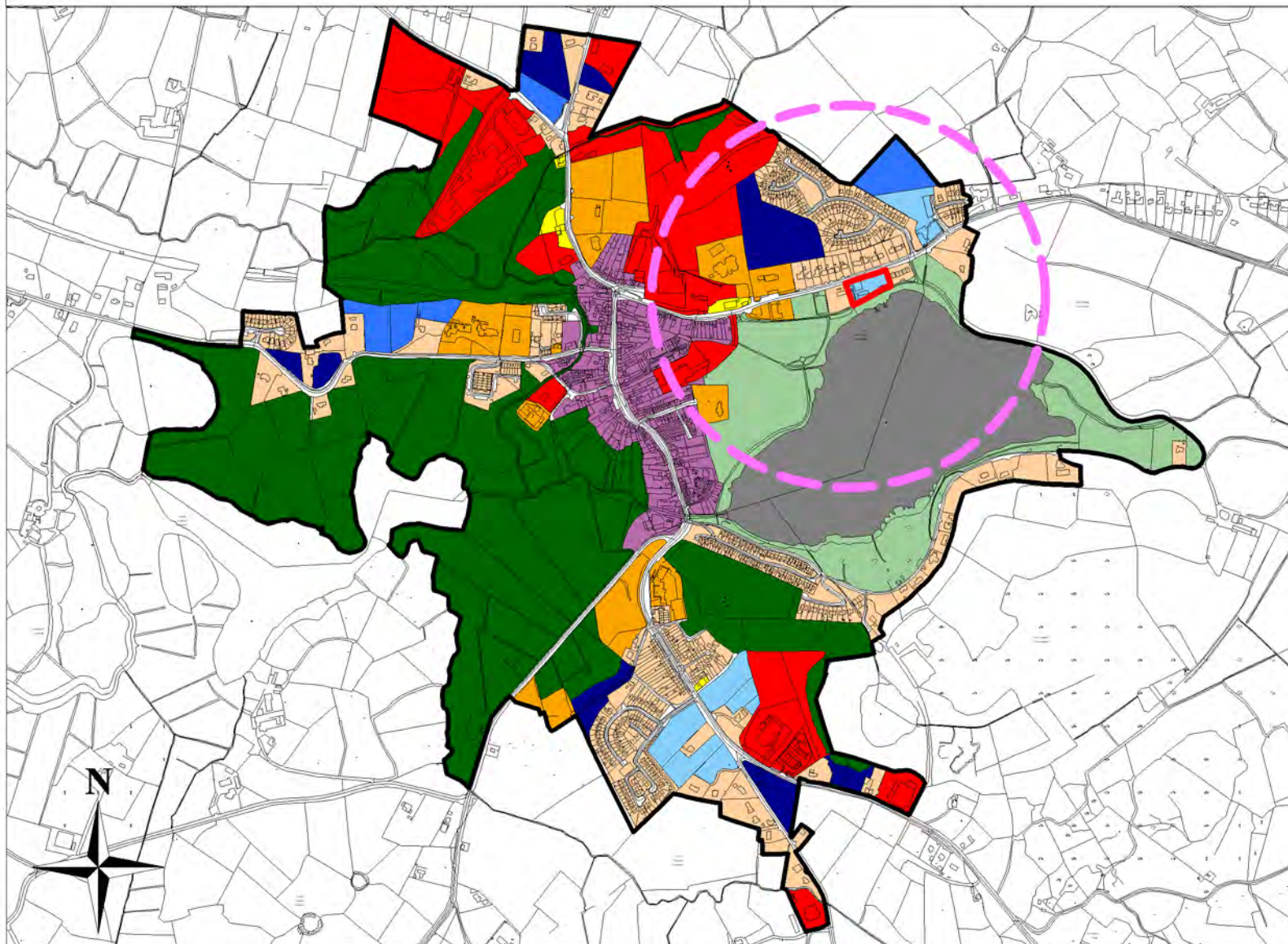
Ballybay

Land Use Zoning of  
Draft Development Plan 2025 - 2031

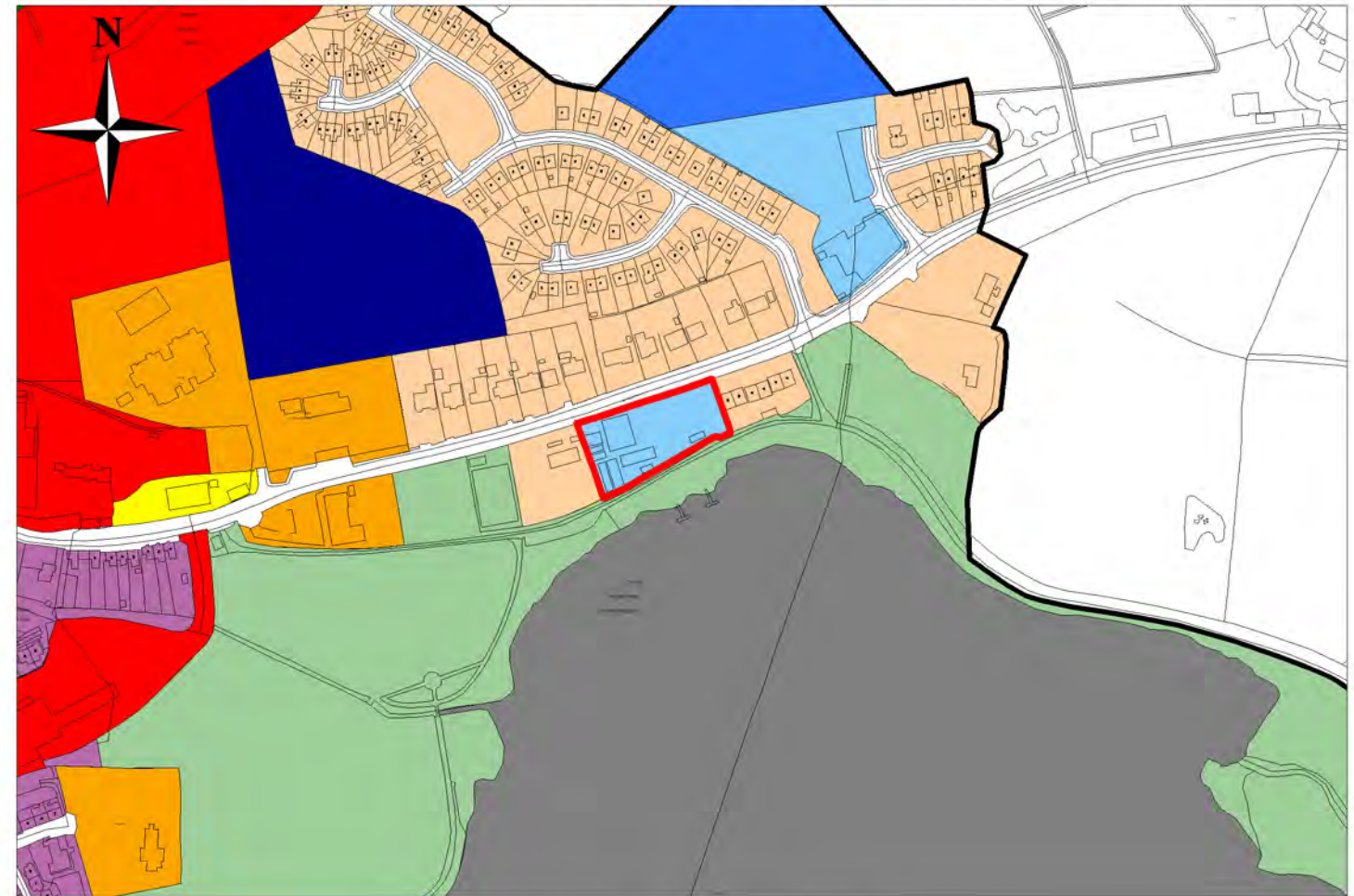
Proposed  
Residential A

Proposed Material Alteration

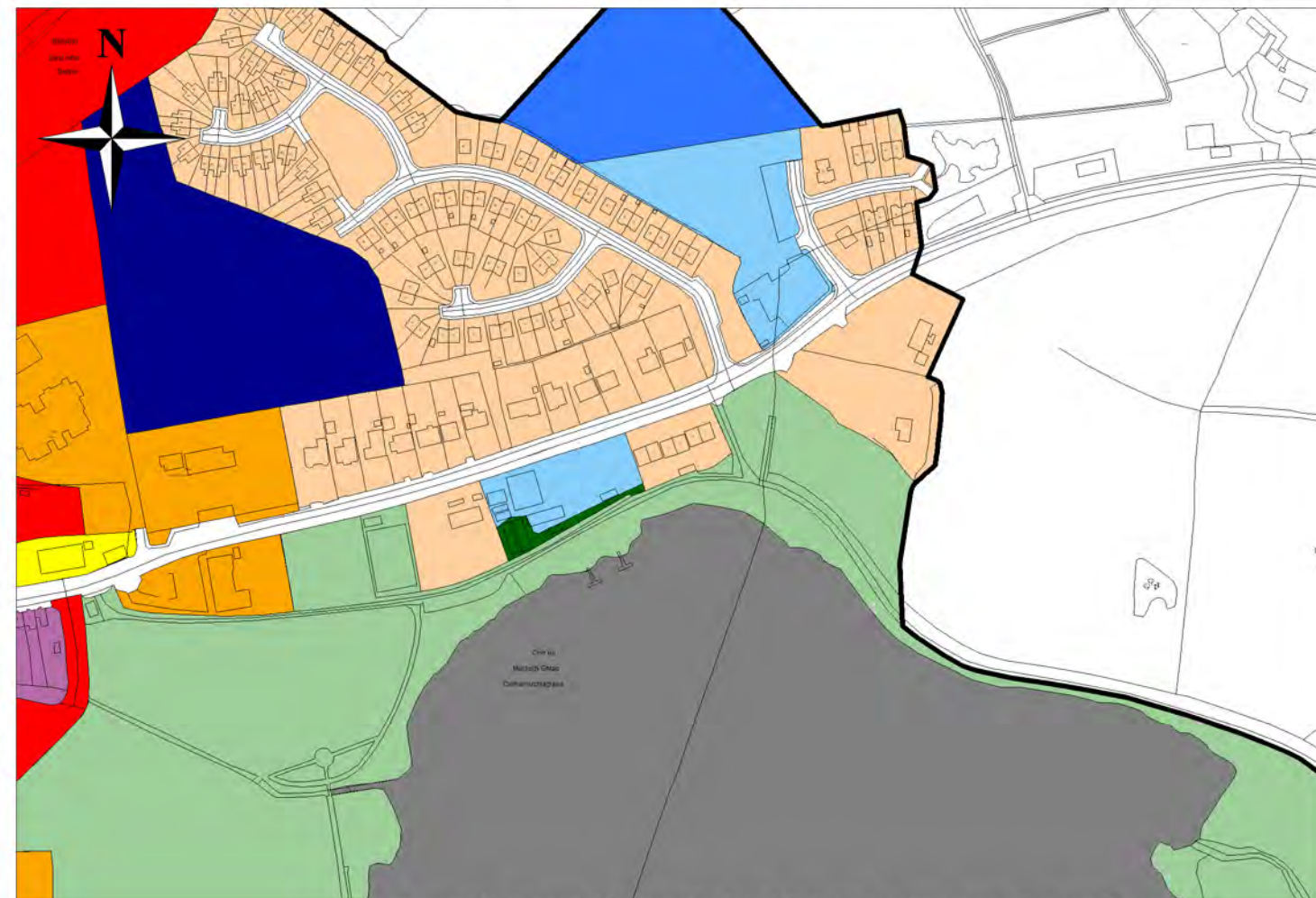
Proposed Residential A  
and Landscape  
Protection/Conservation



### Land Use Zoning Draft Development Plan 2025 - 2031



### Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. BBDP1 No. 3



Settlement

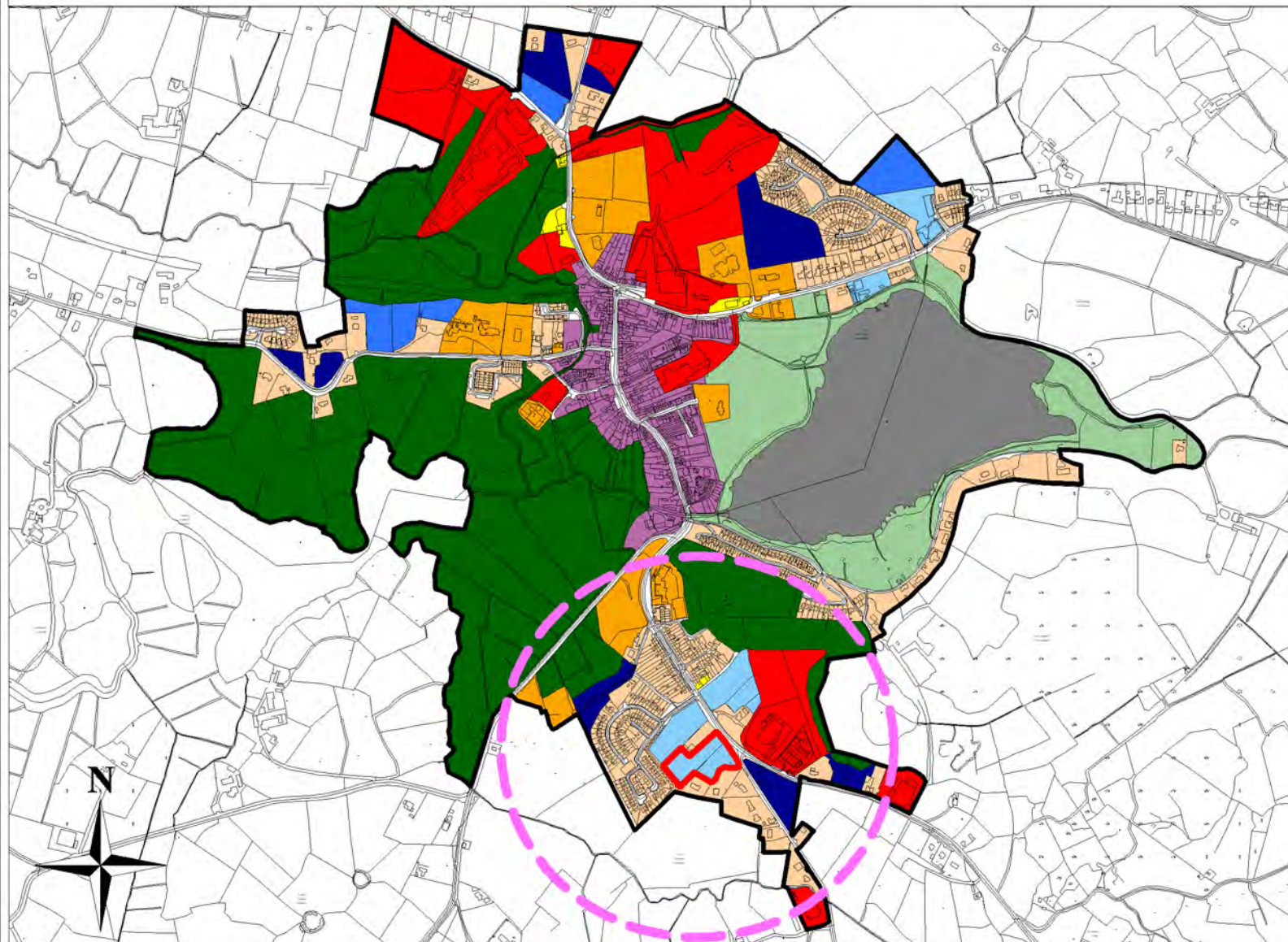
Ballybay

Land Use Zoning of  
Draft Development Plan 2025 - 2031

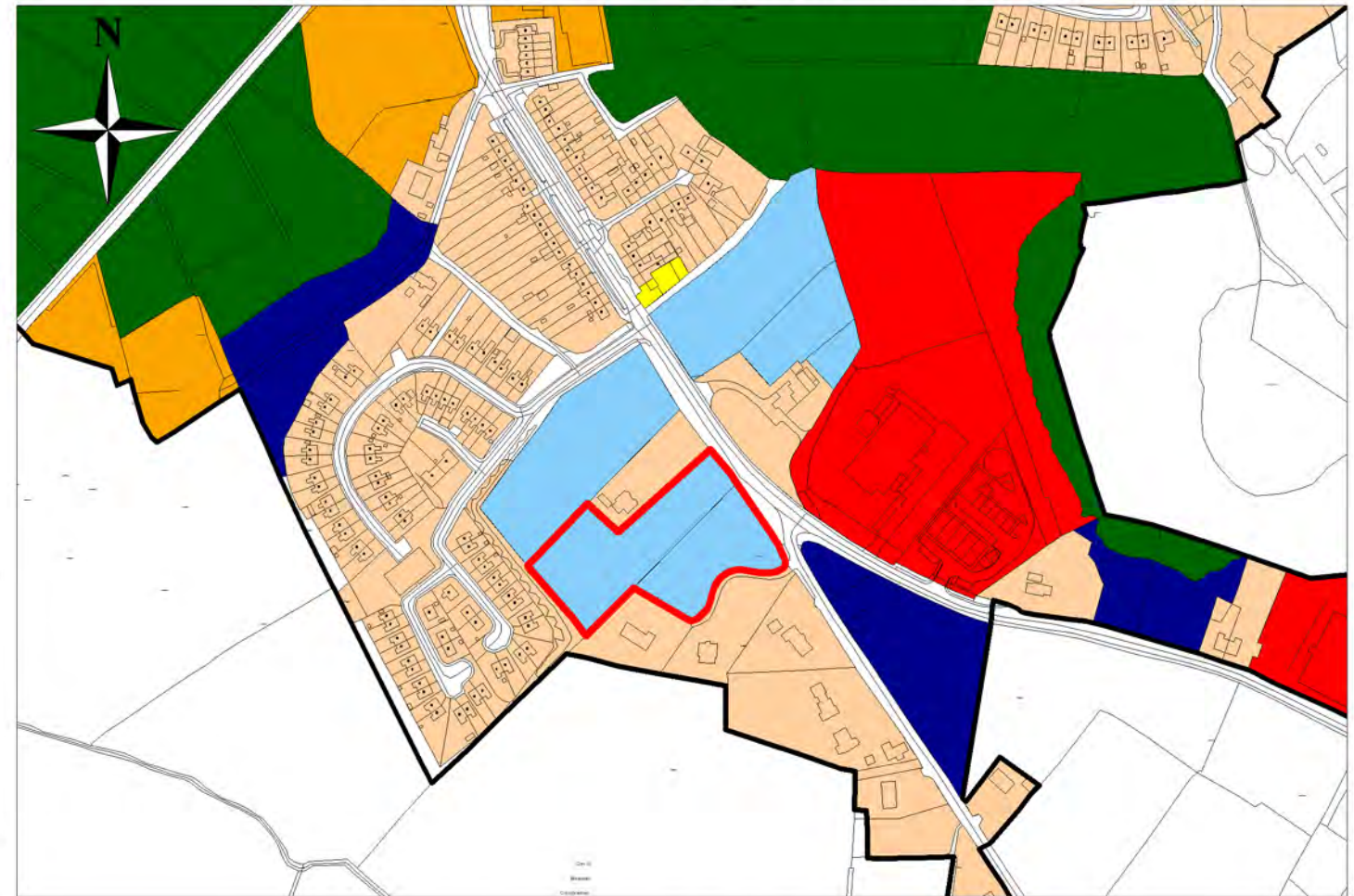
Proposed  
Residential A

Proposed Material Alteration

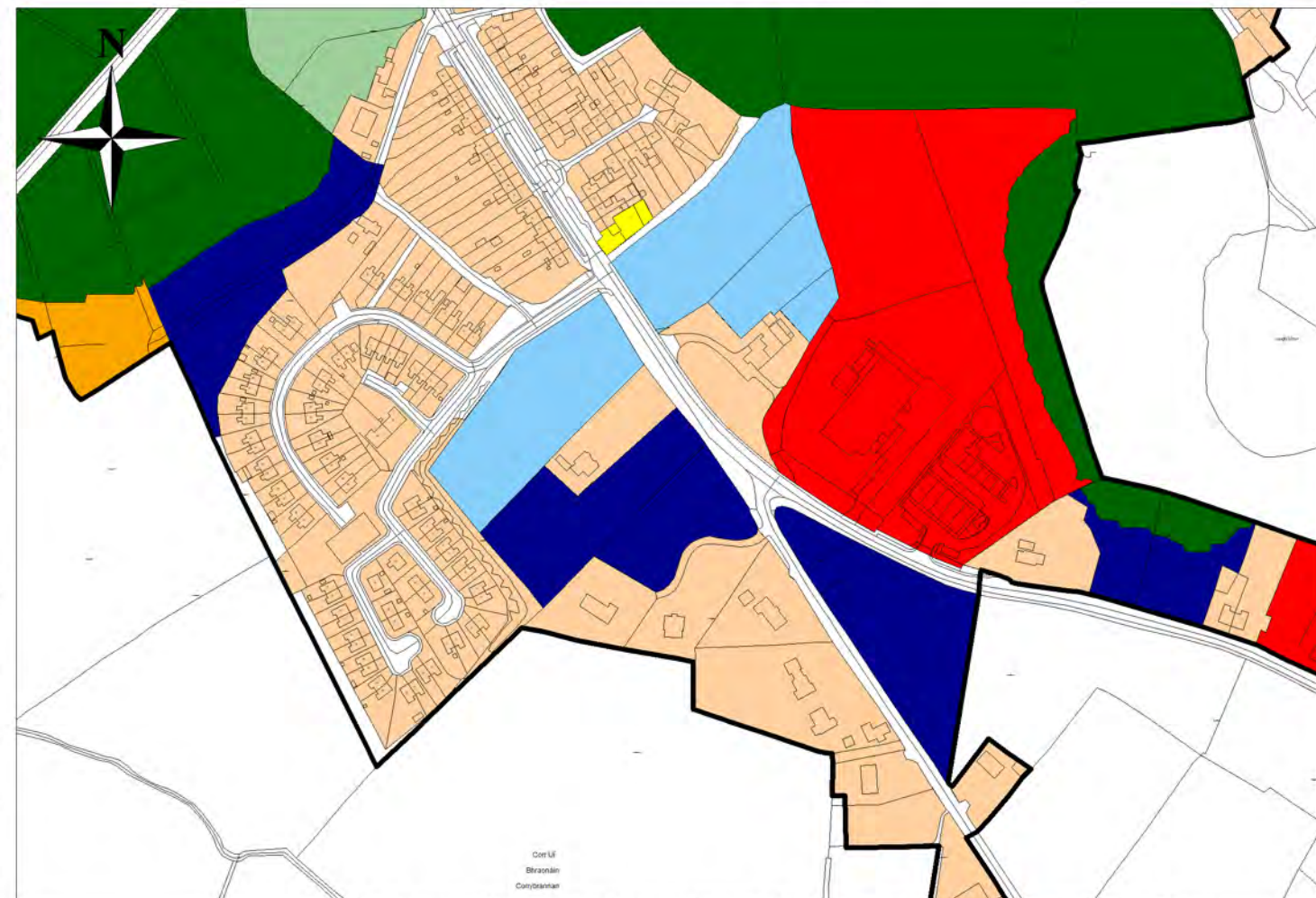
Strategic Residential  
Reserve



Land Use Zoning Draft Development Plan 2025 - 2031



Proposed Material Alteration



# Monaghan County Development Plan 2025 - 2031



## Proposed Material Alterations

Ref. BBDP1 No. 4



Settlement

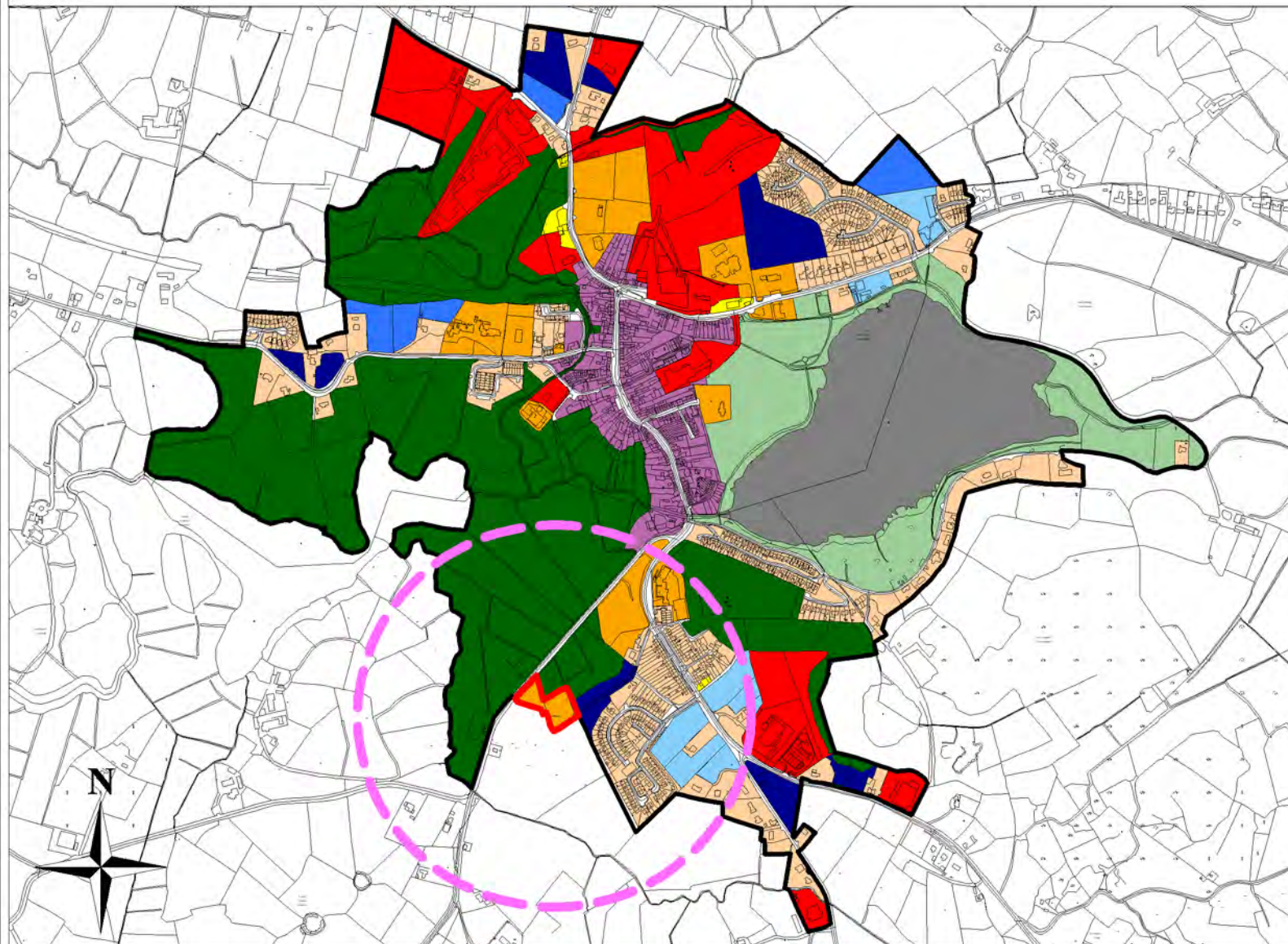
Ballybay

Land Use Zoning of  
Draft Development Plan 2025 - 2031

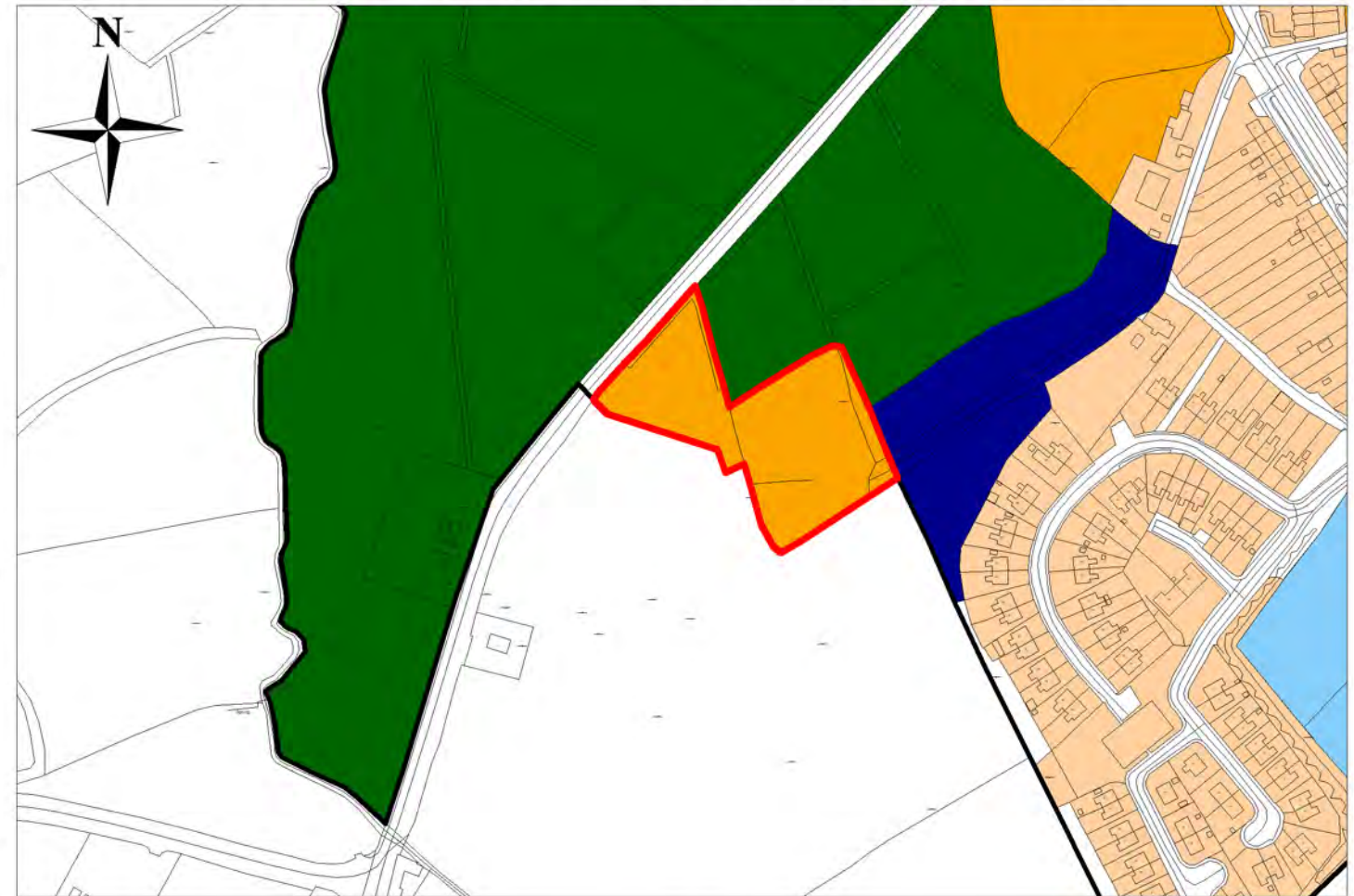
Community Services/  
Facilities

Proposed Material Alteration

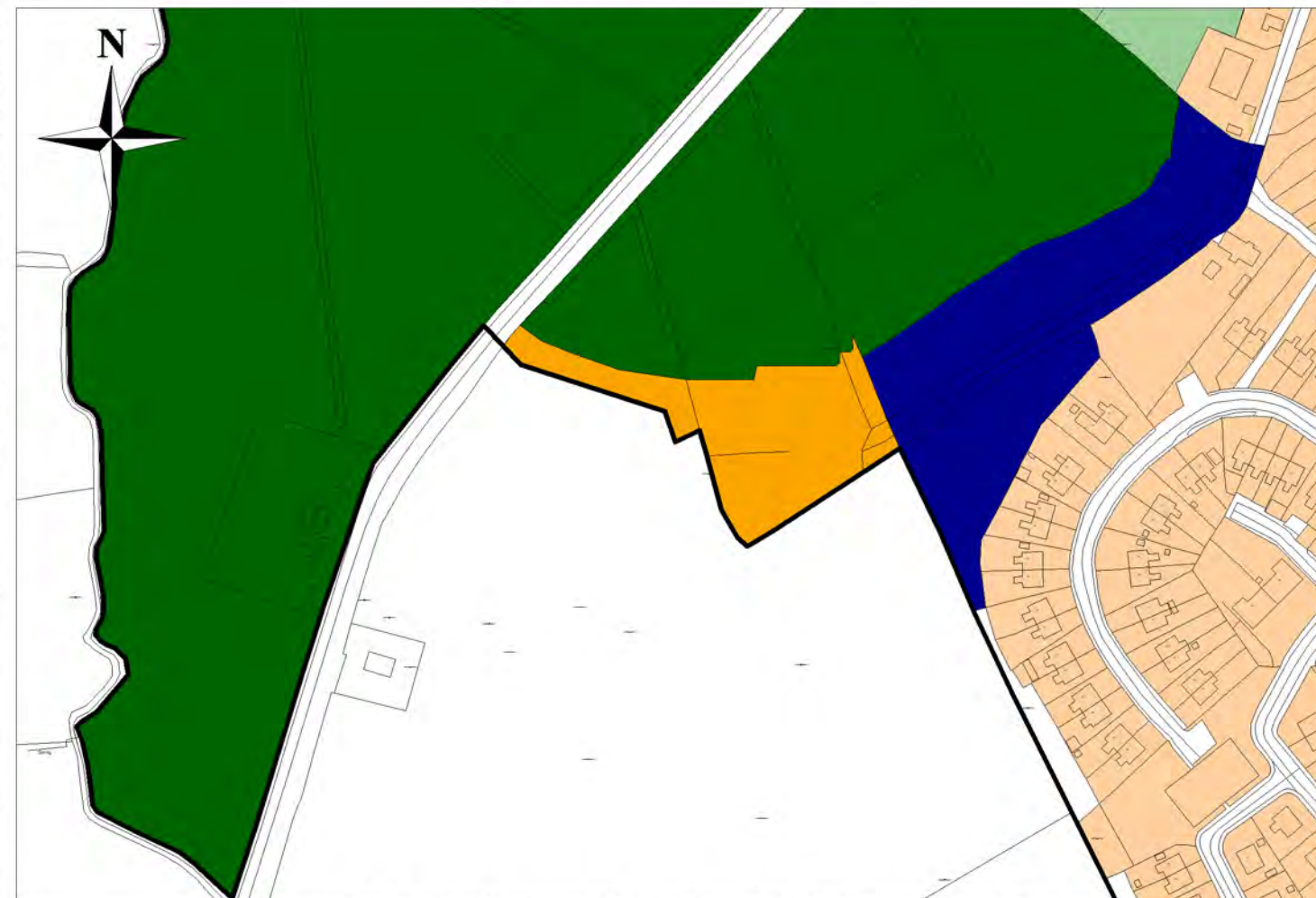
Landscape Protection/  
Conservation (partial)



### Land Use Zoning Draft Development Plan 2025 - 2031



### Proposed Material Alteration

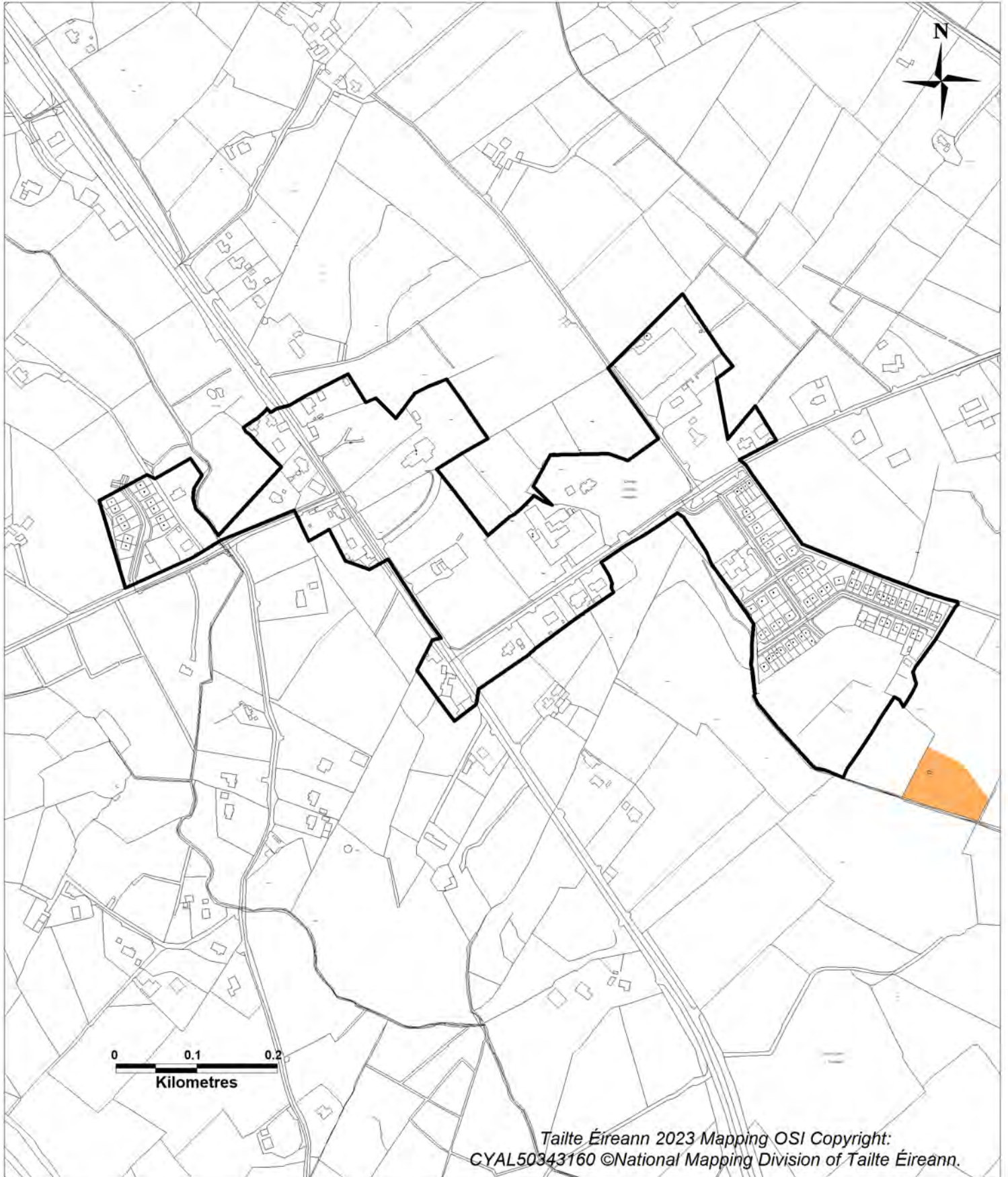


The background features several overlapping geometric shapes in a light purple color. On the left, there is a large triangle pointing downwards. In the center and right, there are various lines and smaller triangles, some pointing upwards and some downwards, creating a complex, layered pattern. The overall aesthetic is clean and modern.

# **TIER 4 SETTLEMENTS**



# Annayalla



Proposed Development  
Limit

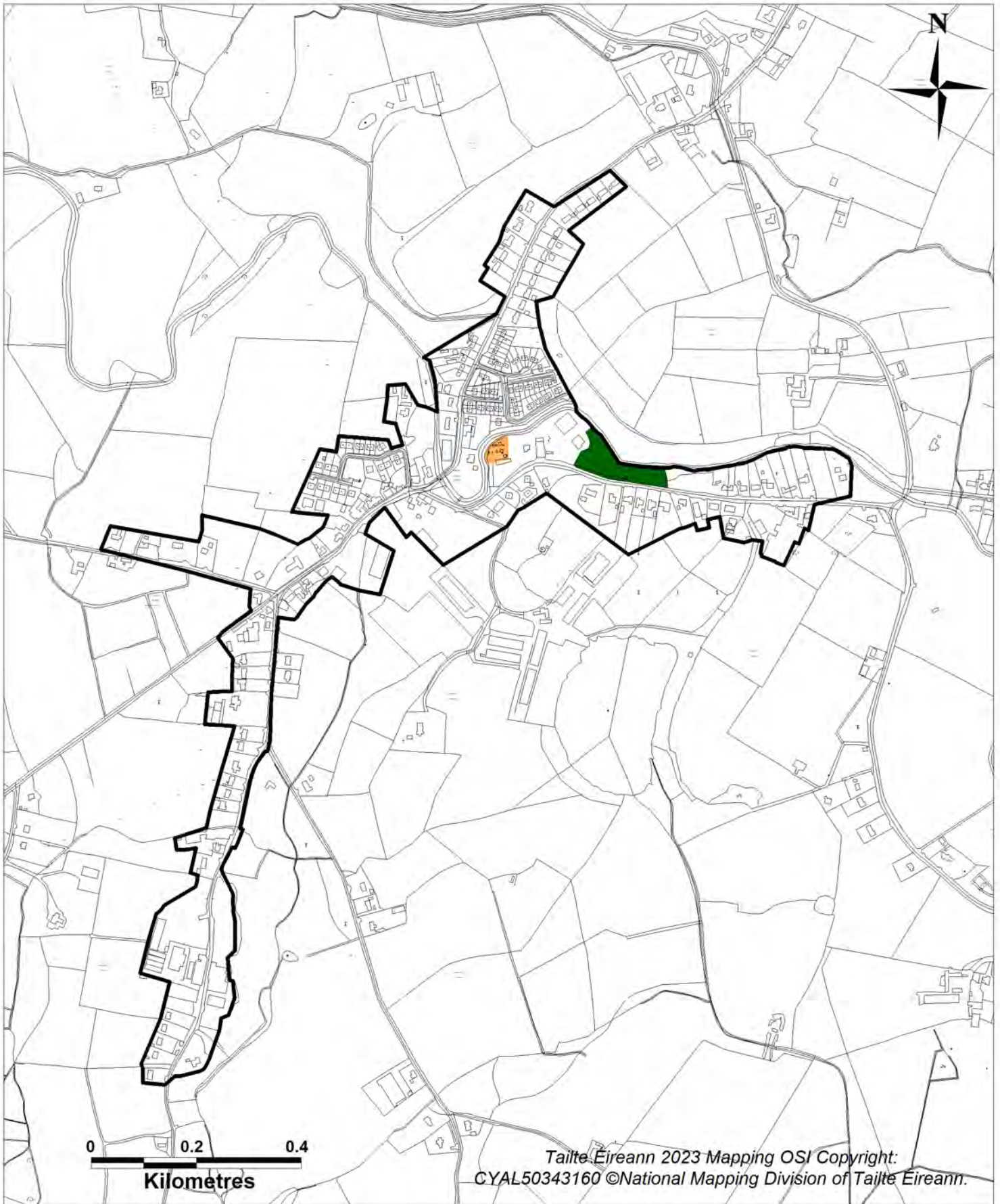


Sewerage Treatment Works



Landscape Protection/Conservation

# Ballinode



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Proposed Development  
Limit

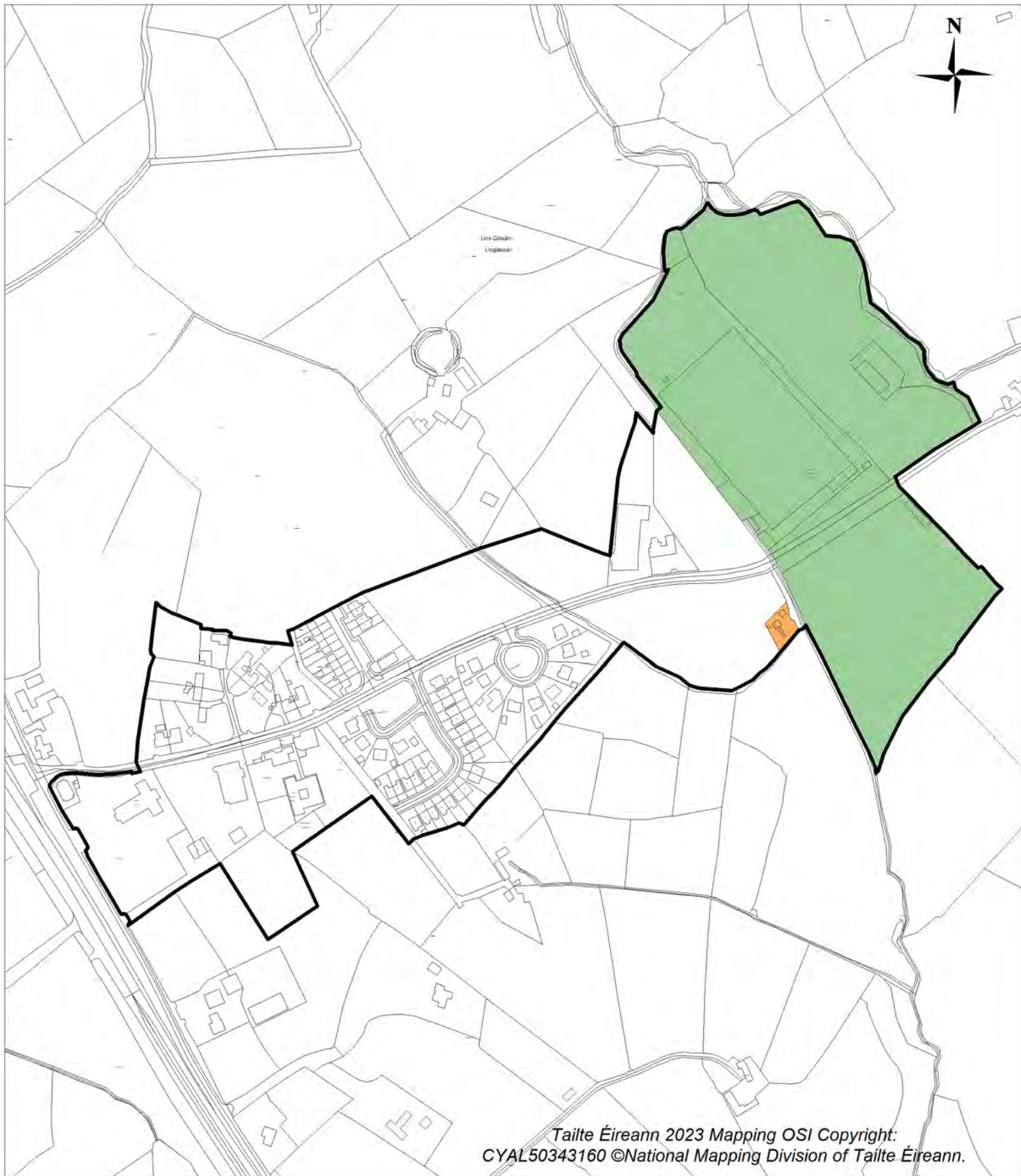


Sewerage Treatment Works



Landscape Protection/Conservation

# Clontibret North



Proposed Development  
Limit



Sewerage Treatment Works

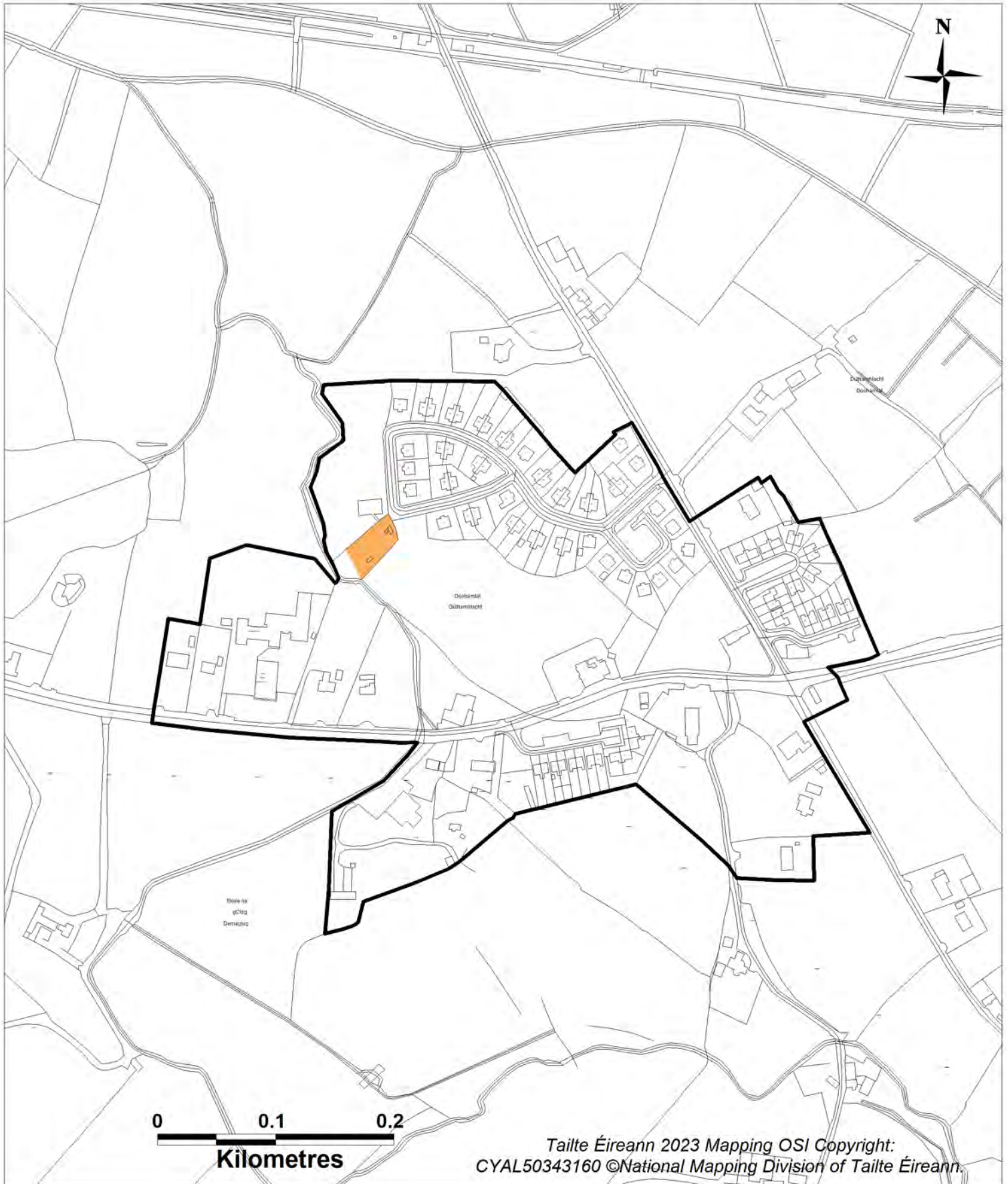


Landscape Protection/Conservation



Recreation/Amenity

# Doohamlet



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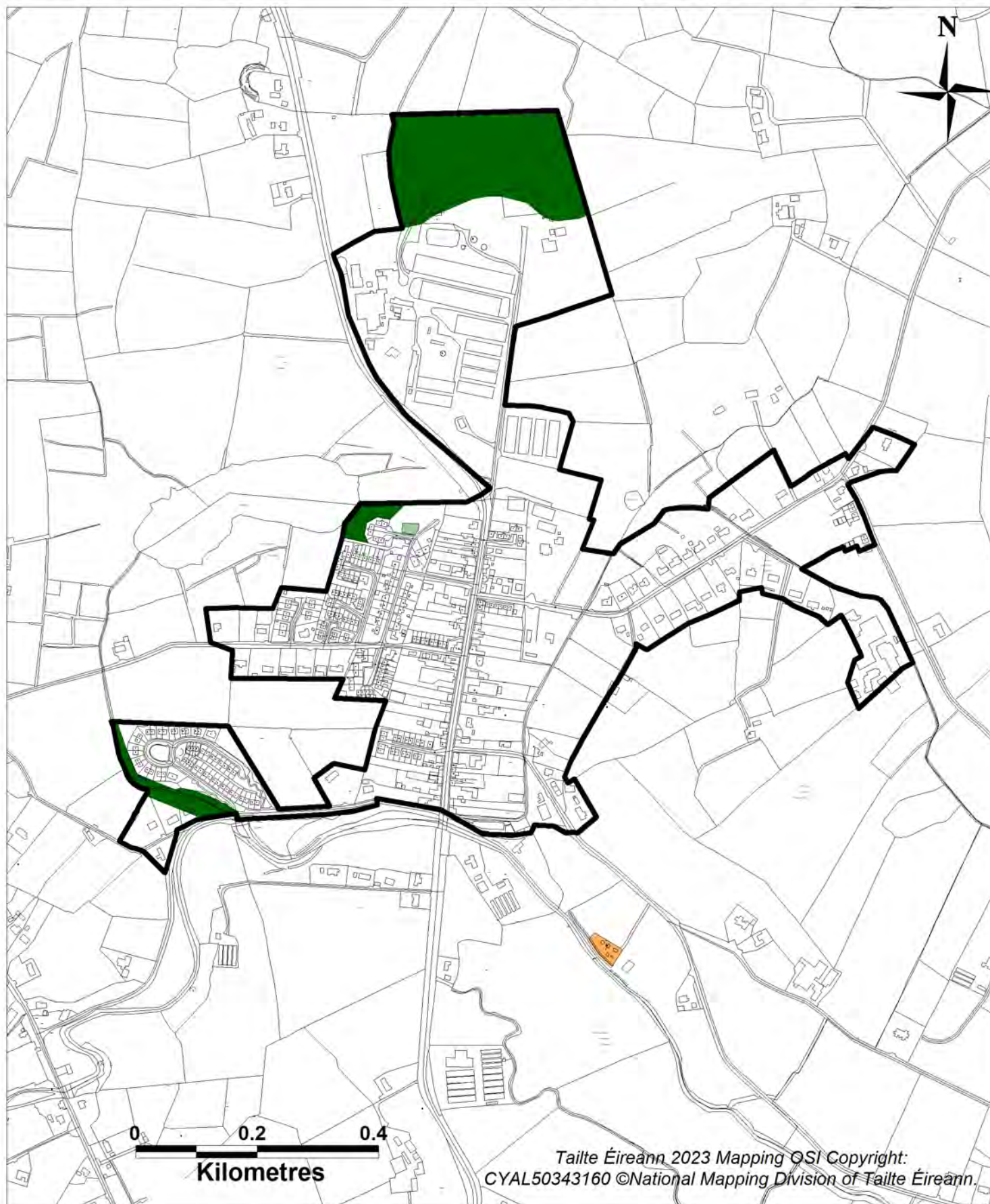
Proposed Development Limit

Sewerage Treatment Works

Landscape Protection/Conservation

# Emyvale

## Monaghan County Development Plan 2025 - 2031



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CYAL50343160 ©National Mapping Division of Tailte Éireann.

- Proposed Development Limit
- Sewerage Treatment Works
- Landscape Protection/Conservation
- Recreation/Amenity



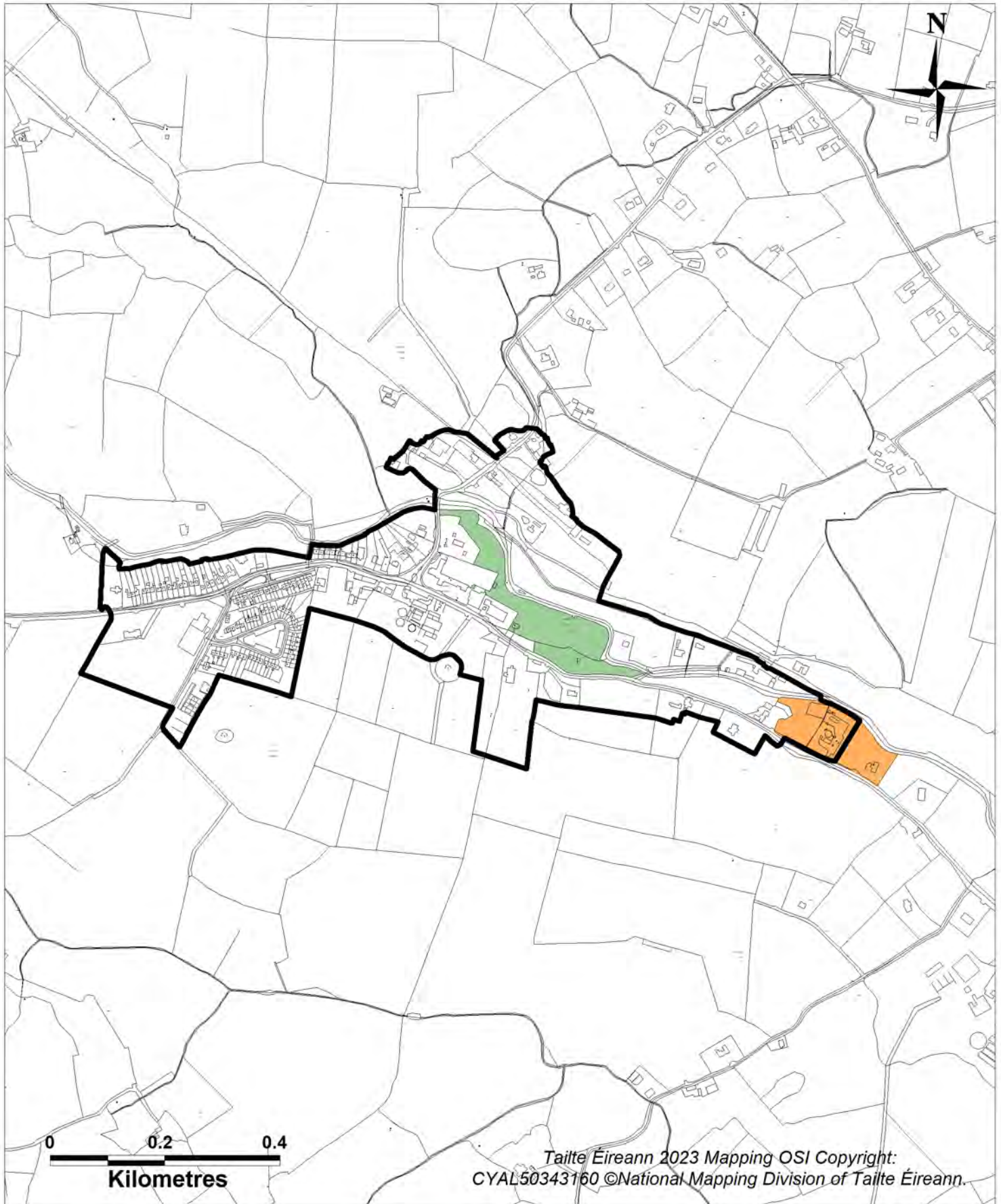
— Proposed Development Limit





■ Sewerage Treatment Works

■ Landscape Protection/Conservation

# Inniskeen

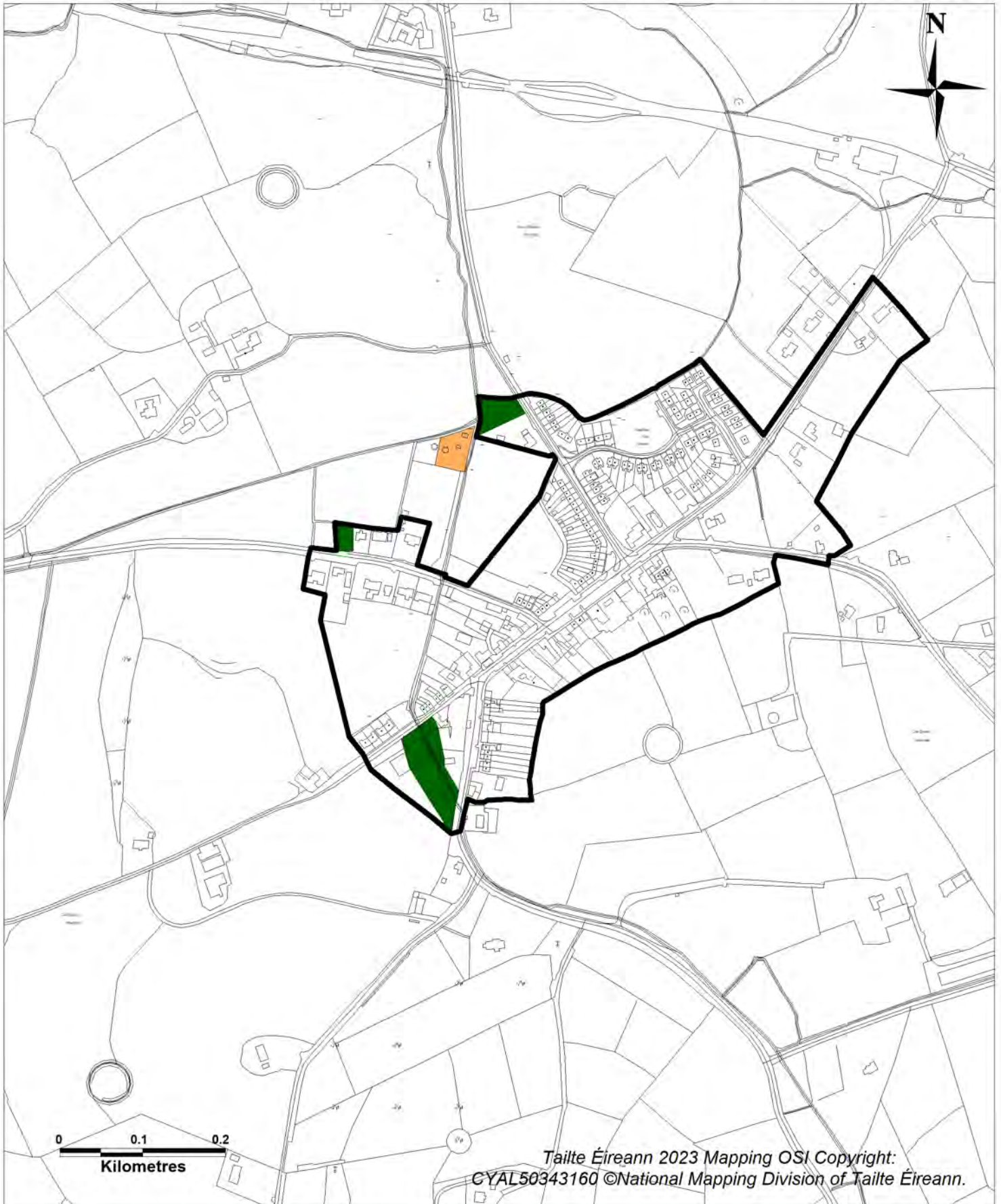
## Monaghan County Development Plan 2025 - 2031



-  Proposed Development Limit
-  Sewerage Treatment Works
-  Landscape Protection/Conservation
-  Recreation/Amenity

# Newbliss

## Monaghan County Development Plan 2025 - 2031



Proposed Development  
Limit



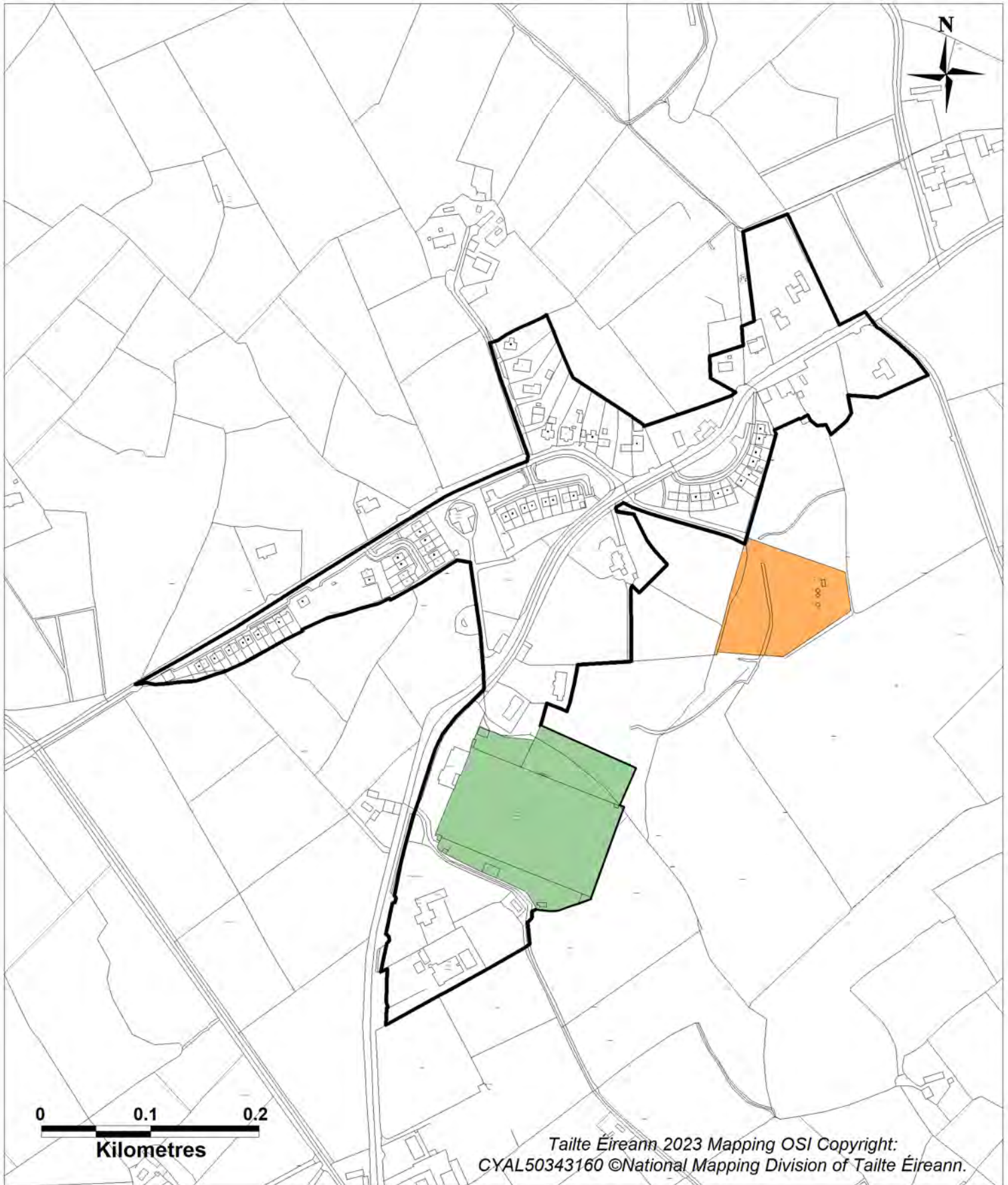
Sewerage Treatment Works



Landscape Protection/Conservation



# Oram

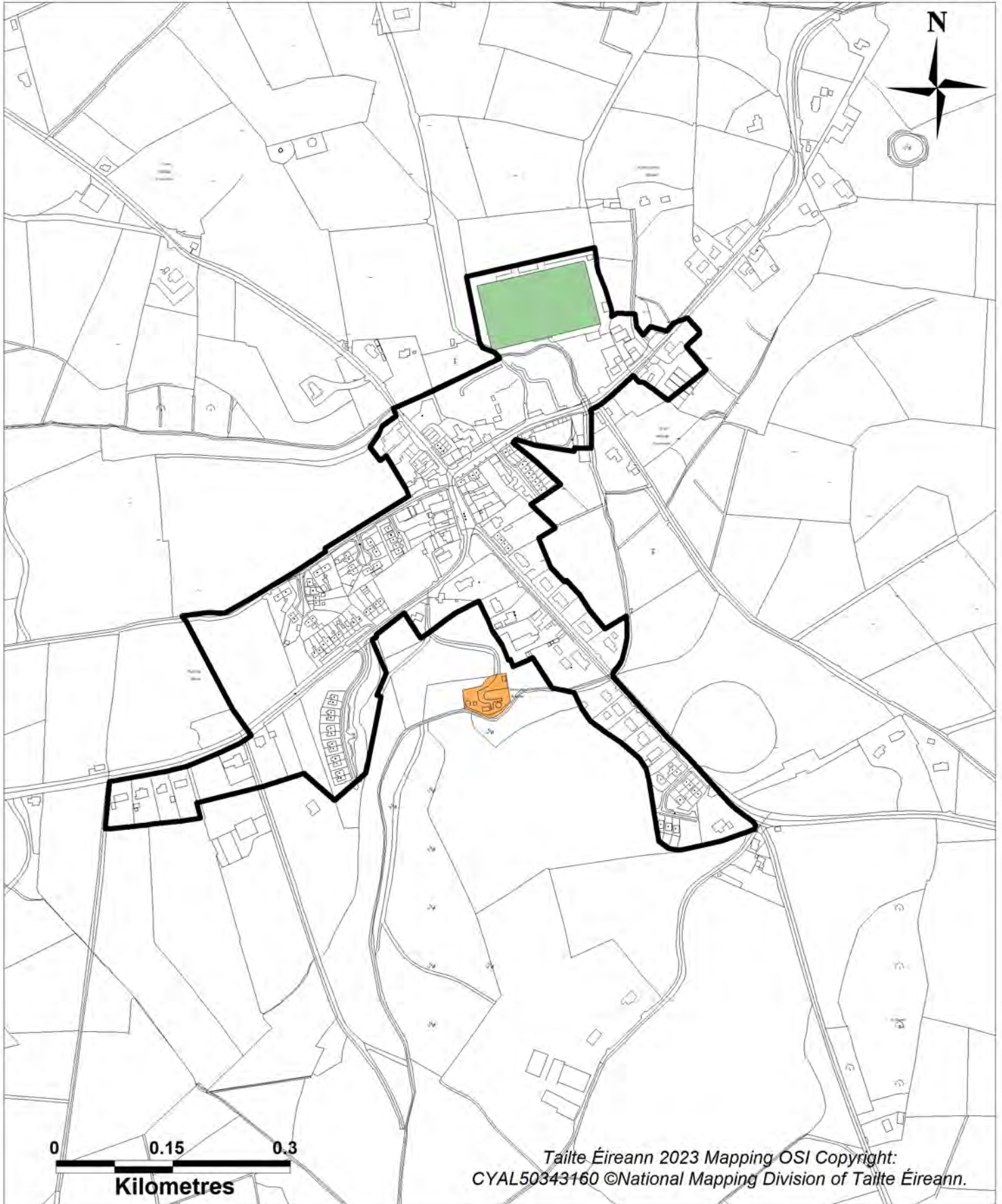


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- Proposed Development Limit
- Sewerage Treatment Works
- Landscape Protection/Conservation
- Recreation/Amenity

# Rockcorry

## Monaghan County Development Plan 2025 - 2031

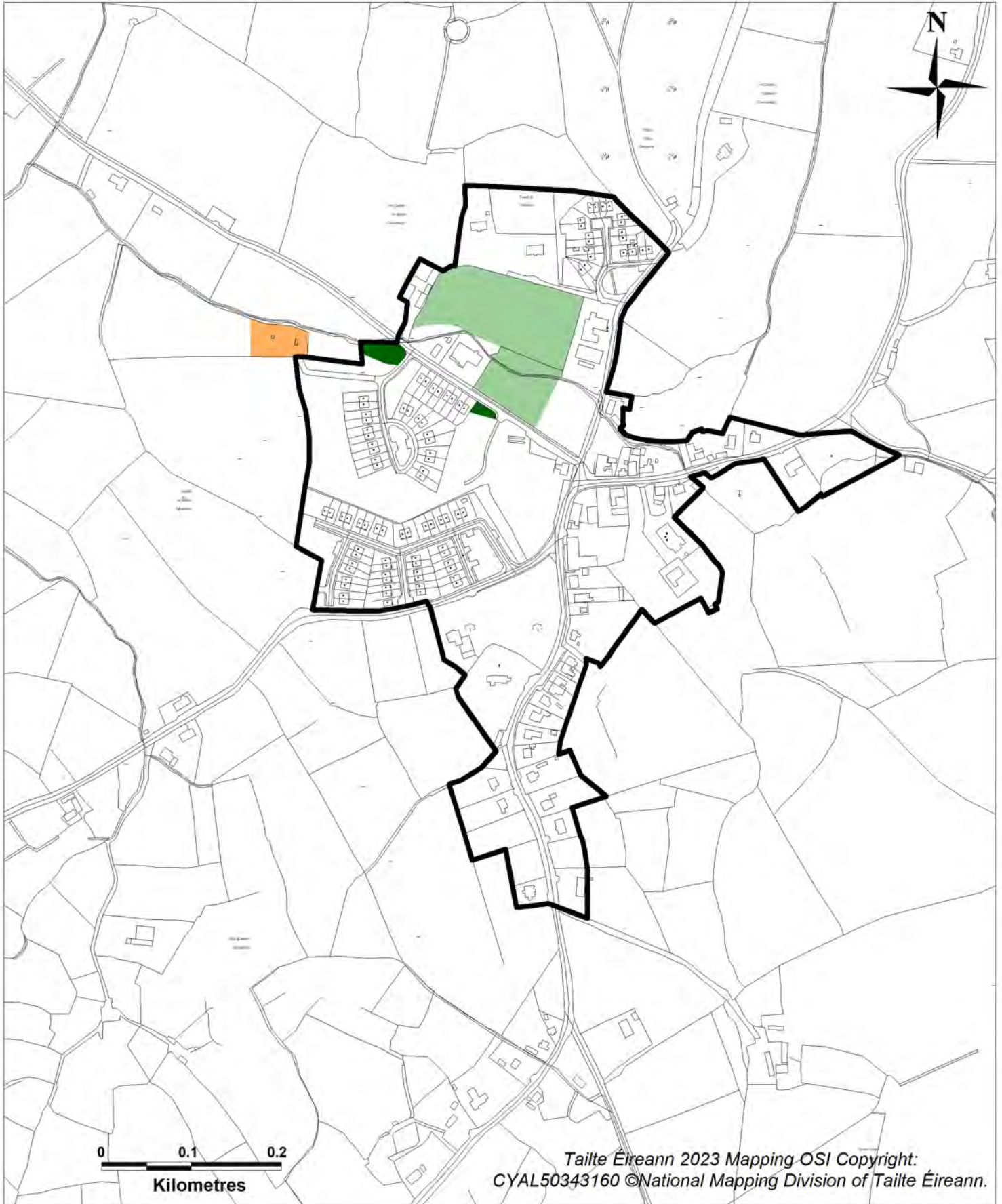






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- Proposed Development Limit
- Sewerage Treatment Works
- Landscape Protection/Conservation
- Recreation/Amenity

# Scotshouse

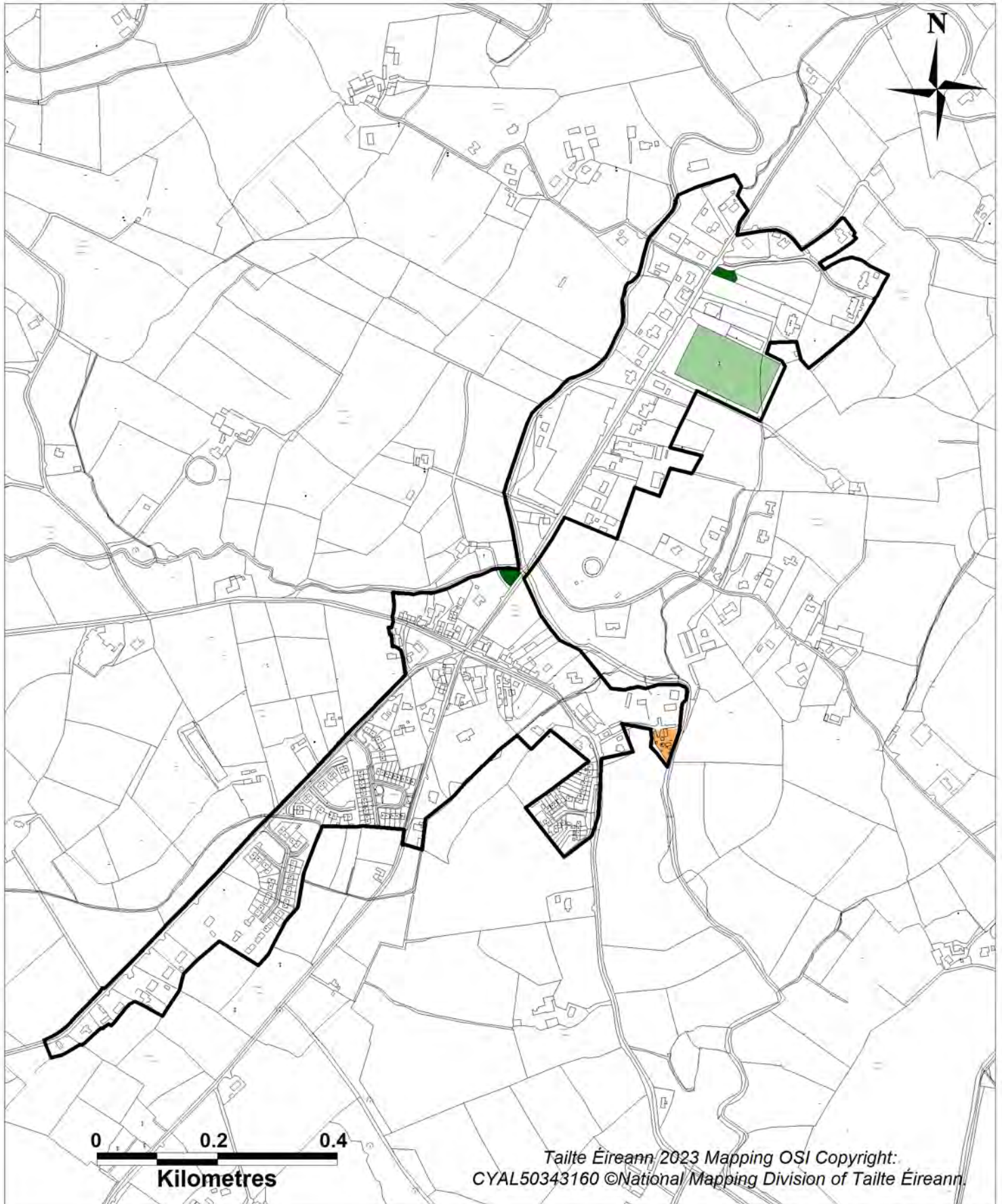
## Monaghan County Development Plan 2025 - 2031



-  Proposed Development Limit
-  Sewerage Treatment Works
-  Landscape Protection/Conservation
-  Recreation/Amenity

# Scotstown

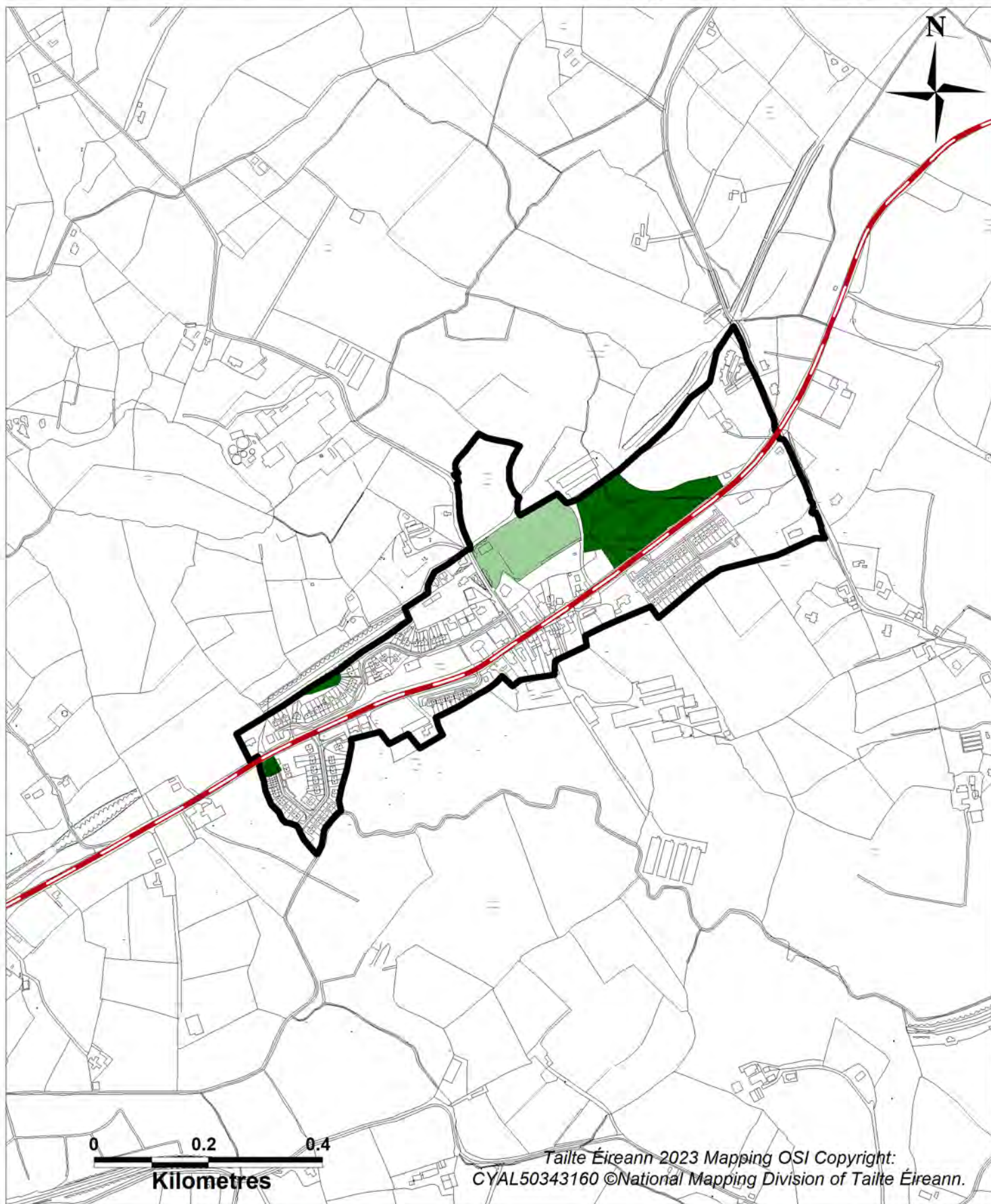
Monaghan County  
Development Plan 2025 - 2031



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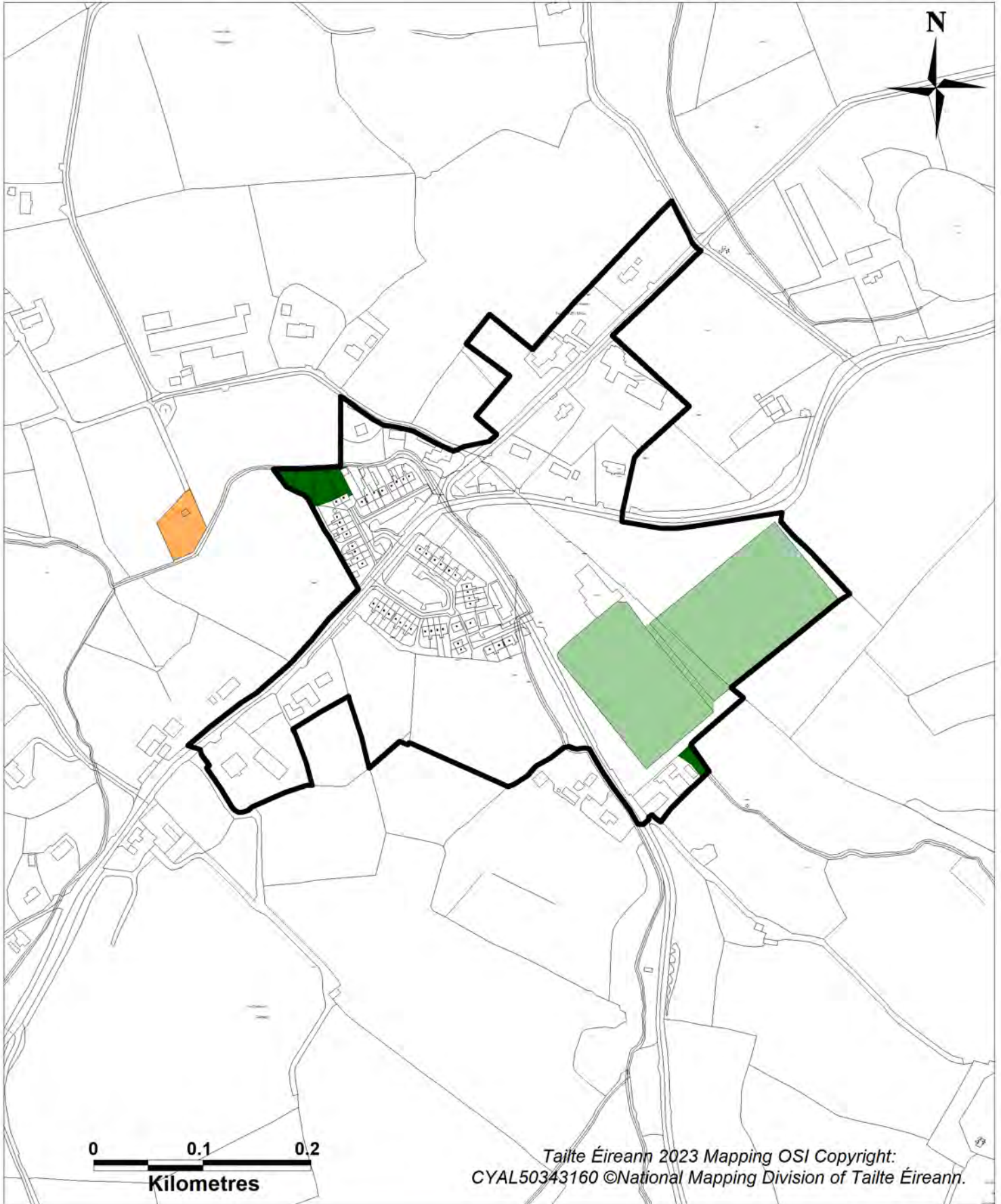


# Smithborough



- Proposed Development Limit
- Sewerage Treatment Works
- Landscape Protection/Conservation
- Recreation/Amenity

# Threemilehouse



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- Proposed Development Limit
- Sewerage Treatment Works
- Landscape Protection/Conservation
- Recreation/Amenity