



# Monaghan County Development Plan 2025-2031

*(Volume 2 - Appendices)*



No:	Appendices
1 (a)	Record of Protected Structures for County (outside towns)
1 (b)	Record of Protected Structures for Towns
2	Views from Scenic Routes
3 (a)	Conservation of Important Trees and Woodland (County outside Towns)
3(b)	Conservation of important Trees and Woodlands (Towns)
4	Record of Monuments and Places
5	Developments that may Impact on Water Quality
6	Water Protection Plan Checklist
7	Supplementary Agricultural Application Form
8	Environmental Assessment of Intensive Agriculture – Consent letter
9	Traffic and Transport Assessment (TTA)
10	Road Safety Audit (RSA)
11	Access Details
12	Parking layout details
13	Visibility splays and forward and Rear Visibility – Form of Agreement
14	Rural Housing Needs Form
15	Taking in Charge Form
16	Infrastructure Assessment and Settlement Capacity Audit
17	Review of Industry, Enterprise and Employment Lands
18	Housing Need and Demand Assessment 2023
19	Strategic Flood Risk Assessment
20	List of Consultees
21	Housing Densities
22	Strategic Environmental Assessment
23	Natura Impact Report

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

Reference Number	Structure	Location
41400711	The Gothic Gate Lodge	Castle Leslie, Glaslough
41400717	Castle Leslie	Glaslough
41400938	Asymmetrical three storey above basement Venetian Gothic revival house	Bessmount Park, Armagh Road, Monaghan
41401605	Hilton House	Scotshouse
41401809	First Ballybay Presbyterian Church	Derryvalley, Ballybay
41402301	Dawson Mausoleum	Dartrey Estate, Rockcorry
41402302	Island Bridge	Dartrey Estate, Rockcorry
41402306	Dartrey Column - Memorial Doric Ashlar Column	Dartrey
41402509	Grave of Thomas Hughes	Taplagh Graveyard, Broomfield
41402913	Church of Ireland Church	Inniskeen
41403112	Lough Fea House - Tudor-Gothic style country house	Carrickmacross
41403403	Maghernacloy Castle	Carrickmacross
41400303	St. Muadains Church of Ireland	Mullanacross, Emyvale
41400311	Fort Singleton - Detached five bay two storey country house	Fort Singleton, Emyvale
41400501	St. Joseph's Roman Catholic Church	Knockatallon
41400604	St. Dympna's Church	Tydavent
41400605	Cornagilty National School	Tydavent
41400607	Detached five bay two storey house	Anketell Grove, Emyvale
41400608	Detached seven bay two storey stables	Anketell Grove, Emyvale
41400703	Glennan Presbyterian Church	Glennan, Glaslough
41400705	St. Mary's Roman Catholic Church	Glennan, Glaslough
41400707	The Station - Detached single storey multi gabled former railway station	Glaslough
41400709	Trinity House - Four bay three storey former RIC barracks	Glaslough
41400710	West Lodge (gatehouse)	Castle Leslie, Glaslough
41400712	Steward's House	Castle Leslie, Glaslough
41400713	Farmyard complex of single and two storey range of coach houses	Castle Leslie, Glaslough
41400714	The Old Stables	Castle Leslie, Glaslough
41400716	Single bay timber framed open ended Boathouse	Castle Leslie, Glaslough



Reference Number	Structure	Location
41400719	St. Salvator's Church of Ireland	Castle Leslie, Glaslough
41400720	Walled garden with brick and string gate piers and decorative cast iron double gates	Castle Leslie, Glaslough
41400721	Greystone House - Detached two storey former dower house	Castle Leslie, Glaslough
41100937	Post box	Gallanagh Monaghan
41100938	Post box	Roosky, Monaghan
41100939	Post box	Tirkeenan, Monaghan
41101140	Post box	Largy, Clones
41101141	Post box	Largy, Clones
41101942	Post box	Cornamucklaglass, Ballybay
41102043	Post box	Connabury Castleblayney
41102044	Post box	Onomy Castleblayney
41103145	Post box	Drummond Otra, Carrickmacross
41100146	Post box	Tavanagh
41101347	Post box	Corcaghan
41101848	Post box	Dromore
41101949	Post box	Doohamlet
41103150	Post box	Garlegobban, Essexford
41103451	Post box	Mullaghrafferty
41100752	Bridge	Mullyjordan, Glaslough
41100753	Train shed at Glaslough Railway Station	Glaslough
41100954	Water pump	Mullaghadun, Monaghan
41100455	Burns' Bridge	Figanny, Emyvale
41100956	Wind Mill	Lisnare Tyholland
41100957	Monument	Cornecassa Demesne, Monaghan

Reference Number	Structure	Location
41101058	Pipers Bridge	Killeef Tyholland
41101059	Section of Ulster Canal	Crowey, Tyholland
41101060	Crowey Bridge	Crowey, Tyholland
41101061	Glebe Bridge	Tullylish, Tyholland
41101062	Leitrim Bridge	Killyneill, Tyholland
41101063	Section of Ulster Canal (11th Lock)	Tuckmilltate, Tyholland
41101064	Castleshane House	Castleshane Demesne
41101065	Monument at Clontibret First Presbyterian Church	Legnacreeve, Clontibret
41101466	Ulster Canal Stores	Crossmoyle, Clones
41101167	Bridge	Corkeeran, Newbliss
41101768	Ballybay National School	Cornamucklaglass, Ballybay
41101969	Benson's Bridge	Carrivetragh, Clones
41101170	Priest's Bridge	Burdautien Clones
41101171	Bridge	Eldron, Smithborough
41101272	Monaghan Road Railway Station	Lismaconway, Monaghan
41101873	Gates/railings/walls at Castleblayney Railway Station	Moraghy, Castleblayney
41102074	Water pump	Drummond Etra Carrickmacross
41103175	Holy Trinity Church of Ireland Church	Brackagh
41103176	Gates/railings/walls at Saint Joseph's Cemetery	Drummond Otra, Carrickmacross
41400722	Main Street Lodge - Pair of semidetached two bay two storey houses with basements	Castle Leslie, Glaslough
41400723	Entrance gateway comprising ashlar piers, ball finials, screen of cast iron railings and pair of double gates	Castle Leslie, Glaslough

Reference Number	Structure	Location
41400724	Pillar House Hotel	Glaslough
41400725	The Leslie Memorial	Glaslough
41400726	The Cottage Orne Lodge - Detached three bay single storey cottage-orne style lodge	Castle Leslie, Glaslough
41400727	Estate boundary wall	Castle Leslie, Glaslough
41400728	Wright's Shop - Terraced four bay two storey commercial premises	Glaslough
41400731	Wallace's Corn & Flax Mill	New Mills, Glaslough
41400732	Entrance and avenue to former railway station	Glaslough
41400804	Clonamully House - Range of two storey stables	Scotstown
41400901	Mullaghmore House Lodge - Detached three bay single storey gate lodge	Scotstown
41400902	St. Mary's Roman Catholic Church	Urbleshanny, Scotstown
41400903	Scotstown Bridge - Single arch hump backed road bridge	Tydavnet Road, Scotstown
41400905	Carrolls Corn Mill - Detached three bay two storey corn mill	Scotstown
41400908	Aghnamallagh House - Detached three bay two storey house	Monaghan
41400909	Drumac Connor House – Detached three bay two storey house	Smithborough
41400910	St. Aidan's Church of Ireland	Kilmore, Monaghan
41400911	Mausoleum, St. Aidan's Churchyard	Kilmore, Monaghan
41400913	Kilmore House – Detached three bay two storey former glebe house	Kilmore, Monaghan
41400915	St. Davnet's Church	Ballinode
41400917	Ballinode Bridge – Three arch hump back road bridge	Ballinode
41400918	Six bay two storey house	Drumreask, Monaghan
41400919	Drumreask Lodge – Gate lodge	Drumreask, Monaghan
41400920	Detached seven bay two storey house	Raconnell, Monaghan
41400922	Ballyleck House - Detached two storey house	Ballyleck, Clones Road, Monaghan
41400923	Brandrum House - Five bay two storey house	Monaghan
41400925	Hare's Lodge - Detached three bay single storey gate lodge	Camla, Newbliss Road
41400932	Mortuary Chapel	Latlurcan Cemetery, Monaghan
41400936	Coolmain House - Detached seven bay two storey house	Tyholland, Monaghan

Reference Number	Structure	Location
41400939	St Macartan's Seminary College - Five bay three storey Neoclassical style seminary	Emyvale Road, Monaghan
41400950	Ballyleck House - Enclosed stable yard with two storey stables	Clones Road, Monaghan
41400953	Carsons Bridge/Whites Bridge - Stretch of Ulster Canal with two single arch road bridges	Ulster Canal, Monaghan
41401001	St. Sillian's Church of Ireland	Tyholland, Monaghan
41401002	Tyholland School House	Tyholland, Monaghan
41401003	St. Patrick's Roman Catholic Church	Tyholland, Monaghan
41401006	Castleshane House Lodge - Detached two bay two storey Tudor revival former gate lodge	Castleshane, Monaghan
41401007	Rice Tomb at St. Patrick's Church - Freestanding Celtic revival tombstone	Tyholland, Monaghan
41401008	Ardgonnell Bridge - Single	Tamlet, Monaghan
41401201	Thornhill House - Detached three bay two storey house	Smithborough
41401207	St. Mary's Roman Catholic Church	Templetate, Magherarney
41401209	Single elliptical arched stone railway bridge	Magherarney, Smithborough
41401210	Loughoony House - Detached five bay single storey house	Smithborough
41401211	Three arch road bridge over river with low parapets	Stonebridge, Clones
41401214	Aghafin House - Detached three bay two storey house	Clones
41401215	Aghafin House Lodge - Three bay single storey lodge	Clones
41401216	Detached three bay three storey house	Bishopscourt, Clones
41401217	Annalore Bridge - Two arch road bridge over river	Annalore, Clones
41401220	Killeevan Folly - Freestanding hexagonal folly with vaulted roof	Killeevan, Newbliss
41401221	Killeevan Rectory - Detached five bay two storey rectory	Killeevan, Newbliss
41401223	St. Laebhan's Church of Ireland	Killeevan, Newbliss
41401227	Killygorman House - Detached three bay two storey house	Newbliss
41401228	Wright's Mill View Corn Mill - Irregular bay four storey mill	Killeevan, Newbliss
41401301	St. Mollua's Church	Drumsnat
1401302	Mullanacross House - Detached three bay three storey former rectory	Threemilehouse
41401305	Rossmore Mausoleum	Brown's Wood Rossmore Estate,

Reference Number	Structure	Location
41401307	Cootehill Gate - Detached three bay single storey gatelodge	Rossmore Estate, Cormeen, Monaghan
41401309	St. Michael's Catholic Church	Corcaghan
41401310	Trinity Church - Three bay hard Gothic style church	Stranoodan
41401311	St. Mary's Catholic Church	Latnamard, Smithborough
41401401	St. Mary's Catholic Church	Ardaghey
41401402	Braddock's Presbyterian Church	Clontibret
41401408	Moys National School	Clontibret
41401409	St. Mary's Catholic Church	Tullybuck, Clontibret
41401411	St. Coleman's Church	Clontibret
41401412	Clontibret Orange Hall	Clontibret
41401414	St. Coleman's Church - Ruins of a bell tower	Clontibret
41401501	McKelvey's Grove Presbyterian Church	Annyalla
41401601	Ferneyhill House - Detached five bay two storey house	Clones
41401602	Camber Bridge - Three arch stone road bridge	Finn River, Clones
41401603	Clones Gatelodge - Detached three bay gatelodge	Hilton Park, Scotshouse
41401606	Scotshouse Gatelodge - Two bay single storey gatelodge	Hilton Park, Scotshouse
41401608	Church of the Immaculate Conception	Scotshouse
41401610	St. Andrew's Church	Currin, Scotshouse
41401611	St. Alphonsus Catholic Church	Clontask, Connons
41401612	St. Mary's Church of Ireland	Drummully
41401613	Hilton Park - Enclosed two storey stableyard	Scotshouse
41401614	Hilton Park - Freestanding four stage entrance/viewing tower	Scotshouse
41401615	St. Andrew's Church graveyard	Currin, Scotshouse

Reference Number	Structure	Location
41401701	Scarvey House Gatelodge - Detached three bay single storey gatelodge	Killeevan, Newbliss
41401702	Scarvey House – detached three bay single storey house over basement with Greek revival tetrastyle portico	Killeevan, Newbliss
41401703	St. Mary’s Catholic Church	Aghnamard, Clones
41401706	Glinch House – Detached three bay two storey house above basement.	Newbliss
41401707	Newbliss Presbyterian Church	Newbliss
41401708	Market House - Five bay two storey former market house	Newbliss
41401709	The Inn - Three bay three storey house	Main Street, Newbliss
41401711	Church of Ireland - Three bay cruciform plan	Newbliss
41401712	The Parsonage - Detached three bay two storey house	Lisdarragh, Newbliss
41401713	Aghaboy Church of Ireland - Five bay single cell church	Newbliss
41401716	Annaghmakerrig House - Three bay two storey Tudor revival house	The Tyrone Guthrie Centre, Newbliss
41401717	Lake Lodge - Detached three bay single storey red brick gatelodge	The Tyrone Guthrie Centre, Newbliss
41401718	Scarvey House - Farmyard buildings	Killeevan
41401801	Soupy Mills - Corn and flax mill	Aghnaskew, Newbliss
41401802	W. Sloan - Detached three bay two storey house	Swan’s Cross
41401805	Cahans Presbyterian Church	Ballybay
41401806	Dunraymond House	Dunraymond, Ballybay
41401807	Creevagh Reformed Presbyterian Church	Creevagh, Ballybay
41401810	St. Mary’s Catholic Church	Corravaghan, Rockcorry
41401811	Rockcorry Bridge - Two arch road bridge	Rockcorry
41401812	Rockcorry Mill - Detached six bay two storey disused mill	Rockcorry

Reference Number	Structure	Location
41401813	Rockcorry Mill Chimney Stack - Freestanding obelisk shaped brick chimney	Rockcorry
41401814	The Pots - Terrace of six single storey millworkers cottages	Rockcorry
41401816	Windmill Stump - Stump of late 18 <sup>th</sup> century windmill tower	Rockcorry
41401817	Market House - Detached three bay two storey corner site	Rockcorry
41401819	Rockcorry Presbyterian Church	Rockcorry
41401821	The Griffith Almshouses - Terrace of four three bay alms houses	Rockcorry
41401822	St. James Church of Ireland	Rockcorry
41401823	Hillcrest - Detached five bay two storey house	Newbliss Road, Ballybay
41401901	Church of the Holy Rosary	Tullycorbet, Ballybay
41401902	St. Patrick's Catholic Church	Monaghan Road, Ballybay
41401903	Ballybay Second Presbyterian Church	Ballybay
41401907	Terraced three bay three storey house & shopfront	58 Main St, Ballybay
41401910	Library	Main St, Ballybay
41401911	Ballybay Market House	Main St, Ballybay
41401913	Terraced three bay three storey house	14 Main St, Ballybay
41401919	Our Lady of Knock Church	Ballintra
41401920	All Saints Catholic Church	Doomhamlet, Ballybay
41401921	St. Michael's Catholic Church	Annyalla, Castleblayney
41402001	Hill's Corn Mill - Four bay three storey disused corn mill	Carrickaslane, Castleblayney
41402002	St. Patrick's Catholic Church	Oram, Castleblayney
41402003	Garmonney's Grove Presbyterian Church	Newtownhamilton Road, Castleblayney
41402203	Church of Ireland Church	Drum
41402204	Minore House - Detached three bay two storey house	Drum
402206	Detached three bay two storey house	Freame Mount, Dartrey
41402208	The New Bridge - Single arch road bridge	Cootehill
41402209	The Tower House (Damien House)	Dartrey
41402211	Dartrey New Stables - Two storey semi octagonal stable complex	Dartrey
41402303	Dartrey Old Stables - Two storey semi octagonal enclosed stable complex	Dartrey
41402305	The Church of St. John the Evangelist	Dartrey
41402307	Holy Trinity Catholic Church	Rockcorry



Reference Number	Structure	Location
41402308	Rockcorry Lodge - Detached two bay two storey Tudor revival gatelodge	Dartrey Demesne
41402310	Ballycoghill Bridge	Rockcorry
41402312	Mullanary Glebe House - Detached five bay two storey glebe house	Aughnamullen, Ballybay
41402313	Aughnamullen Orange Hall	Aughnamullen, Ballybay
41402314	Christ Church	Aughnamullen, Ballybay
41402315	Millmore House	Aughnamullen, Ballybay
41402316	Bolwelk House	Ballybay
41402317	Wrights Corn Mill - Seven bay four storey former water mill	Corwillin, Ballybay
41402318	Drumfaldra House - Detached three bay two storey house	Ballybay
41402319	St. Mary's Catholic Church	Latton
41402321	The Church of St. John the Evangelist - Entrance gateways to churchyard	Dartrey
41402322	Bolwelk House - Hexagonal sandstone gate posts	Ballybay
41402323	St. Mary's Catholic Church - Curbed entrance sweeps and inscribed rusticated gate piers	Latton
41402402	Creevelands - Detached 3 bay two storey house	Creeve, Ballybay
41402404	Creeve Chimney Stack - Freestanding industrial brick chimney stack	Creeve, Ballybay
41402406	Carnaveagh House - Detached three bay three storey house	Creeve, Ballybay
41402407	St. Mary's Catholic Church	Annahaia, Carrickatee
41402409	Church of the Sacred Heart,	Tullynamaltra Crossroads, Lough Egish
41402410	Single storey gatelodge	Creevelands, Creeve Ballybay
41402411	Markey's Corn Mill - Detached four bay two storey former corn mill	Gragarnagh
41402501	The Temple - Ruin of a temple-style summerhouse, built c.1840	Hope Castle Estate, Castleblayney
41402502	Estate House - Detached three bay two storey house	Hope Castle Estate, Castleblayney
41402504	Broomfield Presbyterian Church (refurbished as a community hall)	Broomfield
41402505	Mount Carmel Glebe - Detached five bay two storey house	Broomfield
41402507	St. Patrick Catholic Church	Broomfield
41402508	Detached three bay single storey house	Taplagh, Broomfield

Reference Number	Structure	Location
41402508	Detached three bay single storey house	Taplagh, Broomfield
41402601	St. Patrick's Catholic Church	Drumcunnion
41402701	Loughbawn House - Large detached two storey house	Bellatrain, Shantonagh
41402702	Corlea Presbyterian Church	Bellatrain, Shantonagh
41402703	Corlat National School	Ballatrain, Shantonagh
41402704	Crossduff Church of Ireland	Shantonagh
41402706	Farm Hill Flax Mill complex consisting of five bay two storey central building with water wheel	Reduff
41402710	Laragh Hill workers cottages - Terraced of four two bay single storey mill worker's cottages with attic storeys	Laragh, Castleblayney
41402712	St. Michael's Catholic Church	Corduff, Carrickmacross
41402713	St. Patrick's Church	Ardagh, Carrickmacross
41402715	Three bay two storey over basement house.	Shantonagh, Castleblayney
41402802	Cornanure Forge - Detached single storey forge	Cornanure, Carrickmacross
41402806	St. Patrick's Church	Donaghmoyne
41402808	Donaghmoyne House - Detached three bay two storey house	Donaghmoyne
41402811	Donaghmoyne Post Office - Detached three bay single storey estate cottage	Donaghmoyne
41402812	St. Anne's Catholic Church	Drumcattan, Inniskeen
41402901	Church of Mary Mother of Mercy	Inniskeen
41402903	MacMahon Wayside Cross	Inniskeen
41402904	Daniel McNello & Co - Eight bay two storey commercial premises	Inniskeen
41402905	St. Mary's Catholic Church	Inniskeen
41402906	O'Rourkes Mill - Five bay three storey former corn mill	Inniskeen
41402907	Church of Ireland Church	Inniskeen
41402908	Inniskeen Bridge - Five arch road bridge	Inniskeen
41403001	Corvally Presbyterian Church	Corvally, Carrickmacross
41403002	Corvally School - Five bay single storey Tudor revival schoolhouse	Corvally, Carrickmacross
41403003	St. Peter and St. Paul's Church	Drumgoosat, Magheracloone
41403101	Barton's Mill - Corn mill complex	Derrylavan, Carrickmacross
41403102	Carrick Lodge - Detached two bay two storey gatelodge	Lough Fea Estate, Kingscourt Road, Carrickmacross
41403103	Home Lodge - Detached three bay single storey gatelodge	Lough Fea Estate, Kingscourt Road, Carrickmacross

Reference Number	Structure	Location
41403104	Sforza Lodge - Detached three bay single storey gatelodge	Lough Fea Estate, Kingscourt Road, Carrickmacross
41403105	Lake Lodge - Detached single storey gatelodge	Lough Fea Estate, Kingscourt Road, Carrickmacross
41403106	Losset School House - Detached six bay single storey Tudor revival schoolhouse	Kingscourt Road, Carrickmacross
41403107	Protestant Hall	Lough Fea Estate, Carrickmacross
41403109	Dublin Lodge - Detached two bay single storey gatelodge	Lough Fea Estate, Drumcondra Road, Carrickmacross
41403111	Bracken Lodge - Detached three bay two storey lodge	Lough Fea Estate, Carrickmacross
41403114	Monalty House - Detached five bay three storey house	Ballymackney, Carrickmacross
41403117	Windmill stump - Stump of early 19 <sup>th</sup> Century windmill tower	Ballymackney, Carrickmacross
41403118	McArdles Public House - Detached six bay two storey public house	Essexford, Carrickmacross
41403119	The Forge - Detached single bay forge with horseshoe shaped door	Essexford, Carrickmacross
41403120	Corcrin Cottage - Detached four bay single storey farmhouse	Dundalk Road, Carrickmacross
41403185	Monalty House - Range of two storey out-buildings	Ballymackney, Carrickmacross
41403186	Ballymackney House	Ballymackney, Carrickmacross
41403201	Rocksavagh - Five bay two storey house	Inniskeen
41403301	St. Molua's Church	Magheracloone, Carrickmacross
41403401	St. Patrick's Catholic Church	Magheracloone, Carrickmacross
41403402	Late 19 <sup>th</sup> Century limekiln	Carrickashedge, Carrickmacross
41403406	Ballyhoe Bridge - Three arch road bridge	Ballyhoe, Carrickmacross
41400931	Detached five bay two storey farmhouse known as "Will Ville"	Laturcan
41400928	Ballyleck Gate	Rossmore Estate, Newbliss Road, Monaghan
41401404	St. Patrick's Church of Ireland	Tullycorbet, Ballybay
41401303	Newbliss Lodge	Rossmore Park, Newbliss Road, Monaghan

Reference Number	Structure	Location
41401912	Christ Church	Church Hill, Ballybay
41402210	Dartrey Post Office Lodge	Dartrey
41402801	St. Peter's Church of Ireland	Laragh
41400941	Ballyalbany Presbyterian Church	Derrynagrew, Monaghan
41400312	Carrickroe Catholic Church	Carrickroe, Emyvale
41401808	Derryvalley Presbyterian Church	Derryvalley, Ballybay
41402205	Drum Presbyterian Church	Drum
41401225	St. Livinius Catholic Church	Killyfuddy, Killevan
41400305	St. Mary's Catholic Church	Knockconan Emyvale
41402803	St. Mary's Catholic Church	Lisdoonan, Ballybay
41400308	Church of Ireland	Shanco, Emyvale
41401804	Methodist Church and Graveyard	Cortober, Rockcorry
41402810	St. Michael's Church	Donaghmoyne, Carrickmacross
41400606	House and Gates	Mullaghmore, North Scotstown
41401004	Bell Tower	Castleshane, Monaghan
41401413	Glebe House	Clontibret, Monaghan
Local 44	Thatched Cottage	Feahoe, Carrickmacross
Local 58	Railway Bridge	Ballynure, Annalore
Local 59	Abandoned Railway Tunnel	Ballynure, Annalore
Local 60	Thatched Cottage	Clonagore, Clones
Local 39	Mount Carmel House	Mount Carmel, Ballybay
Local 61	St. Mary's Parochial Hall	Latton, Ballybay
41403202	Home of Patrick Kavanagh	Mucker, Inniskeen
41401407	Ballagh's Flax Mill	Moy Otra, Clontibret
41401218	Annalore Mill	Annalore, Newbliss
Local 50	Railway Bridge	Cornamucklaglass, Ballybay
Local 51	Water Tower	Cornamucklaglass, Ballybay
41401915	Crawford's Shopfront	Main Street, Ballybay
41401914	Murnane's Shopfront	Main Street, Ballybay
Local 54	A Marron Shopfront	Main Street, Ballybay
41400916	Mitchell Mausoleum	Main Street, Ballinode
Local 9	Water Pump	Mullaghmore West, Ballinode
Local 10	Single storey houses	Village centre, Ballinode
41400601	Magee Meats	Main Street, Emyvale
41400708	The Firs	Drumbanagher, Glaslough
41400718	Water Tower	Castle Leslie, Glaslough
41400729	The Coach House	Glaslough
41400730	Church of Ireland Parochial Hall	Glaslough
Local 21	Old Water System	Castle Leslie, Glaslough
Local 22	Old Laundry	Castle Leslie, Glaslough
Local 23	Ambledown	Barrack Hill, Glaslough
Local 24	The Orange Hall	Glaslough
Local 25	Annie Huston's House	Castle Leslie, Glaslough
Local 26	The Ice House	Castle Leslie, Glaslough
Local 27	Burial Ground and Lych Gate	Drumbanagher, Glaslough

Reference Number	Structure	Location
Local 28	Layby, Horse Pond	Barrack Hill, Glaslough
Local 41	Hamilton Crest date 1698	Corraghdown, Glaslough
Local 67-79	Stone Houses (13)	Glaslough
41402909	Glebe house	Inniskeen Glebe
41402911	Old Railway Station	Mucker, Inniskeen
Local 56	Railway Bridge	Inniskeen
Local 57	Billy Brennan's Barn	Inniskeen
41401710	County Council Offices	Main Street, Newbliss
Local 5	Lodge at Church of Ireland	Newbliss
Local 6	Water Pump	Main Street, Newbliss
Local 7	Millennium Pole	Main Street, Newbliss
41401815	The Hall	Monaghan Road, Rockcorry
41401818	M.J. Linden	Main Street, Rockcorry
41401820	Former Constabulary Barracks	Main Street, Rockcorry
Local 46	Dartrey Estate Wall	Dartrey, Rockcorry
Local 17	Water Pump/Green in centre of village	Fair Green, Scotstown
41401204	Presbyterian Church	Smithborough
41401206	Garda Station	Smithborough
41401208	Magherarney Primary School	Smithborough
41401205	Railway Station	Smithborough
Local 47	Estate Wall	Rossmore, Monaghan
Local 65	Dwellinghouse	Creeve, Castleshane
Local 80	Anderson's Pub	Drum
41100701	Gates/railings/walls at Glaslough Railway Station	Glaslough
41100702	Station master's house at Glaslough Railway Station	Glaslough
41100903	Frank Hamilton- House	Mullaghadun, Monaghan
41100904	Post box	Mullaghmonaghan, Monaghan
41101305	Post box	Tirkeenan, Monaghan
41101706	Masonic lodge/hall	Lisdarragh, Newbliss
41102007	Convent of Mercy National School	Connabury Castleblayney
41103108	McEaney's House at 5 Parnell Street	Drummond Etra, Carrickmacross
41103109	Parochial House	Drummond Otra, Carrickmacross
41100310	Saint Endas' Hall	Derryveagh Carrickroe
41100611	Saint Patrick's Church	Derryhallagh
41100712	Scoil Mhuire National School	Tullyree
41100713	Annagola House	Annagola
41100914	Water tower	Mullatishaughlin
41100915	Gates/railings/walls	Tullycroman
41100916	Post box	Tullycroman
41100917	House	Tullycroman
41100918	Sluice/sluice gate	Drumreask
41101019	Rectory	Templetate
41101020	Dromore Corn Mill	Clonlonan
41101221	Wind Mill	Carrivetrach
41101222	Latgallan Mill	Latgallan, Smithborough
41101223	Water mill	Killycoonagh

Reference Number	Structure	Location
41101324	Saint Joseph's Church	Drumguill, Three Mile House
41101325	Finlay's Mill	Tullyard
41101426	Post box	Tullybuck
41101827	Drumkeen Presbyterian Church	Aghadrumkeen
41101828	Drumbrean Cottage,	Drumbrean
41101929	Walled garden at Ballybay House	Knocknamaddy
41101430	Post box at Corvoy School	Cornahoe,
41102031	Water will	Lurganmore
41101732	Corrinshigo Catholic Church	Corrinshigo
41102433	Post box	Drumillard
41102734	Bawn Handball Alley	Lisinisky, Bawn
41102935	Water Mill	Colgagh
41100938	Post box	Roosky, Monaghan
41100939	Post box	Tirkeenan, Monaghan
41101140	Post box	Largy, Clones
41101141	Post box	Largy, Clones
41101942	Post box	Cornamucklaglass, Ballybay
41102043	Post box	Connabury Castleblayney
41102044	Post box	Onomy Castleblayney
41103145	Post box	Drummond Otra, Carrickmacross
41100146	Post box	Tavanagh
41101347	Post box	Corcaghan
41101848	Post box	Dromore
41101949	Post box	Doohamlet
41103150	Post box	Garlegobban, Essexford
41103451	Post box	Mullaghrafferty
41100752	Bridge	Mullyjordan, Glaslough
41100753	Train shed at Glaslough Railway Station	Glaslough
41100954	Water pump	Mullaghadun, Monaghan
41100455	Burns' Bridge	Figanny, Emyvale
41100956	Wind Mill	Lisnare Tyholland
41100957	Monument	Cornecassa Demesne, Monaghan
41101058	Pipers Bridge	Killeef Tyholland
41101059	Section of Ulster Canal	Crowey, Tyholland
41101060	Crowey Bridge	Crowey, Tyholland
41101061	Glebe Bridge	Tullylish, Tyholland
41101062	Leitrim Bridge	Killyneill, Tyholland
41101063	Section of Ulster Canal (11th Lock)	Tuckmilltate, Tyholland
41101064	Castleshane House	Castleshane Demesne
41101466	Ulster Canal Stores	Crossmoyle, Clones
41101167	Bridge	Corkeeran, Newbliss
41101768	Ballybay National School	Cornamucklaglass, Ballybay

Reference Number	Structure	Location
41101969	Benson's Bridge	Carrivetragh, Clones
41101170	Priest's Bridge	Burdautien Clones
41101171	Bridge	Eldron, Smithborough
41101272	Monaghan Road Railway Station	Lismaconway, Monaghan
41101873	Gates/railings/walls at Castleblayney Railway Station	Moraghy, Castleblayney
41102074	Water pump	Drummond Etra Carrickmacross
41103175	Holy Trinity Church of Ireland Church	Brackagh
41103176	Gates/railings/walls at Saint Joseph's Cemetery	Drummond Otra, Carrickmacross
41100937	Post box	Gallanagh Monaghan
41100938	Post box	Roosky, Monaghan
41100939	Post box	Tirkeenan, Monaghan
41101140	Post box	Largy, Clones
41101141	Post box	Largy, Clones
41101942	Post box	Cornamucklaglass, Ballybay
41102043	Post box	Connabury Castleblayney
41102044	Post box	Onomy Castleblayney
41103145	Post box	Drummond Otra, Carrickmacross
41100146	Post box	Tavanagh
41101347	Post box	Corcaghan
41101848	Post box	Dromore
41101949	Post box	Doohamlet
41103150	Post box	Garlegobban, Essexford
41103451	Post box	Mullaghrafferty
41100752	Bridge	Mullyjordan, Glaslough
41100753	Train shed at Glaslough Railway Station	Glaslough
41100954	Water pump	Mullaghadun, Monaghan
41100455	Burns' Bridge	Figanny, Emyvale
41100956	Wind Mill	Lisnalore Tyholland
41100957	Monument	Cornecassa Demesne, Monaghan
41101058	Pipers Bridge	Killeef Tyholland



Reference Number	Structure	Location
41101059	Section of Ulster Canal	Crowey, Tyholland
41101060	Crowey Bridge	Crowey, Tyholland
41101061	Glebe Bridge	Tullylish, Tyholland
41101062	Leitrim Bridge	Killyneill, Tyholland
41101063	Section of Ulster Canal (11th Lock)	Tuckmilltate, Tyholland
41101064	Castleshane House	Castleshane Demesne
41101065	Monument at Clontibret First Presbyterian Church	Legnacreeve, Clontibret
41101466	Ulster Canal Stores	Crossmoyle, Clones
41101167	Bridge	Corkeeran, Newbliss
41101768	Ballybay National School	Cornamucklaglass, Ballybay
41101969	Benson's Bridge	Carrivetragh, Clones
41101170	Priest's Bridge	Burdautien Clones
41101171	Bridge	Eldron, Smithborough
41101272	Monaghan Road Railway Station	Lismaconway, Monaghan
41101873	Gates/railings/walls at Castleblayney Railway Station	Moraghy, Castleblayney
41102074	Water pump	Drummond Etra Carrickmacross
41103175	Holy Trinity Church of Ireland Church	Brackagh
41103176	Gates/railings/walls at Saint Joseph's Cemetery	Drummond Otra, Carrickmacross
41103177	Farmhouse	Greaghlonge, Carrickmacross, A81 KH52

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**Appendix 1(b)**  
**Record of Protected**  
**Structures for**  
**Towns**

Monaghan Town			
Reference No.	Structure	Street Name	Town
41000170	Monaghan Courthouse	Church Square	Monaghan
41000283	Market House	Market Street	Monaghan
41001042	Old Town Cross	Old Cross Square	Monaghan
41001091	St. Patrick's Church	Church Square	Monaghan
41001248	Site of Fort	Rooskey	Monaghan
41002040	Crannog	Convent Lake	Monaghan
41002085	Site of Fort	Tully	Monaghan
41002086	Site of Fort	Mullaghcroghery	Monaghan
41003001	St. Macartan's Cathedral	Latlurcan	Monaghan
41000065	Terraced two storey house	17 Market St	Monaghan
41000066	Terraced two storey house	16 Market St	Monaghan
41000067	Marie Corrigan (Hairdresser)	15 Market St	Monaghan
41000068	Monaghan County Museum	1 Hill St	Monaghan
41000069	Monaghan County Museum	2 Hill St	Monaghan
41000073	Five bay two storey house	4 Hill St	Monaghan
41000074	Hillside Restaurant & B&B	5 Hill St	Monaghan
41000076	Aviemore House	6 Hill St	Monaghan
41000286	Aviemore House (Outhouse)	6 Hill St	Monaghan
41000077	Laurel Lodge	7 Hill St	Monaghan
41000331	Gardner's House (rear)	7 Hill St	Monaghan
41000080	Terraced two storey house	8 Hill St	Monaghan
41000081	Terraced two storey house	8a Hill St	Monaghan
41000083	Terraced two storey house	9 Hill St	Monaghan
41000086	Former T.S.B. Bank	1 High St	Monaghan
41000087	Former Surgeon's residence	High St	Monaghan
41000128	Terraced three storey house	6 Mill St	Monaghan
41000129	Terraced two storey house	4-5 Mill St	Monaghan
41000136	Orange Hall	28 North Rd	Monaghan
41000137	Former Banking Hall	27 North Rd	Monaghan
41000138	Five bay two storey	27 North Rd	Monaghan
1000139	Detached two storey house	26 North Rd	Monaghan
41000144	Three bay three storey house	20 North Rd	Monaghan
41000145	Two bay three storey house	19 North Rd	Monaghan
41000167	Bank of Ireland	Church Sq	Monaghan
41000168	W. S. Black	Mill St	Monaghan
41000169	W. S. Black	Mill St	Monaghan
41000175	Three bay two storey house	17 Dawson St	Monaghan
41000176	Monaghan Methodist Church	Dawson St	Monaghan
41000177	Assembly Rooms	Dawson St	Monaghan
41000186	Our Lady's Convent	Louisville	Monaghan
41000187	Convent Chapel	Louisville	Monaghan
41000190	Former National School	Louisville	Monaghan
41000192	Two bay two storey house & paving	1 Lakeview	Monaghan
41000193	Two bay two storey house & paving	2 Lakeview	Monaghan

Reference No.	Structure	Street Name	Town
41000194	Two bay two storey house & paving	3 Lakeview	Monaghan
41000195	Two bay two storey house & paving	4 Lakeview	Monaghan
41000196	Two bay two storey house & paving	5 Lakeview	Monaghan
41000199	Entrance gates to Convent	Clones Rd	Monaghan
41000205	Parochial House (St. Josephs)	29 Park St	Monaghan
41000206	St. Josephs Church	Park St	Monaghan
41000276	Three bay three storey house	18 Mill St	Monaghan
41000279	Post Office	Mill St	Monaghan
41000280	A.C.C. House	Mill St/North Rd	Monaghan
41000282	Dawson Memorial	Church Sq	Monaghan
41000300	Flemings/Super Valu	Church Sq	Monaghan
41000302	Corn store	rear of 15 Hill St	Monaghan
41001050	First Presbyterian Church	Old Cross Sq	Monaghan
41001252	Graveyard First Presbyterian Church	Old Cross Sq	Monaghan
41001056	Ballywollen Lounge	24 Dublin St	Monaghan
41001080	Town Council Offices	1 Dublin St	Monaghan
41001081	Terraced three storey house	9 The Diamond	Monaghan
41001082	Terraced three storey house	8 The Diamond	Monaghan
41001086	C. McNally's	4 The Diamond	Monaghan
41001095	Patsy Boyle's	The Diamond	Monaghan
41001096	Allied Irish Bank Ltd	The Diamond	Monaghan
41001098	Westenra Arms Hotel	The Diamond	Monaghan
41001100	Former Town Hall	19 The Diamond	Monaghan
41001101	Dining room rear of Westenra	The Diamond	Monaghan
41001102	Beauty Salon	18 The Diamond	Monaghan
41001103	Boutique	17 The Diamond	Monaghan
41001104	Rossmore Memorial	The Diamond	Monaghan
41001106	McManus Bar	Glaslough St	Monaghan
41001107	Wineways Off Sales	Glaslough St	Monaghan
41001108	Vacant retail unit ( O'Dongaile)	Glaslough St	Monaghan
41001109	Terraced three storey house	93 Glaslough St	Monaghan
41001110	Terraced three storey house	92 Glaslough St	Monaghan
41001111	J.D.P. Pharmacy Ltd	91 Glaslough St	Monaghan
41001112	Terraced three storey house	88/89 Glaslough St	Monaghan
41001124	Young Memorial Masonic Hall	72 Glaslough St	Monaghan
41001150	Terraced three storey house	13 Glaslough St	Monaghan
41001163	Terraced three storey house	The Diamond	Monaghan
41001164	Terraced three storey house	The Diamond	Monaghan
41001178	Terraced three storey house	57 Dublin St	Monaghan
41001179	Terraced three storey house	56 Dublin St	Monaghan
41001180	Terraced three storey house	55 Dublin St	Monaghan
41001181	Terraced three storey house	54 Dublin St	Monaghan
41001212	Clogher House "St. Davnets"	Rooskey	Monaghan
41001229	Monaghan Bottlers Ltd	Annahagh Lane	Monaghan
41001267	Pedestrian gateway	Rooskey	Monaghan

Reference No.	Structure	Street Name	Town
41002030	Halls St. Lugaidth	Louisville	Monaghan
41002031	Nuns Graveyard	Louisville	Monaghan
41002033	Secondary School	Louisville	Monaghan
41002035	Secondary School	Louisville	Monaghan
41002036	St. Josephs	Louisville	Monaghan
41002037	Convent of St. Louis	Louisville	Monaghan
41002039	St. Louis Nursing Home	Louisville	Monaghan
41002060	Tully House	Tully	Monaghan
41003002	Gate Lodge to Cathedral	Latlurcan	Monaghan
41003003	Cathedral landscaping	Latlurcan	Monaghan
41003044	Far Meehul	Glen Road	Monaghan
41400933	Latlurcan House	Latlurcan	Monaghan
41400943	Ballyalbany Bridge	Ballyalbany	Monaghan
41400944	Two storey Italianate House	Rooskey	Monaghan
41400945	St. Davnet's Hospital	Rooskey	Monaghan
41400946	St. Davnets Catholic Church	Rooskey	Monaghan
41400947	St. Davnets Col Church	Rooskey	Monaghan
41400948	Model School	North Rd	Monaghan
41400949	Former Fever hospital	11/12 Belgium Park	Monaghan
Local 1	Three storey house	3 The Diamond	Monaghan
Local 2	Three Storey house	5 The Diamond	Monaghan
Local 3	Three storey house	6 The Diamond	Monaghan
Local 4	Three storey house	7 The Diamond	Monaghan
Local 5	Three storey house	9 The Diamond	Monaghan
Local 6	Three storey house	16 The Diamond	Monaghan
Local 7	Round corner house	1 Church Square	Monaghan
Local 8	Former Rectory	14 Church Square	Monaghan
Local 9	Rowantree House	High Street	Monaghan
Local 11	Two storey house	12 North Road	Monaghan
Local 12	Two storey house/fanlight	13 North Road	Monaghan
Local 13	Two storey house/fanlight	14 North Road	Monaghan
Local 14	Cottage with fanlight	15 North Road	Monaghan
Local 15	Former railway station	North Road	Monaghan
Local 16	Railway shed	North Road	Monaghan
Local 17	Former Garda Barracks	Plantation Road	Monaghan
Local 18	Horse Shoe Bridge	Mullaghmart	Monaghan
Local 19	Terrace house	1 Stanley Terrace	Monaghan
Local 20	Terrace house	2 Stanley Terrace	Monaghan
Local 21	Terrace house	3 Stanley Terrace	Monaghan
Local 22	Terrace house	4 Stanley Terrace	Monaghan
Local 23	Terrace house	5 Stanley Terrace	Monaghan
Local 24	Terrace house	6 Stanley Terrace	Monaghan
Local 25	Terrace house	7 Stanley Terrace	Monaghan
Local 26	Terrace house	8 Stanley Terrace	Monaghan
Local 27	Terrace house	1 Westenra Terrace	Monaghan
Local 29	Terrace house	3 Westenra Terrace	Monaghan
Local 28	Terrace house	2 Westenra Terrace	Monaghan
Local 30	Terrace house	4 Westenra Terrace	Monaghan

Reference No.	Structure	Street Name	Town
Local 31	Terrace house	5 Westenra Terrace	Monaghan
Local 32	Mousewood Burial Ground	Kilnacloy	Monaghan
Local 33	Georgian house with stables	3 Hill St	Monaghan
Local 34	Cafe	6 Glaslough St	Monaghan
Local 35	Former Barracks	17 Belgian Square	Monaghan
Local 36	Former Barracks	18 Belgian Square	Monaghan
Local 37	Former Barracks	19 Belgian Square	Monaghan
Local 38	Former Barracks	20 Belgian Square	Monaghan
Local 39	Former Barracks	21 Belgian Square	Monaghan
Local 40	Former Barracks	22 Belgian Square	Monaghan
Local 41	Former Barracks	23 Belgian Square	Monaghan
Local 42	Former Barracks	24 Belgian Square	Monaghan
Local 41000200	Sandstone Paving	Lakeview	Monaghan



Carrickmacross			
Reference No.	Structure	Street Name	Town
41300334	Church	Magheross	Carrickmacross
41300301	House	Lisanisk	Carrickmacross
41300304	Hall	O'Neill Street	Carrickmacross
41300305	Church	O'Neill Street	Carrickmacross
41300306	House	O'Neill Street	Carrickmacross
41300307	House	O'Neill Street	Carrickmacross
41300308	House	1 St. Josephs Terrace	Carrickmacross
41300309	House	2 St. Josephs Terrace	Carrickmacross
41300310	House	3 St. Josephs Terrace	Carrickmacross
41300311	House	4 St Josephs Terrace	Carrickmacross
41300312	House	5 St. Josephs Terrace	Carrickmacross
41300313	House	6 St. Josephs Terrace	Carrickmacross
41300314	House	7 St. Josephs Terrace	Carrickmacross
41300315	House	8 St. Josephs Terrace	Carrickmacross
41300316	House	9 St. Josephs Terrace	Carrickmacross
41300317	House	Farney Street	Carrickmacross
41300319	House	O'Neill Street	Carrickmacross
41300321	House	O'Neill Street	Carrickmacross
41300322	House	O'Neill Street	Carrickmacross
41300323	House	O'Neill Street	Carrickmacross
41300326	House	34 O'Neill Street	Carrickmacross
41300327	House	36 O'Neill Street	Carrickmacross
41300328	House	38 O'Neill Street	Carrickmacross
41300329	Church	Farney Street	Carrickmacross
41300300	House	8 Farney Street	Carrickmacross
41300331	House	6 Farney Street	Carrickmacross
41300332	House	4 Farney Street	Carrickmacross
41300333	Convent (Part)	Distillery Lane	Carrickmacross
41300334	Church	Magheross	Carrickmacross
41300335	Convent (Part)	Castle Street	Carrickmacross
41300336	Church	Main Street	Carrickmacross
41300338	Bank	Main Street	Carrickmacross
41300339	Garda Station	Main Street	Carrickmacross
41300340	House	Main Street	Carrickmacross
41300342	House	Market Square	Carrickmacross
41300343	Courthouse	Main Street	Carrickmacross
41300344	Windmill Stump	Gallows Hill	Carrickmacross
41300345	Hotel	Main Street	Carrickmacross
41300346	Toll House	Market Square	Carrickmacross
41300347	Bank	Main Street	Carrickmacross
41300349	House	Main Street	Carrickmacross
41300350	House	Main Street	Carrickmacross
41300353	House	Main Street	Carrickmacross
41300354	Bank	Main Street	Carrickmacross
41300357	House	Main Street	Carrickmacross
41300358	Former Bridewell	Bridewell Lane	Carrickmacross
41300359	Fever Hospital	Shercock Road	Carrickmacross
41300360	Union Workhouse	Shercock Road	Carrickmacross

Reference No.	Structure	Street Name	Town
41300361	Derryolam Glebe House	Shercock Road	Carrickmacross
41300367	Terraced two bay two storey former house	Parnell Street	Carrickmacross
1	McMahons Fort	Lurgans Hill	Carrickmacross
2	Castle Site	Drummond Otra	Carrickmacross
3	Ringfort (Not Visible)	Cloughvalley Upper	Carrickmacross
4	Bridge	Drummond Etra	Carrickmacross
5	Old Goods Shed	Dundalk Road	Carrickmacross
6	Old engine shed	Dundalk Road	Carrickmacross
7	McArdle Engineering	12 Main Street	Carrickmacross
8	Jones Fine Foods	69 Main Street	Carrickmacross
9	White Oaks	49 Main Street	Carrickmacross
10	China Town / M J Crilly Solicitors	7 Main Street	Carrickmacross
11	Finnegan Coaches	29 Main Street	Carrickmacross
12	Sean Jones 'The Stables'	72 Main Street	Carrickmacross
13	Marrons 'Chez Julie'	58 Main Street	Carrickmacross
14	M.G.S. (bookmakers)	62 Main Street	Carrickmacross
15	M.V. Gartlan Ltd. Auctioneers	22 Main Street	Carrickmacross
16	Wells & O 'Carroll	14 Main Street	Carrickmacross
17	B.McCluskey(Hairstyling)	27 O'Neill Street	Carrickmacross
18	C.Duffy(Hairdresser)	25 O'Neill Street	Carrickmacross
19	New Street Café	O'Neill Street	Carrickmacross
20	Shankey Bros.	20 O'Neill Street	Carrickmacross
21	J. Gartlan	Dundalk Road	Carrickmacross
22	Flanagan's	20 Farney Street	Carrickmacross
23	Patrick Hand	47 Main Street	Carrickmacross
24	Centra Bar/B. Shevlin	Main Street	Carrickmacross
25	Wall etchings or carvings	Castle St / Shercock Rd	Carrickmacross
26	Milestone outside Howells jewellers	Main Street	Carrickmacross

Castleblayney			
Reference No.	Structure	Street Name	Town
41300101	Castleblayney First Presbyterian Church	Keady Road	Castleblayney
41300103	Allied Irish bank	West Street	Castleblayney
41300107	Convent of Mercy	Laurel Hill	Castleblayney
41300110	Lecture Hall - First Presbyterian Church	Keady Road	Castleblayney
41300209	Terraced three bay three storey house	West Street	Castleblayney
41300212	Bank of Ireland	West Street	Castleblayney
41300213	Onomy House	West Street	Castleblayney
41300215	The Courthouse	Market Square	Castleblayney
41300217	Terraced three bay two storey house	Market Square	Castleblayney
41300218	Terraced three bay two storey house	Market Square	Castleblayney
41300219	Terraced two bay two storey house	Market Square	Castleblayney
41300220	Hope Castle Gatelodge	Castleblayney	Castleblayney
41300222	Hope Castle Hotel		Castleblayney
41300223	Hope Castle Stable		Castleblayney
41300224	Hope Castle Lodge	Church Street	Castleblayney
41300230	Terraced five bay two storey house	Church Street	Castleblayney
41300231	End of Terrace two bay two storey house	Church Street	Castleblayney
41300232	St Maeldoids Church of Ireland	Church Street	Castleblayney
41300233	St Marys Catholic Church	Carrick Road	Castleblayney
41300234	Detached two bay two storey warden's lodge Blayney Almshouse	Carrick Road	Castleblayney
41300235	Blayney Almshouses	Carrick Road	Castleblayney
41300237	Hope Castle Entrance	Market/Castle Square	Castleblayney
41300238	Hope Castle Gatelodges	Market/Castle Square	Castleblayney
41300239	Terraced four bay two storey house	Market/Castle Square	Castleblayney
41300240	Terraced two bay two storey house	Market/Castle Square	Castleblayney
41300241	Terraced two bay two storey house	Market/Castle Square	Castleblayney
41300242	Terraced two bay two storey house	Market/Castle Square	Castleblayney
41300243	End of terrace two bay three storey house	Market/Castle Square	Castleblayney
41300244	Double pile three bay two storey house	Market/Castle Square	Castleblayney

Reference No.	Structure	Street Name	Town
41300245	Section of former stone boundary wall to Hope Castle	Church Street	Castleblayney
1	Coach House next to Hope Castle	Hope Castle	Castleblayney
2	Hope Arms Hotel	Main Street	Castleblayney
3	The rounded corner	Market Square	Castleblayney
4	The corner house	Market Square and Henry Street	Castleblayney
5	Caretakers residence at St. Maeldoids Church	Church Street	Castleblayney
6	McGuigans Boutique	Muckno Square	Castleblayney
7	Lyric Theatre	New Street	Castleblayney
8	Castleblayney Town Council	Main Street	Castleblayney
9	Post Office	West Street	Castleblayney
10	Old Railway House & Stone Pillars	New Street	Castleblayney
11	Stables	Thomas Street	Castleblayney
12	UDC Stables	Upper Connons	Castleblayney
13	The Heritage Shop	West Street	Castleblayney
14	Two storey building "Forest View"	Lakeview	Castleblayney
15	Cottage	Lakeview	Castleblayney
16	Cottage (2 No.)	Lakeview	Castleblayney
41300220	Hope Castle Gatelodge		Castleblayney
41300225	End of Terrace two bay two storey house	Church Street	Castleblayney
41300226	End of Terrace two bay two storey house	Church Street	Castleblayney
41300227	Terraced two bay two storey house	Church Street	Castleblayney
41300225	Terraced two bay two storey house	Church Street	Castleblayney
41300229	Terraced two storey house	Church Street	Castleblayney

Clones			
Reference No.	Structure	Street Name	Town
1	High Cross	The Diamond	Clones
2	Round Tower & Sarcophagus	Ball Alley Graveyard	Clones
3	The Abbey	McCurtain Street	Clones
4	Clones Fort	Cara Street	Clones
5	Planters Castle	The Diamond	Clones
6	Aqua-duct	Teehill, Clonfad Bridge	Clones
8	St Tiernachs Church of Ireland	The Diamond	Clones
9	The Rectory	The Diamond	Clones
10	County Library	The Diamond	Clones
11	Bank of Ireland	The Diamond	Clones
12	Courthouse	McCurtain Street	Clones
13	Post Office	The Diamond	Clones
14	Former National Irish Bank premises	The Diamond	Clones
16	Marion House	The Diamond	Clones
17	The Boardroom (former schoolhouse)	Ball Alley Street	Clones
18	The Boardroom	Ball Alley Street	Clones
19	Failte Office	The Diamond	Clones
20	Catholic Church	Church Hill	Clones
21	Presbyterian Church	Monaghan Street	Clones
22	Creighton Hotel	Fermanagh Street	Clones
23	Fortview School	Newtownbutler Road	Clones
24	Three houses to left of Church of Ireland	The Diamond	Clones
25	Butter Market	Fermanagh Street	Clones
28	Public House (McCuskers)	Fermanagh Street	Clones
29	Public House (Tower)	Fermanagh Street	Clones
38	House and shopfront (LES)	McCurtain Street	Clones
43	House & shopfront (Sloweys)	The Diamond	Clones
30	Public House (Paragon)	Fermanagh Street	Clones
31	House and shopfront (O'Gradys)	Fermanagh Street	Clones
33	Indian Restaurant (formerly bakery)	Fermanagh Street	Clones
34	2 houses and shopfronts (McGarry's)	Fermanagh Street	Clones
35	House and shopfront (McQuaids)	Fermanagh Street	Clones
36	Shopfront (Hickeys Pharmacy)	Fermanagh Street	Clones
37	House and shopfront (Diamond Décor)	McCurtain Street	Clones

Reference No.	Structure	Street Name	Town
39	Hair Salon (McGuigans)	McCurtain Street	Clones
40	Hotel	McCurtain Street	Clones
41	Shop & Shopfront (Matthews)	The Diamond	Clones
42	House & Shopfront (Evianns)	The Diamond	Clones
7	Sculptured Stone	Garden at Clonboy House	Clones
15	House (George Knight)	The Diamond	Clones
26	Umbria House	The Diamond	Clones
27	House & shopfront (William Earl)	Fermanagh Street	Clones

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# **Appendix 2**

## **Views from Scenic Routes**

ID Constraints Map 6.1	Scenic Drives/Views & Prospects	Road Name
SV 1	Scenic views along Emy Lough	LT12001 LT12002
SV 2	Scenic views of open countryside from Bragan Mountain	LT11354
SV 3		LT11355
SV 4		LT11356
SV 5		LT50411
SV 6		LT10011
SV 7		LS05040
SV 8		LP01003
SV 9	View of St. Macartan’s Cathedral Monaghan from Berry Brae	R162
SV 10	View from Castleshane Brae	N2
SV 11	View northwards at Tullybuck	N2
SV 12	Scenic drive and views of open countryside from Mulliyash	LS07631
SV 13		LS03603
SV 14		LS07650
		LP03602
		LS03602
		LS03603
SV 15	Scenic drive along Lough Muckno	LP03700
SV 16		LS08400
SV 17		LP03720
SV 18	Distant views of Lough Muckno and Slieve Gullion	LS07830
SV 19		LS08141
SV 20	Views of Slieve Gullion at Taplagh, Broomfield	N2
SV 21	Scenic views of Lough Egish	LP04121
SV 22	Scenic drive at Beagh, Shantonagh & Corlat	LT40431
SV 23	Views of Lough Bawn & County Cavan	LT71111
SV 24	Scenic drive, Tattybrack	R190

**Appendix 3(a)**

**Conservation of  
Important Trees and  
Woodland (County)**

Location	Type of Trees	OS Ref.
Blackwater Vale, Monaghan	Mixed	9-7/11
Connabury Hill, Castleblayney	Mature Beech woodland	20-13
Glen, Rockcorry	Conifers	18-14
Knockconan	Mature Scots Pine, Sycamores, Beech trees	3-8
Laragh Village	Ash, Beech, Elm, Sycamore, Hazel, some mature Oaks	27
Legacurry, Monaghan	Rows of Beech	6-11
Swans Cross, Dromore	Row of Conifers	18-6
Tullybuck, Clontibret	Avenue of Lime	14

**Appendix 3(b):  
Conservation of  
important trees and  
woodland (Towns)**

<b>Monaghan Town</b>	
<b>Description</b>	<b>Interest</b>
Glen Road Plantation: Mature Larches, Pines, Oaks, Beech, Lime Ash and Elm	Wooded valley which provides pleasant approach to town and effective screen to housing estate.
Tom Young's Wood (Killyconnigan): Ash and Hazel Coppice	Important amenity close to residential areas.
Rope Walk: Mature Limes	Tree lined avenues.
North Road: Limes, Walnut	Character of area.
Louis Convent: Varied	Character of area.
Model School: Monkey Puzzle, Wellingtonia, Scots Pine, Beech, Irish Yew, Silver Fir	Character to the street and frames building.
High Street – Hopsital: Lawson Cypress, Varieties Thuja, Douglas Fir and Spruce, Beech	Defines street and forms backdrop to town.
Mill/Hill Street: Corner Yew	Screens rear of Mill Street properties.
Blackwater River-Ballyalbany: Willow, Copper Beech	Character of area, high scenic value, screening intrusive development.
Coolshannagh: Beech	Important approach to town.
Old Infirmary, Old Cross Square: Ash, Beech	Character of new residential area.
Broad Road-Market Road: Sycamore, Maple, Lime, Scots Pine, Alder Birch	Frames an approach to the town.
Dawson Street: Alder, Birch, Copper Beech	Frames approach road and provides visual link with Broad Road.
Kilnacloy: Beech, Oak, Pine	Frames approach road.

<b>Carrickmacross</b>	
<b>Description</b>	<b>Interest</b>
St. Louis Convent grounds: Varied evergreens	Frames approach to town, amenity value.
St. Finbarr's Churchyard: Lime, Beech	Encloses vista, frames church.
Scoil Rois: Beech, Sycamore	Character of area.
Magheross Churchyard: Irish Yew	Character of area.
Shirley house Lane: Beech, Sycamore	Character of area, frames road.
Gallows Hill: Scotspine, Sitka Spruce	Close to residential area & backdrop to Courthouse.
Paupers graveyard (Bully's acre): European Lime	Visible backdrop approaching town.
O'Neill Street - Farney Street junction: Horse Chestnut	Character of area, closes vista from Dundalk and Donaghmoyne Road.
St. Joseph's Churchyard: Limes	Frames church.
Cloughvalley: Beech	Amenity around school boundary.
Lisanisk House and lake shore: White Willows, White Cedar, Hawthorn, Alder, Ash, Horse Chestnut, Beech, Larch, Sycamore, Poplar.	Landscape feature, important amenity. Provides pleasant approach to town from Dundalk
Mullanarry High Road: Japanese Larch, Beech, Sycamore	Along with stone wall these frame the road.
Mullanarry: Beech	Trees on ridgeline.
Dry bridge: Beech, Sycamore, Lime and Chestnut	Frames road.
Kingscourt Road: Sycamore	Frames road, enclosing view on Kingscourt Road.

Bath Avenue: Sycamore, White-Horn, Horse Chestnut, Fir.	Important amenity; is an excellent visual barrier which was to be retained in Convent Masterplan 2000.
Nuremore Hotel grounds: Varied	Character of area.
Donaghmoyne Road: Sycamore, Lime, Ash	Frames road.
Lough Naglack: Woodland	Wooded lakeshore, character of Dundalk Rd
Chestnut Grove, Parnell Street – Horse Chestnut	Important visual amenity

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**Appendix 4**  
**Record of**  
**Monuments and**  
**Places**

O.S Reference	Monument Number	Townland	Description
001-/13/6	MO001-001	Cavan (Moutray)	Ringfort (Rath \ Cashel)
001-/14/1	MO001-002	Clonisboyle	Ringfort (Rath \ Cashel)
001-/14/3	MO001-003	Derrylevick	Ringfort (Rath \ Cashel)
001-/14/5	MO001-004	Dromore	Enclosure
001-/14/5	MO001-005	Clonacullan	Ringfort (Rath \ Cashel)
001-/14/5	MO001-006	Raflacoy	Ringfort (Rath \ Cashel)
001-/14/6	MO001-007	Derrylevick	Ringfort (Rath \ Cashel)
001-/14/6	MO001-008	Aghdrumcru	Ringfort (Rath \ Cashel)
001-/15/5	MO001-009	Aghaderry	Ringfort (Rath \ Cashel)
001-/14/4	MO001-010	Clonisboyle	Potential Site- Tradition
002-/16/6	MO002-00101	Crossnacaldoo	Enclosure
002-/16/6	MO002-00102	Crossnacaldoo	Enclosure
003-/01/1	MO003-001	Clonkeen	Ringfort (Rath \ Cashel)
003-/01/3	MO003-002	Mullaghmore	Ringfort (Rath \ Cashel)
003-/02/1	MO003-003	Drumbirn	Ringfort (Rath \ Cashel)
003-/02/2	MO003-004 *	Raflacony	Ringfort (Rath \ Cashel)
003-/02/2	MO003-005	Urlish	Possible Church Site
003-/02/2	MO003-006	Mullanafinnog	Ringfort (Rath \ Cashel)
003-/02/2	MO003-007	Mullanafinnog	Ringfort (Rath \ Cashel)
003-/02/4	MO003-008	Rakelly	Ringfort (Rath \ Cashel)
003-/02/4	MO003-009	Tireran	Ringfort (Rath \ Cashel)
003-/02/5	MO003-010	Dernagola	Ringfort (Rath \ Cashel)
003-/02/6	MO003-011	Killyreask	Ringfort (Rath \ Cashel)
003-/03/1	MO003-012	Ivy Hill	Ringfort (Rath \ Cashel)
003-/03/2	MO003-013	Moy	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
003-/03/2	MO003-014	Moy	Enclosure
003-/03/3	MO003-015	Lisroosky	Ringfort (Rath \ Cashel)
003-/03/4	MO003-016	Mullanacross	Ringfort (Rath \ Cashel)
003-/06/6	MO003-017	Killyleck (Anketell)	Earthwork Site
003-/07/2	MO003-018	Mullanacross	Church Site & Graveyard
003-/07/2	MO003-01801	Mullanacross	Holy Well
003-/07/2	MO003-019	Mullaghcor	Ringfort (Rath \ Cashel)
003-/07/3	MO003-020	Killydonagh	Ringfort (Rath \ Cashel)
003-/05/3	MO003-021	Luppan	Ringfort (Rath \ Cashel)
003-/05/6	MO003-022	Mullagh Otra	Ringfort (Rath \ Cashel)
003-/06/4	MO003-023	Derrylea Beg	Ringfort (Rath \ Cashel)
003-/07/4	MO003-024	Dernacoo	Enclosure
003-/07/5	MO003-025	Gorticleave	Ringfort (Rath \ Cashel)
003-/07/6	MO003-026	Mullananalog	Ringfort (Rath \ Cashel)
003-/08/4	MO003-027	Mullananalog	Crannog
003-/10/3	MO003-028	Liskenna	Ringfort (Rath \ Cashel)
003-/10/6	MO003-029	Liskenna	Ringfort (Rath \ Cashel)
003-/11/1	MO003-030	Glasmullagh	Ringfort (Rath \ Cashel)
003-/11/4	MO003-031	Dundian	Ringfort (Rath \ Cashel)
003-/11/6	MO003-032	Killycorran	Ringfort (Rath \ Cashel)
003-/12/2	MO003-033	Cavan (Cope)	Enclosure
003-/12/3	MO003-034	Figullar	Ringfort (Rath \ Cashel)
003-/12/5	MO003-035	Killakeady	Ringfort (Rath \ Cashel)
003-/15/1	MO003-036	Lisgrew	Ringfort (Rath \ Cashel)
003-/15/2	MO003-037	Lisavargy	Enclosure
003-/15/3	MO003-038	Lenagh	Enclosure
003-/15/4	MO003-039	Sogher	Possible Earthwork Site

O.S Reference	Monument Number	Townland	Description
003-/15/5	MO003-040	Killybressal	Earthwork Site
003-/15/5	MO003-041	Dunmadigan	Ringfort (Rath \ Cashel)
003-/15/5	MO003-042	Dunmadigan	Ringfort (Rath \ Cashel)
003-/15/4	MO003-043	Dungillick	Ringfort (Rath \ Cashel)
003-/15/6	MO003-044	Knockakirwan	Ringfort (Rath \ Cashel)
003-/16/5	MO003-045	Emy	Ringfort (Rath \ Cashel)
003-/03/2	MO003-046*	Aghaderry	Ringfort (Rath \ Cashel)
003-/02/4	MO003-047	Killyslavan	Earthwork Site
003-/02/4	MO003-048	Killyslavan	Earthwork Site
003-/01/6	MO003-049	Derryrellan	Possible Enclosure
003-/02/3	MO003-050	Skinnahergna	Hill-Top Enclosure
004-/09/1	MO004-001*	Figullar	Ringfort (Rath \ Cashel)
004-/13/5	MO004-002	Killyrean Upr	Earthwork Site
004-/13/6	MO004-003	Monmurry	Earthwork Site
006-/03/1	MO006-001	Davagh Otra	Enclosure
006-/03/6	MO006-002	Derrynashallog	Possible House Site
006-/03/6	MO006-003	Cornacreeve	Ringfort (Rath \ Cashel)
006-/04/5	MO006-004	Emy/Tiramoan	Crannog
006-/08/1	MO006-005	Tully	Ringfort (Rath \ Cashel)
006-/08/1	MO006-006	Tully	Ringfort (Rath \ Cashel)
006-/08/2	MO006-007	Pullis	Ringfort (Rath \ Cashel) Site
006-/08/3	MO006-008	Desert	Earthwork Site
006-/06/6	MO006-009	Drumdart	Ringfort (Rath \ Cashel)
006-/11/2	MO006-010	Tullyard	Earthwork Site
006-/08/4	MO006-011	Derryhallagh	Earthwork Site
006-/12/2	MO006-012	Dundonagh	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
006-/10/5	MO006-013	Aghaclogha	Ringfort (Rath \ Cashel)
006-/11/4	MO006-014	Corraghbrack	Ringfort (Rath \ Cashel)
006-/12/4	MO006-015	Belderg	Potential Site - Aerial Photo
006-/16/2	MO006-016	Billis	Earthwork Site
006-/13/1	MO006-017	Feebaghduff	Ringfort (Rath \ Cashel)
006-/13/5	MO006-018	Drumsheaver	Ringfort (Rath \ Cashel)
006-/13/6	MO006-019	Mullaghmore North	Possible Enclosure
006-/13/6	MO006-020	Mullaghmore North	Crannog
006-/14/4	MO006-021	Aghaboy North	Earthwork Site
006-/14/2	MO006-022	Mullanarockan	Ringfort (Rath \ Cashel)
006-/14/6	MO006-023	Mullyera	Ringfort (Rath \ Cashel)
006-/15/3	MO006-024	Drumcaw	Possible Earthwork
006-/15/6	MO006-025*	Mullabrack (Scott)	Ringfort (Rath \ Cashel)
006-/08/3	MO006-026	Stramore	Earthwork Site
006-/03/5	MO006-027	Inishdevlin	Possible Cemetery
006-/16/1	MO006-028	Drumcaw	Crannog
006-/08/1	MO006-029	Cornacreeve	Crannog
006-/04/1	MO006-030	Scarnageeragh	Cist Site
006-/09/2	MO006-031	Drumcoo (Brady)	Possible Ringfort (Rath\Cashel) Site
006-/12/5	MO006-032	Drumgaghan	Enclosure Site (s)
007-/01/1	MO007-001	Tonyshandeny	Ringfort (Rath \ Cashel)
007-/01/3	MO007-002	Monmurry	Ringfort (Rath \ Cashel)
007-/01/5	MO007-003	Mullaliss	Ringfort (Rath \ Cashel)
007-/01/1	MO007-004	Leek	Earthwork Site
007-/02/4	MO007-005	Corraghdown	Earthwork Site
007-/05/5	MO007-006	Drumbanagher	Enclosure

O.S Reference	Monument Number	Townland	Description
007-/05/5	MO007-007	Donagh	Ecclesiastical Remains
007-/09/1	MO007-00701	Donagh	Church & Graveyard
007-/09/1	MO007-00702	Donagh	Cross
007-/09/1	MO007-00703	Donagh	Cross Base
007-/10/5	MO007-008	Clanickny	Ringfort (Rath \ Cashel)
007-/14/6	MO007-009	Annagola	Ringfort (Rath \ Cashel)
007-/14/5	MO007-010	Annareagh Sth	Earthwork Site
007-/01/3	MO007-011*	Monmurry	Earthwork Site
007-/09/3	MO007-012	Tonyhamigan	Crannog
007-/01/5	MO007-013	Derryhoosh	Potential Site- Aerial Photo
007-/05/6	MO007-014	Glaslough	Church & Graveyard
008-/04/4	MO008-001	Gola Irish	Earthwork
008-/04/5	MO008-002	Gola English	Earthwork
008-/04/3	MO008-003	Coolkill West	Ringfort (Rath \ Cashel)
008-/07/2	MO008-004	Derryledigan (Jackson)	Enclosure
008-/07/5	MO008-005	Aghalissabeagh	Ringfort (Rath \ Cashel)
008-/08/1	MO008-006	Drumloo	Ringfort (Rath \ Cashel)
008-/04/5	MO008-007	Killatten	Possible Cemetery
008-/11/1	MO008-008	Liskeabrick	Ringfort (Rath \ Cashel)
008-/11/1	MO008-009	Aghnashalvy	Ringfort (Rath \ Cashel)
008-/11/2	MO008-010	Kilcreen	Earthwork Site
008-/11/5	MO008-011	Selloo	Ecclesiastical Remains
008-/11/5	MO008-01101	Selloo	Burial Ground
008-/11/5	MO008-01102	Selloo	Enclosure
008-/11/5	MO008-01103	Selloo	Possible Cross Base
008-/11/5	MO008-01104	Selloo	Possible Bullaun Stone

O.S Reference	Monument Number	Townland	Description
008-/11/6	MO008-012	Drumgoast	Crannog
008-/12/4	MO008-013	Formoyle	Ringfort (Rath \ Cashel)
008-/12/4	MO008-014	Mullatigorry	Crannog
008-/12/1	MO008-015	Derrylusk	Ringfort (Rath \ Cashel)
008-/08/4	MO008-016	Allagesh	Ringfort (Rath \ Cashel)
008-/12/2	MO008-017	Drumslavog	Ringfort (Rath \ Cashel)
008-/12/3	MO008-018	Clonamully	Possible Cemetery Site
008-/12/3	MO008-019	Kibberidog	Earthwork Site
008-/10/6	MO008-020	Kilcorran	Enclosure
008-/11/4	MO008-021	Kilcorran	Crannog
008-/15/3	MO008-022	Lisinan	Crannog
008-/12/5	MO008-023	Graffagh	Earthwork
008-/16/3	MO008-024	Killydonnelly	Ringfort (Rath \ Cashel)
008-/15/5	MO008-025	Annahagh Sth	Ringfort (Rath \ Cashel)
008-/16/4	MO008-026	Clenlough	Crannog
008-/16/6	MO008-027	Skeagh	Possible Earthwork
008-/10/6	MO008-028	Kilcorran	Crannog
009-/01/2	MO009-001	Drumesco	Possible Earthwork Site
009-/01/3	MO009-002	Drumbin	Earthwork Site
009-/01/4	MO009-003	Carrowhatta	Ringfort (Rath \ Cashel)
009-/01/4	MO009-004	Bough	Earthwork Site
009-/01/5	MO009-005	Cussee	Ringfort (Rath \ Cashel)
009-/02/2	MO009-006	Drumcoo (Jackson)	Ringfort (Rath \ Cashel)
009-/02/6	MO009-007	Clonkeady	Earthwork Site
009-/03/3	MO009-008	Mullabrack (Scott)	Ringfort (Rath \ Cashel)
009-/04/1	MO009-009	Enagh	Ringfort (Rath \ Cashel)
009-/04/2	MO009-010	Straghan	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
009-/04/3	MO009-011	Faulkland	Ringfort (Rath \ Cashel)
009-/04/5	MO009-012	Crumlin	Earthwork
009-/04/5	MO009-013	Crumlin	Earthwork Site
009-/05/1	MO009-014	Mullatishaughlin	Crannog
009-/05/2	MO009-015	Kilmore East	Ringfort (Rath \ Cashel)
009-/05/5	MO009-016	Kilmore East	Ringfort (Rath \ Cashel)
009-/06/3	MO009-017	Drumbenagh	Ringfort (Rath \ Cashel)
009-/06/4	MO009-018	Drumreask	Enclosure
009-/06/5	MO009-019	Drumreask	Crannog
009-/06/5	MO009-020	Drumreask	Crannog
009-/06/5	MO009-021	Drumreask	Crannog
009-/06/5	MO009-022	Drumreask	Crannog
009-/06/6	MO009-023	Raconnell	Ringfort (Rath \ Cashel)
009-/06/6	MO009-024	Corknock	Possible Enclosure Site
009-/08/2	MO009-025	Crumlin	Ringfort (Rath \ Cashel)
009-/08/2	MO009-026	Eden Island	Enclosure
009-/08/2	MO009-027	Eden Island	Ringfort (Rath \ Cashel)
009-/08/2	MO009-028	Crumlin	Ringfort (Rath \ Cashel)
009-/08/3	MO009-029	Lisnare	Enclosure
009-/08/5	MO009-030	Drumrutagh	Earthwork Site
009-/08/6	MO009-031	Liscarney	Ringfort (Rath \ Cashel)
009-/08/6	MO009-032	Carn	Cairn Site
009-/09/2	MO009-033	Annyalty	Crannog
009-/10/3	MO009-034	Newgrove	Earthwork Site
009-/10/4	MO009-035	Kilnahaltar	Church Site & Graveyard
009-/10/5	MO009-036	Mullanahinch	Enclosure



O.S Reference	Monument Number	Townland	Description
009-/11/5	MO009-037	Mullaghmonaghan	Crannog
009-/11/5	MO009-03701	Mullaghmonaghan	Crannog Site
009-/11/6	MO009-038	Mullaghmonaghan	Possible Cemetry
009-/12/4	MO009-044	Latlorcan	Cemetery
009-/13/2	MO009-045	Annaghervy	Ringfort (Rath \ Cashel)
009-/13/4	MO009-046	Tullykenny	Ringfort (Rath \ Cashel)
009-/13/5	MO009-047	Tullykenny	Earthwork
009-/14/2	MO009-048	Ballyleck	Earthwork Site
009-/14/2	MO009-049	Ballyleck	House Site
009-/15/4	MO009-050	Killydrutan	Ringfort (Rath \ Cashel)
009-/15/4	MO009-051	Skeagarvey	Megalithic Tomb
009-/01/4	MO009-052	Teraverty	Earthwork Site
009-/10/2	MO009-053	Tullycroman	Earthwork Site Possible
009-/09/5	MO009-054	Annyalty	Earthwork Site
009-/16/3	MO009-055	Bellanagall	Earthwork Site
009-/11/5	MO009-056	Mullaghmonaghan	Fortifications Site
009-/04/1	MO009-057	Enagh	Earthwork Site
009-/02/5	MO009-058	Drumco (Jackson)	Possible Ringfort(Rath \ Cashel Site
009-/04/3	MO009-059	Falkland	Castle
009-/11/16	MO009-060	Mullaghmonaghan Roosky Tirkeenan Kilnacloy	Town
009-/11/3	MO009-061	Kilnacloy	Possible Ringfort (Rath \ Cashel)
009-/12/1	MO009-062	Roosky	Possible Barrow

O.S Reference	Monument Number	Townland	Description
010-/01/1	MO010-001	Tiravera	Ringfort (Rath \ Cashel)
010-/01/4	MO010-002	Drumgoole	Earthwork Site
010-/05/2	MO010-003	Templetate	Church & Graveyard Site
010-/06/4	MO010-004	Annacramph	Ringfort (Rath \ Cashel)
010-/09/2	MO010-005	Fedoo	Ringfort (Rath \ Cashel)
010-/10/2	MO010-006	Garran Otr	Earthwork Site
010-/13/1	MO010-007	Lisdrumdoagh	Enclosure
010-/13/5	MO010-008	Listraheaghy	Ringfort (Rath \ Cashel)
010-/13/3	MO010-009	Cordevlis	Ringfort (Rath \ Cashel)
010-/13/6	MO010-010	Part of Cordevlis	Earthwork Site
010-/14/1	MO010-011	Lismenan	Enclosure
010-/14/1	MO010-012	Tiravray	Ringfort (Rath \ Cashel)
010-/14/4	MO010-013	Castleshane Demesne	Ringfort (Rath \ Cashel)
010-/15/2	MO010-01401	Drumgolat	Ringfort (Rath \ Cashel)
010-/15/2	MO010-01402	Drumgolat	Souterrain
010-/14/2	MO010-015	Greenmount	Possible Enclosure
010-/05/5	MO010-016	Kildoagh	Earthwork Site
010-/10/2	MO010-017	Garran Itra	Earthwork Site
010-/06/1	MO010-018	Killyneill	Earthwork Site
010-/07/4	MO010-019	Cavancreevy	Earthwork Site
010-/07/4	MO010-020	Cavancreevy	Earthwork Site
010-/15/5	MO010-021	Drumbeo	Earthwork Site
011-/08/5	MO011-001	Drumard	Church & Graveyard
011-/08/6	MO011-002	Tirnahinch	Crannog
011-/12/1	MO011-003	Lisnaroe Near	Earthwork
011-/12/5	MO011-004	Liseggerton	Crannog
011-/16/2	MO011-005	Carn	Earthwork Site

O.S Reference	Monument Number	Townland	Description
011-/16/3	MO011-006	Largy	Earthwork Site
011-/16/2	MO011-007	Clonboy	Rectilinear Enclosure
011-/16/2	MO011-008	Crossmoyle	Motte & Bailey
011-/16/3	MO011-009	Altartate Glebe	Earthwork Site
011-/16/3	MO011-010	Crossmoyle	Ecclesiastical Remains
011-/16/6	MO011-01001	Crossmoyle	Church & Graveyard
011-/16/3	MO011-01002	Crossmoyle	Round Tower
011-/16/3	MO011-01003	Crossmoyle	Graveyard
011-/16/3	MO011-01004	Crossmoyle	Shrine
011-/16/3	MO011-01005	Crossmoyle	Cross
011-/16/3	MO011-01006	Crossmoyle	Possible Church Site
011-/16/3	MO011-01007	Crossmoyle	Date Stone
011-/16/3	MO011-011	Largy	Enclosure
011-/12/3	MO011-012	Tirnahinch Near	Earthwork
011-/12/6	MO011-013	Tirnahinch Near	Earthwork Site
012-/01/5	MO012-001	Aghafin	Crannog
012-/01/5	MO012-002	Aghafin	Crannog
012-/05/3	MO012-003	Lisoarty	Ringfort (Rath \ Cashel)
012-/06/1	MO012-004	Carrickmore	Possible Crannog
012-/02/5	MO012-005	Lislannan	Ringfort (Rath \ Cashel)
012-/03/4	MO012-006	Loughoony	Crannog
012-/03/4	MO012-007	Loughoony	Crannog
012-/03/5	MO012-008	Lismeagh	Earthwork Site
012-/07/2	MO012-009	Ramoy	Ringfort (Rath \ Cashel)
012-/03/6	MO012-010	Lisgall	Ringfort (Rath \ Cashel)
012-/07/3	MO012-011	Templetate	Graveyard Site
012-/08/2	MO012-012	Cornafaghy	Earthwork Site

O.S Reference	Monument Number	Townland	Description
012-/04/6	MO012-013	Skervan	Ringfort (Rath \ Cashel)
012-/05/4	MO012-014	Gortnawinny	Crannog
012-/05/4	MO012-015	Gortnawinny	Ringfort (Rath \ Cashel)
012-/06/1	MO012-016	Shanmullagh South	Ringfort (Rath \ Cashel)
012-/06/4	MO012-017	Shanmullagh South	Earthwork
012-/06/3	MO012-018	Garran	Earthwork
012-/07/4	MO012-019	Nook	Enclosure
012-/07/4	MO012-020	Nook	Crannog
012-/07/4	MO012-021	Kilgormly	Ringfort (Rath \ Cashel)
012-/07/5	MO012-022	Killycronaghan	Ringfort (Rath \ Cashel)
012-/07/3	MO012-023	Carnowen	Ringfort (Rath \ Cashel)
012-/07/3	MO012-024	Carnowen	Cairn Site
012-/07/6	MO012-025	Carnowen	Ringfort (Rath \ Cashel)
012-/07/6	MO012-026	Coaghen	Ringfort (Rath \ Cashel)
012-/07/6	MO012-027	Coaghen	Crannog
012-/08/4	MO012-028	Cloghernagh	Megalithic Tomb
012-/08/5	MO012-029	Killycoghill	Possible Earthwork Site
012-/08/3	MO012-030	Killina	Megalithic Tomb
012-/09/2	MO012-031	Legnakelly	Ringfort (Rath \ Cashel)
012-/09/5	MO012-032	Legnakelly	Possible Enclosure
012-/09/3	MO012-033	Creevaghy	Crannog
012-/10/2	MO012-034	Gransha Beg	Ringfort (Rath \ Cashel)
012-/11/2	MO012-035	Listellan	Ringfort (Rath \ Cashel)
012-/11/2	MO012-036	Listellan	Ringfort (Rath \ Cashel)
012-/11/3	MO012-037	Killykeskeame	Enclosure
012-/12/1	MO012-038	Corlat	Standing Stone
012-/02/1	MO012-039	Corlat	Earthwork Site

O.S Reference	Monument Number	Townland	Description
012-/12/3	MO012-040	Tiredigan	Possible Cairn
012-/12/3	MO012-041	Tiredigan	Megalithic Tomb
012-/10/5	MO012-042	Boughill	Ringfort (Rath \ Cashel)
012-/10/6	MO012-043	Boughill	Ringfort (Rath \ Cashel)
012-/10/6	MO012-044	Boughill	Earthwork Site
012-/11/4	MO012-045	Conaghy	Earthwork Site
012-/11/4	MO012-046	Conaghy	Possible Castle Site
012-/15/1	MO012-047	Killygorman	Ringfort (Rath \ Cashel)
012-/15/1	MO012-048	Killygorman	Megalithic Tomb
012-/15/1	MO012-049	Killygorman	Standing Stone
012-/11/5	MO012-050	Roosky	Possible Crannog
012-/11/5	MO012-051	Roosky	Crannog
012-/11/5	MO012-052	Roosky	Crannog
012-/11/6	MO012-053	Roosky	Castle Site
012-/11/6	MO012-054	Edenagoash	Ringfort (Rath \ Cashel)
012-/12/4	MO012-055	Lisarrilly	Ringfort (Rath \ Cashel)
012-/12/4	MO012-056	Lisarrilly	Possible Earthwork Site
012-/13/1	MO012-057	Altartate Glebe	Ringfort (Rath \ Cashel)
012-/13/5	MO012-058	Clonavilla	Ringfort (Rath \ Cashel)
012-/13/3	MO012-059	Cladowen	Crannog
012-/13/3	MO012-060	Glear	Crannog
012-/13/3	MO012-061	Glear	Ringfort (Rath \ Cashel)
012-/13/6	MO012-062	Annaghkilly	Ringfort (Rath \ Cashel)
012-/14/4	MO012-063	Annaghkilly	Possible Graveyard Site
012-/14/4	MO012-064	Annaghkilly	Possible Megalithic Tomb Site
012-/14/4	MO012-065	Annaghkilly	Possible Megalithic Tomb

O.S Reference	Monument Number	Townland	Description
012-/14/1	MO012-066	Killycoonagh	Convent Site
012-/14/2	MO012-067	Killycoonagh	Ringfort (Rath \ Cashel)
012-/14/5	MO012-068	Cappog	Ringfort (Rath \ Cashel)
012-/14/5	MO012-069	Killycoonagh	Enclosure
012-/14/5	MO012-070	Killeevan Glebe	Graveyard
012-/14/6	MO012-071	Killeevan Glebe	Standing Stone
012-/14/6	MO012-072	Shanco	Ringfort (Rath \ Cashel)
012-/14/6	MO012-073	Drumcaw/Shanco	Crannog
012-/15/4	MO012-074	Killyfuddy	Earthwork Site
012-/15/2	MO012-075	Killyfuddy	Earthwork Site
012-/15/5	MO012-076	Drumbaragh	Ringfort (Rath \ Cashel)
012-/15/6	MO012-077	Annagose	Crannog
012-/16/1	MO012-078	Radeery	Megalithic Tomb
012-/16/4	MO012-079	Radeery	Ringfort (Rath \ Cashel)
012-/16/2	MO012-080	Cashlan	Possible Megalithic Tomb Site
012-/16/5	MO012-081	Garran	Megalithic Tomb
012-/16/5	MO012-082	Corramegan	Ringfort (Rath \ Cashel)
012-/16/6	MO012-083	Garran	Megalithic Tomb
012-/16/3	MO012-084	Glasdrummond	Ringfort (Rath \ Cashel)
012-/16/6	MO012-085	Garran	Earthwork
012-/13/2	MO012-086	Cladowen	Possible Enclosure
012/11/6	MO012-087	Killykeskeame	Possible Ringfort (Rath \ Cashel)
013-/01/4	MO013-001	Liscat	Ringfort (Rath \ Cashel)
013-/01/1	MO013-002	Mullanacross	Church Site & Graveyard
013-/01/1	MO013-0201	Mullanacross	Cross
013-/01/1	MO013-0202	Mullanacross	Architectural Fragment(s)

O.S Reference	Monument Number	Townland	Description
013-/02/4	MO013-003	Kilnaclay	Ringfort (Rath \ Cashel)
013-/02/4	MO013-004	Kilnaclay	Ringfort (Rath \ Cashel)
013-/02/6	MO013-005	Cornaglare	Earthwork
013-/02/3	MO013-006	Killycushil	Ringfort (Rath \ Cashel)
013-/03/1	MO013-007	Killydrutan	Megalithic Tomb
013-/03/2	MO013-008	Cornamunady	Earthwork Site
013-/04/5	MO013-009	Rakeeragh	Ringfort (Rath \ Cashel)
013-/08/2	MO013-010	Ramanny	Ringfort (Rath \ Cashel)
013-/01/4	MO013-011	Mullanavannog	Possible Earthwork Site
013-/05/2	MO013-012	Roosky	Ringfort (Rath \ Cashel)
013-/05/2	MO013-013	Carnbane	Megalithic Tomb
013-/05/1	MO013-014	Carnbane	Megalithic Tomb
013-/02/5	MO013-015	Crumlin	Earthwork Site
013-/06/5	MO013-016	Ballagh/Kiltubbrid/Leck/Togan	Crannog
013-/06/6	MO013-017	Leck	Inauguration Site
013-/07/1	MO013-018	Tullyard	Enclosure
013-/07/5	MO013-019	Knockaturly	Crannog
013-/07/6	MO013-020	Lissaraw	Ringfort (Rath \ Cashel)
013-/09/2	MO013-021	Cornasoo	Megalithic Tomb
013-/09/2	MO013-022	Cornasoo	Cairn
013-/10/2	MO013-023	Ballagh	Possible Earthwork Site
013-/10/4	MO013-024	Blackraw	Ringfort (Rath \ Cashel)
013-/10/5	MO013-025	Greagh	Megalithic Tomb
013-/11/3	MO013-026	Lisnashannagh	Ringfort (Rath \ Cashel)
013-/11/5	MO013-027	Cavanagarvan	Ringfort (Rath \ Cashel)
013-/16/1	MO013-028	Radrum	Ringfort (Rath \ Cashel)
013-/13/1	MO013-029	Carn	Megalithic Tomb

O.S Reference	Monument Number	Townland	Description
013-/13/2	MO013-030	Latnamard	Possible Megalithic Tomb Site
013-/14/1	MO013-031	Calliagh	Possible Megalithic Structure Site
013-/14/1	MO013-032	Calliagh	Megalithic Tomb
013-/14/2	MO013-033	Tattintlieve	Ringfort (Rath \ Cashel)
013-/14/4	MO013-034	Liscumasky	Ringfort (Rath \ Cashel)
013-/14/5	MO013-035	Stranoodan	Ringfort (Rath \ Cashel)
013-/14/3	MO013-036	Stranoodan	Ringfort (Rath \ Cashel)
013-/14/3	MO013-037	Stranoodan	Ringfort (Rath \ Cashel)
013-/15/1	MO013-038	Aghnaglogh	Ringfort (Rath \ Cashel)
013-/15/4	MO013-039	Slieveroe	Ringfort (Rath \ Cashel)
013-/15/4	MO013-040	Slieveroe	Cemetery Site
013-/15/5	MO013-041	Slieveroe	Earthwork Site
013-/12/2	MO013-042	Lisnalee	Earthwork Site
013-/03/6	MO013-043	Sheetrim	Possible Holy Well Site
013-/13/2	MO013-044	Latnamard	Possible Ringfort (Rath \ Cashel)
013-/11/1	MO013-045	Drummuck	Possible Mound
013-/05/5	MO013-046	Coolcorragh	Possible Megalithic Tomb Site
014-/01/2	MO014-001	Aghnagap	Enclosure
014-/02/1	MO014-002	Castleshane Demesne	Enclosure
014-/01/6	MO014-003	Rackwallace	Ringfort (Rath \ Cashel)
014-/02/4	MO014-004	Creeve	Enclosure Site
014-/02/5	MO014-005	Corlust	Possible Earthwork Site
014-/02/5	MO014-00601	Lisaginny	Ringfort (Rath \ Cashel)
014-/02/5	MO014-00602	Lisaginny	Souterrain



O.S Reference	Monument Number	Townland	Description
014-/02/6	MO014-007	Lisglassan	Ringfort (Rath \ Cashel)
014-/07/1	MO014-008	Lisglassan	Ringfort (Rath \ Cashel)
014-/03/3	MO014-009	Listinny	Ringfort (Rath \ Cashel)
014-/03/6	MO014-010	Doosky	Enclosure
014-/04/4	MO014-011	Doosky	Earthwork Site
014-/03/6	MO014-012	Doosky	Ringfort (Rath \ Cashel)
014-/05/1	MO014-013	Lisleitrim	Ringfort (Rath \ Cashel)
014-/05/3	MO014-014	Rackwallace	Church Site & Graveyard
014-/06/1	MO014-015	Legnacreeve	Earthwork Site
014-/06/1	MO014-016	Legnacreeve	Ringfort (Rath \ Cashel)
014-/06/4	MO014-017	Legnacreeve	Earthwork Site
014-/06/4	MO014-018	Annahuby	Ringfort (Rath \ Cashel)
014-/07/4	MO014-019	Gallagh	Church & Graveyard
014-/08/4	MO014-020	Coolartragh	Ringfort (Rath \ Cashel)
014-/08/6	MO014-021	Lemgare	Ringfort (Rath \ Cashel)
014-/12/3	MO014-022	Lemgare	Megalithic Tomb
014-/09/5	MO014-023	Cordevlis Nth.	Ringfort (Rath \ Cashel)
014-/09/5	MO014-024	Kilnacran	Ringfort (Rath \ Cashel)
014-/10/4	MO014-025	Corfad	Standing Stone Site
014-/11/6	MO014-026	Avalreagh	Crannog
014-/12/6	MO014-027	Tassan	Ringfort (Rath \ Cashel)
014-/12/6	MO014-028	Lisdrumgormly	Ringfort (Rath \ Cashel)
014-/13/2	MO014-029	Terrygeely	Earthwork Site
014-/13/2	MO014-030	Terrygeely	Church Site & Graveyard
014-/13/6	MO014-031	Lisquigny	Ringfort (Rath \ Cashel)
014-/15/5	MO014-032	Carrickanuare	Ringfort (Rath \ Cashel)
014-/15/5	MO014-033	Carrickanuare	Cemetery

O.S Reference	Monument Number	Townland	Description
014-/16/6	MO014-034	Croaghan	Crannog
014-/16/3	MO014-035	Latnakelly	Ringfort (Rath \ Cashel)
014-/16/6	MO014-036	Croaghan	Possible Church Site
014-/16/6	MO014-037	Croaghan	Megalithic Tomb
014-/02/5	MO014-038	Lisaginny	Souterrain
014-/02/5	MO014-039	Lemgare	Souterrain
014-/07/5	MO014-040	Gallagh	Battlefield
014-/03/4	MO014-041	Tullybruck	Misc.
014-/03/5	MO014-042	Bryanlitter Ballygreary	Possible Crannog Site
014-/02/6	MO014-043	Moy Otra	Souterrain
015-/09/5	MO015-00101	Annaglogh	Ringfort (Rath \ Cashel)
015-/09/5	MO015-00102	Annaglogh	Souterrain
015-/13/1	MO015-002	Annaglogh	Ringfort (Rath \ Cashel)
015-/13/1	MO015-003	Annaglog	Ringfort (Rath \ Cashel)
015-/13/4	MO015-004	Tattyreagh Nth	Ringfort (Rath \ Cashel)
015-/13/5	MO015-005	Lisnagreeve	Ringfort (Rath \ Cashel)
015-/14/1	MO015-006	Tullynagrow	Megalithic Tomb Site
015-/15/6	MO015-007	Mullyash/Tavanskea	Cairn
016-/02/6	MO016-001	Coleman	Enclosure
016-/03/4	MO016-002	Clonkeelan	Ringfort (Rath \ Cashel)
016-/04/2	MO016-003	Cloncurrin	Enclosure
016-/08/4	MO016-004	Annies	Ringfort (Rath \ Cashel)
016-/08/3	MO016-005	Lisabuck	Ringfort (Rath \ Cashel)
016-/12/1	MO016-006	Annies	Enclosure
016-/12/3	MO016-007	Gortnana	Ringfort (Rath \ Cashel)
016-/10/5	MO016-008	Annaghraw	Crannog
016-/16/1	MO016-009	Cavanreagh	Enclosure

O.S Reference	Monument Number	Townland	Description
016-/12/5	MO016-010	Hilton Demesne	Crannog
016-/16/2	MO016-011	Killyfargy	Ringfort (Rath \ Cashel)
016-/14/6	MO016-012*	Fastry Cornapaste	Earthwork
016-/08/3	MO016-013	Coolnalong/Lisabuck	Crannog
016-/15/6	MO016-014	Lislea	Ringfort (Rath \ Cashel)
016-/16/5	MO016-015	Lisnale	Ringfort (Rath \ Cashel)
016-/15/4	MO016-016	Annagheane	Earthwork Site
016-/12/5	MO016-017	Hilton Demesne	Enclosure
016-/10/1	MO016-018	Clonoony	Enclosure
017-/01/1	MO017-001	Clontreat	Ringfort (Rath \ Cashel)
017-/01/4	MO017-002	Scarvy	Standing Stone
017-/01/3	MO017-003	Gortgranard	Earthwork Site
017-/01/3	MO017-004	Gortgranard	Possible Cemetery Site
017-/01/3	MO017-005	Ellinure	Ringfort (Rath \ Cashel)
017-/02/1	MO017-006	Ballynure	Ringfort (Rath \ Cashel)
017-/02/1	MO017-007	Killygone	Ringfort (Rath \ Cashel)
017-/02/2	MO017-008	Killygone	Ringfort (Rath \ Cashel)
017-/02/3	MO017-009	Davagh	Ringfort (Rath \ Cashel)
017-/02/3	MO017-010	Corkeeran	Earthwork Site
017-/02/6	MO017-011	Lislea	Ringfort (Rath \ Cashel)
017-/03/4	MO017-012	Lislea	Ringfort (Rath \ Cashel)
017-/03/2	MO017-013	Drumbaragh	Earthwork Site
017-/03/5	MO017-014	Glinch	Ringfort (Rath \ Cashel)
017-/03/2	MO017-015	Cormoy	Ringfort (Rath \ Cashel)
017-/03/3	MO017-016	Cormoy	Cairn
017-/04/1	MO017-017	Annagose	Ringfort (Rath \ Cashel)
017-/04/2	MO017-018	Drumgarly	Ringfort(Rath \ Cashel

O.S Reference	Monument Number	Townland	Description
017-/01/4	MO017-019	Golanduff	Cemetery Site
017-/05/4	MO017-020	Fremagh	Ringfort (Rath \ Cashel)
017-/05/1	MO017-021	Racaulfield	Possible Cemetery Site
017-/05/1	MO017-022	Racaulfield	Ringfort (Rath \ Cashel)
017-/01/6	MO017-023	Rateerbane	Enclosure
017-/01/6	MO017-024	Ellinure	Ringfort (Rath \ Cashel)
017-/02/4	MO017-025	Ellinure	Ringfort (Rath \ Cashel)
017-/02/4	MO017-026	Lisnagore	Ringfort (Rath \ Cashel)
017-/07/1	MO017-027	Lisdarragh	Ringfort (Rath \ Cashel)
017-/08/3	MO017-028	Rakeevan	Ringfort (Rath \ Cashel)
017-/08/3	MO017-029	Rakeevan	Standing Stone
017-/05/4	MO017-030	Ture	Ringfort (Rath \ Cashel)
017-/05/5	MO017-031	Dunseark	Ringfort (Rath \ Cashel)
017-/09/2	MO017-032	Mullagh Boy	Enclosure
017-/09/2	MO017-033	Drumswords	Church & Graveyard
017-/05/6	MO017-034	Radeerpark	Ringfort (Rath \ Cashel)
017-/05/6	MO017-035	Crossbane	Cemetery
017-/06/4	MO017-036	Crosreagh	Ringfort (Rath \ Cashel)
017-/06/3	MO017-037	Drumee	Ringfort (Rath \ Cashel)
017-/06/6	MO017-038	Clondinnery	Ringfort (Rath \ Cashel)
017-/07/5	MO017-039	Corlougharoe	Crannog
017-/08/1	MO017-040	Crover	Ringfort (Rath \ Cashel)
017-/08/2	MO017-041	Drumate	Crannog
017-/08/6	MO017-042	Drollagh	Ringfort (Rath \ Cashel)
017-/11/1	MO017-043	Correvan	Ringfort (Rath \ Cashel)
017-/11/6	MO017-044	Mullaghmore	Crannog
017-/12/4	MO017-045	Knockcor	Earthwork

O.S Reference	Monument Number	Townland	Description
017-/11/3	MO017-046	Crappagh	Ringfort (Rath \ Cashel)
017-/12/1	MO017-047	Crappagh	Possible Megalithic Tomb Site
017-/12/2	MO017-048	Corduff	Ringfort (Rath \ Cashel)
017-/12/2	MO017-049	Corduff	Ringfort (Rath \ Cashel)
017-/09/4	MO017-050	Carnroe	Megalithic Tomb
017-/13/1	MO017-051	Carnroe	Standing Stone
017-/13/1	MO017-052	Carnroe	Cairn Site
017-/09/5	MO017-053	Skerrick East	Earthwork Site
017-/13/2	MO017-054	Lisarearke	Ringfort (Rath \ Cashel)
017-/10/4	MO017-055	Lislongfield	Ringfort (Rath \ Cashel)
017-/10/4	MO017-056	Drumgramphy	Rectilinear Enclosure
017-/13/4	MO017-057	Briscarnagh	Ringfort (Rath \ Cashel)
017-/13/5	MO017-058	Briscarnagh	Ringfort (Rath \ Cashel)
017-/13/2	MO017-059	Lurganboy	Ringfort (Rath \ Cashel)
017-/13/2	MO017-060	Lurganboy	Ringfort (Rath \ Cashel)
017-/14/2	MO017-061	Creeran	Ringfort (Rath \ Cashel)
017-/14/2	MO017-062	Lislea	Ringfort (Rath \ Cashel)
017-/14/3	MO017-063	Drumilkin	Ringfort (Rath \ Cashel)
017-/15/1	MO017-064	Rossnaglogh West	Ringfort (Rath \ Cashel)
017-/15/1	MO017-065	Rossnaglogh West	Possible Earthwork Site
017-/15/6	MO017-066	Drumhay	Ringfort (Rath \ Cashel)
017-/16/1	MO017-067	Drumgole	Crannog
017-/16/4	MO017-068	Drumgole	Megalithic Tomb
017-/10/6	MO017-069	Drumanan	Earthwork Site
017-/13/1	MO017-070	Carnroe	Earthwork Site
017-/05/4	MO017-071	Corconnelly	Mass Rock

O.S Reference	Monument Number	Townland	Description
018-/01/1	MO018-001	Drumhirk	Ringfort (Rath \ Cashel)
018-/02/1	MO018-002	Tonagh	Ringfort (Rath \ Cashel)
018-/03/1	MO018-003	Nart	Ringfort (Rath \ Cashel)
018-/04/4	MO018-004	Cordevlis Sth	Ringfort (Rath \ Cashel)
018-/04/3	MO018-005	Dunraymond	Ringfort (Rath \ Cashel)
018-/01/5	MO018-006	Descart	Earthwork Site
018-/05/2	MO018-007	Descart	Ringfort (Rath \ Cashel)
018-/06/1	MO018-008	Rossnaglogh East	Ringfort (Rath \ Cashel)
018-/02/5	MO018-009	Corravilla	Ringfort (Rath \ Cashel)
018-/06/2	MO018-010	Lismagonway	Crannog
018-/06/3	MO018-011	Lismagonway	Ringfort (Rath \ Cashel)
018-/03/4	MO018-012	Rakean	Megalithic Tomb
018-/07/1	MO018-013	Cremoyle	Ringfort (Rath \ Cashel)
018-/07/1	MO018-014	Dromore East	Earthwork Site
018-/03/5	MO018-015	Loyst	Ringfort (Rath \ Cashel)
018-/03/6	MO018-016	Lisnaveane	Ringfort (Rath \ Cashel)
018-/05/1	MO018-017	Ghnacue	Ringfort (Rath \ Cashel)
018-/05/5	MO018-018	Aghadrumkeen	Ringfort (Rath \ Cashel)
018-/05/3	MO018-019	Killygragy	Ringfort (Rath \ Cashel)
018-/05/3	MO018-020	Killygragy	Ringfort (Rath \ Cashel)
018-/06/2	MO018-021	Rakeeragh	Enclosure
018-/06/6	MO018-022	Dromore East	Ringfort (Rath \ Cashel)
018-/06/6	MO018-023	Dromore East	Ringfort (Rath \ Cashel)
018-/06/6	MO018-024	Dromore East	Earthwork Site
018-/07/1	MO018-025	Lislynchahan	Ringfort (Rath \ Cashel)
018-/08/4	MO018-026	Drumgavny	Enclosure

O.S Reference	Monument Number	Townland	Description
018-/08/1	MO018-027	Caddagh	Enclosure
018-/08/5	MO018-028	Edenferkin	Ringfort (Rath \ Cashel)
018-/09/1	MO018-029	Kinduff	Ringfort (Rath \ Cashel)
018-/06/4	MO018-030	Lisnaveane	Ringfort (Rath \ Cashel)
018-/06/4	MO018-031	Lisnaveane	Ringfort (Rath \ Cashel)
018-/11/3	MO018-032	Losset	Ringfort (Rath \ Cashel)
018-/09/1	MO018-033	Kilmore East	Ringfort (Rath \ Cashel)
018-/09/3	MO018-034	Milltown	Enclosure
018-/10/2	MO018-035	Drumrooghill	Ringfort (Rath \ Cashel)
018-/13/3	MO018-036	Drumloughlin	Ringfort (Rath \ Cashel)
018-/13/3	MO018-037	Drumloughlin	Enclosure
018-/10/6	MO018-038	Maghernaharny	Ringfort (Rath \ Cashel)
018-/11/5	MO018-039	Mullanagore	Ringfort (Rath \ Cashel)
018-/11/6	MO018-040	Monintin	Ringfort (Rath \ Cashel)
018-/12/4	MO018-041	Lisgorran	Ringfort (Rath \ Cashel)
018-/12/4	MO018-042	Lisgorran	Ringfort (Rath \ Cashel)
018-/13/1	MO018-043	Edergole	Megalithic Tomb
018-/13/1	MO018-044	Edergole	Cemetery
018-/13/4	MO018-045	Drumintin	Enclosure
018-/14/1	MO018-046	Glencorick	Ringfort (Rath \ Cashel)
018-/14/1	MO018-047	Drummulla	Standing Stone
018-/14/3	MO018-048	Corkeeran	Ringfort (Rath \ Cashel)
018-/15/1	MO018-049	Maghernaharny	Ringfort (Rath \ Cashel)
018-/15/2	MO018-050	Cordevlis	Ringfort (Rath \ Cashel)
018-/15/3	MO018-051	Lisgillan	Ringfort (Rath \ Cashel)
018-/16/1	MO018-052	Drumskelt	Earthwork Site

O.S Reference	Monument Number	Townland	Description
018-/15/5	MO018-053	Corryhagan	Earthwork Site
018-/15/6	MO018-054	Cordevlis	Crannog
019-/01/1	MO019-001	Mullycrock	Earthwork
019-/02/1	MO019-002	Tiromedan	Ringfort (Rath \ Cashel)
019-/02/4	MO019-003	Coohey	Crannog
019-/02/6	MO019-004	Lennan	Possible Megalithic Tomb
019-/03/3	MO019-005	Annagh	Ringfort (Rath \ Cashel)
019-/04/1	MO019-006	Lismagunshin	Ringfort (Rath \ Cashel)
019-/04/1	MO019-007	Lismagunshin	Ringfort (Rath \ Cashel)
019-/04/4	MO019-008	Cloghan	Ringfort (Rath \ Cashel)
019-/04/4	MO019-009	Cloghan	Ringfort (Rath \ Cashel)
019-/04/5	MO019-010	Annayalla	Megalithic Tomb Site
019-/08/2	MO019-011	Annayalla	Hut Site
019-/05/2	MO019-012	Mullan	Ringfort (Rath \ Cashel)
019-/05/5	MO019-013	Drumar	Ringfort (Rath \ Cashel)
019-/05/6	MO019-014	Cornacreeve	Ringfort (Rath \ Cashel)
019-/06/1	MO019-015	Coohey	Crannog
019-/06/3	MO019-016	Lennan	Megalithic Tomb
019-/06/3	MO019-017	Drumroosk	Earthwork Site
019-/07/3	MO019-018	Cremartin	Earthwork Site
019-/07/3	MO019-019	Cremartin	Earthwork Site
019-/10/2	MO019-020	Drumlongfield	Ringfort (Rath \ Cashel)
019-/10/2	MO019-021	Dunmaurice	Megalithic Tomb
019-/10/5	MO019-022	Dunmaurice	Ringfort (Rath \ Cashel)
019-/07/4	MO019-023	Cordevlis	Ringfort (Rath \ Cashel)
019-/11/1	MO019-024	Rausker	Ringfort (Rath \ Cashel)



O.S Reference	Monument Number	Townland	Description
019-/11/1	MO019-025	Rausker	Megalithic Tomb
019-/11/4	MO019-026	Tonyscallan	Ringfort (Rath \ Cashel)
019-/07/5	MO019-027	Corleanmaddy	Megalithic Tomb
019-/07/6	MO019-028	Garradevin	Ringfort (Rath \ Cashel)
019-/11/6	MO019-029	Coolmannan	Earthwork Site
019-/08/5	MO019-030	Corlealackagh	Megalithic Tomb
019-/08/6	MO019-031	Moneyvolan	Crannog
019-/12/6	MO019-032	Grig	Earthwork Site
019-/13/4	MO019-033	Annaneese	Ringfort (Rath \ Cashel)
019-/13/4	MO019-034	Annaneese	Ringfort (Rath \ Cashel)
019-/14/4	MO019-035	Laragh	Ringfort (Rath \ Cashel)
019-/14/6	MO019-036	Tonyglassan	Ringfort (Rath \ Cashel)
019-/15/1	MO019-037	Cornamucklagh Sth	Megalithic Tomb
019-/15/5	MO019-040	Toome	Crannog
019-/12/3	MO019-041	Lislanly	Possible Megalithic Tomb
019-/09/2	MO019-042	Corkeeran	Earthwork Site
019-/10/5	MO019-043	Dunmaurice	Possible Crannog
019-/14/2	MO019-044	Knappagh	Possible Crannog
019-/12/4	MO019-045	Brackagh	Possible Enclosure Site
019-/09/2	MO019-046	Corkeeran (E.D Ballybay)	Possible Ringfort (Rath \ Cashel)
020-/01/1	MO020-001	Carrickaslane	Earthwork Site
020-/02/1	MO020-002	Erryroe	Earthwork Site
020-/06/2	MO020-003	Erryroe	Earthwork Site
020-/06/2	MO020-004	Tullycaghny	Ringfort (Rath \ Cashel)
020-/05/1	MO020-005	Carrickaslane	Earthwork Site

O.S Reference	Monument Number	Townland	Description
020-/05/5	MO020-006	Corratanty	Ringfort (Rath \ Cashel)
020-/09/2	MO020-007	Corratanty	Ringfort (Rath \ Cashel)
020-/10/1	MO020-008	Drumaliss	Earthwork Site
020-/10/2	MO020-009	Drumaliss	Enclosure
020-/06/5	MO020-010	Drumaliss	Crannog
020-/07/4	MO020-011	Lisdonny	Ringfort (Rath \ Cashel)
020-/11/2	MO020-012	Drumagelvin	Ringfort (Rath \ Cashel)
020-/11/3	MO020-013	Moy	Ringfort (Rath \ Cashel)
020-/09/4	MO020-014	Corrinshigo	Ringfort (Rath \ Cashel)
020-/09/6	MO020-015	Drumillard Big	Earthwork Site
020-/10/5	MO020-016	Annyart	Earthwork Site
020-/13/4	MO020-017	Muldrumman	Earthwork Site
020-/14/4	MO020-018	Onomy	Castle Site
020-/14/4	MO020-019	Onomy	Enclosure
020-/15/4	MO020-020	Church Hill	Church Site & Graveyard
020-/15/6	MO020-021	Dromore	Ringfort (Rath \ Cashel)
020-/16/4	MO020-022	Dromore	Crannog
020-/10/2	MO020-023	Drumaliss	Earthwork Site
020-/15/1	MO020-024	Drumleek South	Earthwork Site
020-/09/4	MO020-025	Corracloghan	Earthwork Site
020-/07/2	MO020-026	Aghnadamph	Possible Earthwork Site
021-/02/3	MO021-001	Clonfad	Enclosure
021-/02/3	MO021-002	Cornapaste	Ringfort (Rath \ Cashel)
021-/03/3	MO021-003	Drumavan	Enclosure
021-/03/6	MO021-004	Drumavan	Ringfort (Rath \ Cashel)
021-/03/6	MO021-005	Skerrick West	Cairn
021-/04/2	MO021-006	Aghnaskew	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
021-/04/2	MO021-007	Dunstrim	Enclosure
021-/04/2	MO021-008	Lattacrossan	Ringfort (Rath \ Cashel)
021-/04/3	MO021-009	Aghareagh West	Ringfort (Rath \ Cashel)
021-/04/6	MO021-010	Lattacrossan	Ringfort (Rath \ Cashel)
021-/03/5	MO021-011	Cornapaste Aghnaskew Annaghheane Corrackan Corrinary Drumavan Killark Lattacrossan Skerrick West Callowhill Aghareagh West	Linear Earthwork
021-/02/3	MO021-012	Clonfad	Holy Well
022-/01/2	MO022-001	Drumurcher	Earthwork
022-/01/2	MO022-002	Drumgrone	Ringfort (Rath \ Cashel)
022-/01/2	MO022-003	Drumgrone	Ringfort (Rath \ Cashel)
022-/01/6	MO022-004	Corrinshigo	Possible Earthwork Site
022-/02/1	MO022-005	Magherashaghry	Enclosure
022-/03/4	MO022-006	Cortober	Ringfort (Rath \ Cashel)
022-/04/4	MO022-0701	Drumann	Ringfort (Rath \ Cashel)
022-/04/4	MO022-0702	Drumann	Souterrain
022-/04/1	MO022-008	Maghernakelly	Enclosure
022-/04/5	MO022-009	Maghernakelly	Ringfort (Rath \ Cashel)
022-/01/4	MO022-010	Drumgaze	Ringfort (Rath \ Cashel)
022-/05/2	MO022-011	Drumavaddy	Earthwork
022-/05/3	MO022-012	Killynenagh	Ringfort (Rath \ Cashel)
022-/02/5	MO022-013	Killynenagh	Ringfort (Rath \ Cashel)
022-/06/2	MO022-014	Cornaglare	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
022-/06/3	MO022-015	Aghareagh East	Ringfort (Rath \ Cashel)
022-/06/6	MO022-016	Fastry	Ringfort (Rath \ Cashel)
022-/07/1	MO022-017	Lisbrannan	Ringfort (Rath \ Cashel)
022-/08/2	MO022-018	Freame Mount Demesne	Ringfort (Rath \ Cashel)
022-/08/5	MO022-019	Freame Mount Demesne	Ringfort (Rath \ Cashel)
022-/08/5	MO022-020	Dawson Grove Demesne	Ringfort (Rath \ Cashel)
022-/03/1	MO022-021	Dunnaluck	Possible Crannog
022-/01/2	MO022-022*	Corrinary Corrinshingo Drumgone Drumurcher	Linear Earthwork
022-/02/4	MO022-023	Magherashaghry	Possible Linear Earthwork
023-/01/2	MO023-001	Monage	Ringfort (Rath \ Cashel)
023-/01/5	MO023-002	Dawson Grove Demesne	Crannog
023-/05/1	MO023-003	Black Island	Crannog
023-/05/2	MO023-004	Black Island	Enclosure
023-/01/3	MO023-005	Fairfield	Ringfort (Rath \ Cashel)
023-/02/1	MO023-006	Drumlona	Ringfort (Rath \ Cashel)
023-/03/3	MO023-007	Anny	Cemetery
023-/06/3	MO023-008	Tattybrack	Ringfort (Rath \ Cashel)
023-/07/2	MO023-009	Leagh	Ringfort (Rath \ Cashel)
023-/07/4	MO023-010	Mount Carmel	Enclosure
023-/07/3	MO023-011	Moyle More	Church & Graveyard site
023-/08/1	MO023-012	Aghnamullen	Ringfort (Rath \ Cashel)
023-/04/5	MO023-013	Tamlat	Ringfort (Rath \ Cashel)
023-/04/6	MO023-014	Corwillin	Earthwork Site
023-/10/1	MO023-015	Corsilloga	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
023-/10/1	MO023-016	Moylemuck	Ringfort (Rath \ Cashel)
023-/06/5	MO023-017	Corsilloga	Possible Earthwork Site
023-/06/6	MO023-018	Lisnalong	Ringfort (Rath \ Cashel)
023-/10/3	MO023-019	Raw	Ringfort (Rath \ Cashel)
023-/10/3	MO023-020	Gortlanna	Ringfort (Rath \ Cashel)
023-/11/1	MO023-021	Killyliss	Ringfort (Rath \ Cashel)
023-/11/1	MO023-022	Killyliss	Ringfort (Rath \ Cashel)
023-/10/6	MO023-023	Clonacullion/ Dunmakenna	Ringfort (Rath \ Cashel)
023-/11/4	MO023-024	Clonacullion	Ringfort (Rath \ Cashel)
023-/11/2	MO023-025	Drumllood	Ringfort (Rath \ Cashel)
023-/11/3	MO023-026	Lisnagalliagh	Ringfort (Rath \ Cashel)
023-/12/2	MO023-027	Moyle Beg	Ringfort (Rath \ Cashel)
023-/08/5	MO023-028	Drumhillagh	Ringfort (Rath \ Cashel)
023-/08/5	MO023-029	Anveyerg	Ringfort (Rath \ Cashel)
023-/12/2	MO023-030	Aghnaskew	Ringfort (Rath \ Cashel)
023-/08/6	MO023-031	Drumcreegha	Ringfort (Rath \ Cashel)
023-/12/4	MO023-032	Latton	Church
023-/15/6	MO023-033	Maghon	Earthwork Site
023-/16/1	MO023-034	Latton	Crannog
023-/16/2	MO023-035	Lisdrumcleve	Ringfort (Rath \ Cashel)
023-/16/3	MO023-036	Garrybane	Ringfort (Rath \ Cashel)
023-/16/3	MO023-037	Drumgor	Ringfort (Rath \ Cashel)
023-/03/6	MO023-038	Mullanary Glebe	Possible Crannog
023-/03/2	MO023-039*	Corryhagan	Earthwork Site
023-/02/4	MO023-040	Clossagh More	Crannog
023-/07/1	MO023-041	Tattybrack	Ringfort (Rath \ Cashel)
024-/02/2	MO024-001	Carrickinare	Megalithic Tomb

O.S Reference	Monument Number	Townland	Description
024-/02/3	MO024-002	Cornhoe	Ringfort (Rath \ Cashel)
024-/03/3	MO024-003	Drumguillew Lower	Megalithic Tomb
024-/03/6	MO024-004	Shane	Cemetery
024-/04/4	MO024-005	Tullycarragh	Ringfort (Rath \ Cashel)
024-/05/4	MO024-006*	Drumcreeghan	Ringfort (Rath \ Cashel)
024-/05/2	MO024-007	Creeve	Enclosure
024-/06/4	MO024-008	Carrickatee	Crannog
024-/06/4	MO024-009	Carrickatee	Crannog
024-/07/1	MO024-010	Carrickinare	Ringfort (Rath \ Cashel)
024-/05/2	MO024-011	Drumguillew Upper	Ringfort (Rath \ Cashel)
024-/08/1	MO024-012	Cabragh	Enclosure
024-/08/2	MO024-013	Cabragh	Cist
024-/10/3	MO024-014	Carrickatee	Ringfort (Rath \ Cashel)
024-/10/5	MO024-015	Carrickatee	Ringfort (Rath \ Cashel)
024-/10/6	MO024-016	Ullinagh	Ringfort (Rath \ Cashel)
024-/14/3	MO024-017	Lattacrom	Earthwork
024-/15/1	MO024-018	Lattacrom	Earthwork Site
024-/11/4	MO024-019	Boraghy	Ringfort
024-/11/5	MO024-020	Boraghy	Ringfort (Rath \ Cashel)
024-/11/1	MO024-021	Lisduff	Ringfort (Rath \ Cashel)
024-/08/4	MO024-022	Tullynahinnera	Earthwork Site
024-/08/4	MO024-023	Drumlane	Ringfort (Rath \ Cashel)
024-/08/4	MO024-024	Drumlane	Ringfort (Rath \ Cashel)
024-/12/2	MO024-025	Lattonfasky	Cairn
024-/12/3	MO024-026	Lagan	Earthwork Site
024-/12/3	MO024-027	Lagan	Megalithic Tomb
024-/09/4	MO024-028	Garryduff	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
024-/13/5	MO024-029	Cooltrim	Ringfort (Rath \ Cashel)
024-/14/4	MO024-030	Formil	Ringfort (Rath \ Cashel)
024-/14/2	MO024-031	Lurgachamlough	Earthwork Site
024-/15/5	MO024-032	Aghmakerr	Ringfort (Rath \ Cashel)
024-/16/4	MO024-033	Tullynamalra	Earthwork
024-/16/2	MO024-034	Lattonfasky	Church & Graveyard
024-/16/5	MO024-035	Tullynanegish	Crannog
024-/16/6	MO024-036	Cornacarrow	Ringfort (Rath \ Cashel)
024-/16/6	MO024-037	Cornacarrow	Cairn
024-/05/1	MO024-038	Edenforan	Earthwork Site
024-/16/2	MO024-039	Lattonfasky	Holy Well
024-/15/6	MO024-040*	Reduff	Earthwork
025-/01/4	MO025-001	Tattygare	Enclosure
025-/05/2	MO025-002	Tattygare	Enclosure
025-/02/4	MO025-003	Drumcrew	Ringfort (Rath \ Cashel)
025-/03/5	MO025-004	Toome	Enclosure
025-/05/2	MO025-005	Annagleve	Megalithic Tomb
025-/06/4	MO025-006	Formil	Ringfort (Rath \ Cashel)
025-/06/1	MO025-007	Carrickagarvan	Enclosure
025-/06/5	MO025-008	Mullaghanee	Ringfort (Rath \ Cashel)
025-/06/5	MO025-009	Mullaghanee	Earthwork Site
025-/06/6	MO025-010	Annalitti	Ringfort (Rath \ Cashel)
025-/07/1	MO025-011	Annadrumman	Ringfort (Rath \ Cashel)
025-/07/1	MO025-012	Annadrumman	Ringfort (Rath \ Cashel)
025-/07/5	MO025-013	Drumgoose	Earthwork Site
025-/09/1	MO025-014	Cargaghadoo	Enclosure
025-/09/3	MO025-015	Drumavaddy	Possible Earthwork Site

O.S Reference	Monument Number	Townland	Description
025-/10/2	MO025-016	Drumharriff Nth	Ringfort (Rath \ Cashel)
025-/10/6	MO025-017	Aghadreenan	Ringfort (Rath \ Cashel)
025-/11/4	MO025-018	Drumlandrick	Ringfort (Rath \ Cashel)
025-/11/2	MO025-019	Gorteens	Possible Church Site
025-/11/1	MO025-020	Coolskeagh	Ringfort (Rath \ Cashel)
025-/11/2	MO025-021	Maghernakill	Megalithic Tomb Site
025-/09/5	MO025-022	Lackafin	Megalithic Tomb
025-/09/6	MO025-023	Fincarn	Cairn
025-/14/2	MO025-024	Cornahawla	Earthwork Site
025-/10/6	MO025-025	Aghadreenan	Ringfort (Rath \ Cashel)
025-/13/2	MO025-026	Kednagullion	Ringfort (Rath \ Cashel)
025-/13/3	MO025-027	Aghnafarcán	Megalithic Tomb
025-/14/3	MO025-028	Lisaquill	Ringfort (Rath \ Cashel)
025-/15/1	MO025-029	Drumganus Upr	Ringfort (Rath \ Cashel)
025-/15/2	MO025-030	Knockreagh Lr	Ringfort (Rath \ Cashel)
025-/13/6	MO025-031	Monyglen	Ringfort (Rath \ Cashel)
025-/14/4	MO025-032	Lisagore	Ringfort (Rath \ Cashel)
025-/14/4	MO025-033	Drumhaman	Earthwork Site
025-/14/5	MO025-034	Crover	Ringfort (Rath \ Cashel)
025-/14/6	MO025-035	Brackagh	Ringfort (Rath \ Cashel)
025-/15/4	MO025-036	Drumganus Upr	Earthwork Site
025-/15/4	MO025-037	Derryilan	Ringfort (Rath \ Cashel)
025-/15/5	MO025-038	Knockreagh Lr	Ringfort (Rath \ Cashel)
025-/15/5	MO025-039	Knockreagh Upr	Ringfort (Rath \ Cashel)
025-/15/6	MO025-040	Knockreagh Upr	Earthwork Site
025-/15/6	MO025-041	Keeneraboy	Ringfort (Rath \ Cashel)
025-/15/6	MO025-042	Keeneraboy	Earthwork



O.S Reference	Monument Number	Townland	Description
025-/16/4	MO025-043	Corcullioncrew	Ringfort (Rath \ Cashel)
025-/11/6	MO025-04401	Maghernakill	Linear Earthwork
025-/11/6	MO025-04402	Maghernakill	Linear Earthwork
025-/09/3	MO025-045	Lackafin	Possible Cashel
025-/11/6	MO025-046	Drumgristin Lr	Earthwork
026-/03/3	MO026-001	Drumod	Earthwork
026-/04/2	MO026-002	Drumcanon	Ringfort (Rath \ Cashel)
026-/04/2	MO026-003	Drumcanon	Possible Crannog
026-/04/6	MO026-004	Derrygoony	Possible Crannog
026-/04/3	MO026-005	Lackan	Earthwork
026-/08/6	MO026-006	Drumcunnion	Ringfort (Rath \ Cashel)
026-/12/3	MO026-007	Dorgreagh	Earthwork
026-/12/3	MO026-008	Corgreagh	Enclosure
026-/12/6	MO026-009	Corgreagh	Megalithic Tomb
026-/04/6	MO026-010	Cortober	Crannog
027-/01/1	MO027-001	Lackan	Earthwork
027-/01/6	MO027-002	Corlat	Cemetery
027-/02/4	MO027-003	Rebane	Ringfort (Rath \ Cashel)
027-/02/5	MO027-004	Dooraa	Ringfort (Rath \ Cashel)
027-/02/3	MO027-005	Dooraa	Ringfort (Rath \ Cashel)
027-/02/3	MO027-006	Dooraa	Ringfort (Rath \ Cashel)
027-/03/1	MO027-007	Tooa	Ringfort (Rath \ Cashel)
027-/03/1	MO027-008	Tooa	Earthwork
027-/04/2	MO027-009	Reduff	Barrow
027-/03/3	MO027-010	Reduff	Ringfort (Rath \ Cashel)
027-/04/2	MO027-011	Cornacarrow	Enclosure
027-/04/2	MO027-012	Cornacarrow	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
027-/04/5	MO027-013	Laragh	Ringfort (Rath \ Cashel)
027-/04/5	MO027-014	Laragh	Earthwork Site
027-/01/4	MO027-015	Cortober	Ringfort (Rath \ Cashel)
027-/01/4	MO027-016	Shantony	Ringfort (Rath \ Cashel)
027-/04/2	MO027-017	Lackan	Crannog
027-/01/5	MO027-018	Lisinisky/Shantony	Crannog
027-/05/1	MO027-019	Lisinisky	Possible Crannog
027-/05/1	MO027-020	Lisinisky	Crannog
027-/05/1	MO027-021	Lisinisky	Ringfort (Rath \ Cashel)
027-/05/2	MO027-022	Corhelshinagh	Crannog
027-/01/5	MO027-023	Shantony	Abbey
027-/01/6	MO027-024	Corhelshinagh	Possible Crannog
027-/02/4	MO027-025	Tullyrain	Ringfort (Rath \ Cashel)
027-/02/5	MO027-026	Tullyrain	Ringfort (Rath \ Cashel)
027-/07/1	MO027-027	Shantonagh	Crannog
027-/07/1	MO027-028	Lisacullion	Earthwork Site
027-/07/1	MO027-029	Lisacullion	Ringfort (Rath \ Cashel)
027-/07/2	MO027-030	Lisacullion	Ringfort (Rath \ Cashel)
027-/03/5	MO027-031	Tullyglass	Ringfort (Rath \ Cashel)
027-/03/5	MO027-032	Tullyglass	Enclosure
027-/03/6	MO027-033	Beagh	Ringfort (Rath \ Cashel)
027-/03/6	MO027-034	Beagh	Crannog
027-/04/4	MO027-035	Beagh	Ringfort (Rath \ Cashel)
027-/08/1	MO027-036	Bocks Lower	Ringfort (Rath \ Cashel)
027-/07/2	MO027-037	Cornassassonagh	Earthwork Site
027-/08/1	MO027-038	Bocks Lower	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
027-/08/1	MO027-039	Bocks Lower	Ringfort (Rath \ Cashel)
027-/08/2	MO027-040	Beagh	Earthwork Site
027-/05/4	MO027-041	Lisinisky	Ringfort (Rath \ Cashel)
027-/05/3	MO027-042	Corhelshinagh	Crannog
027-/05/6	MO027-043	Carrickadooey	Ringfort (Rath \ Cashel)
027-/06/1	MO027-044	Lisirril	Ringfort (Rath \ Cashel)
027-/06/4	MO027-045	Carrickadooey	Earthwork Site
027-/06/1	MO027-046	Lisirril	Ringfort (Rath \ Cashel)
027-/06/4	MO027-047	Lisirril	Ringfort (Rath \ Cashel)
027-/06/5	MO027-048	Faraghy	Earthwork
027-/06/5	MO027-049	Coraghy	Megalithic Tomb
027-/09/1	MO027-050	Corracharra	Ringfort (Rath \ Cashel)
027-/09/1	MO027-051	Corracharra	Earthwork Site
027-/09/2	MO027-052	Fairtahy	Ringfort (Rath \ Cashel)
027-/09/4	MO027-053	Corgreagh	Ringfort (Rath \ Cashel)
027-/09/5	MO027-054	Lisnadarragh	Ringfort (Rath \ Cashel)
027-/13/2	MO027-055	Lisnadarragh	Ringfort (Rath \ Cashel)
027-/13/2	MO027-056	Lisnadarragh	Ringfort (Rath \ Cashel)
027-/13/3	MO027-057	Lisnadarragh	Megalithic Tomb
027-/09/6	MO027-058	Lisnadarragh	Ringfort (Rath \ Cashel)
027-/09/6	MO027-059	Shankil	Ringfort (Rath \ Cashel)
027-/09/6	MO027-060	Shankil	Cemetry
027-/10/1	MO027-061	Shankil	Earthwork Site
027-/10/1	MO027-062	Shankil	Earthwork Site
027-/10/1	MO027-063	Shankil	Ringfort (Rath \ Cashel)
027-/10/4	MO027-064	Shankil	Ringfort (Rath \ Cashel)
027-/10/1	MO027-065	Faraghy	Rectiliner Enclosure

O.S Reference	Monument Number	Townland	Description
027-/10/1	MO027-066	Faraghy	Ringfort (Rath \ Cashel)
027-/10/1	MO027-067	Faraghy	Ringfort (Rath \ Cashel)
027-/10/5	MO027-068	Ouvry	Ringfort (Rath \ Cashel)
027-/10/2	MO027-069	Ouvry	Ringfort (Rath \ Cashel)
027-/10/2	MO027-070	Sreenty	Ringfort (Rath \ Cashel)
027-/10/3	MO027-071	Sreenty	Ringfort (Rath \ Cashel)
027-/10/6	MO027-072	Sreenty	Earthwork Site
027-/11/1	MO027-073	Ummerafree	Earthwork Site
027-/11/4	MO027-074	Sreenty	Ringfort (Rath \ Cashel)
027-/11/1	MO027-075	Ummerafree	Earthwork Site
027-/11/4	MO027-076	Ummerafree	Ringfort (Rath \ Cashel)
027-/11/2	MO027-077	Corrinenty	Rectilinear Enclosure
027-/08/4	MO027-078	Bocks Lower	Ringfort (Rath \ Cashel)
027-/12/1	MO027-079	Greaghlane	Ringfort (Rath \ Cashel)
027-/08/5	MO027-080	Bocks Middle	Earthwork Site
027-/12/2	MO027-081	Greaghlane	Ringfort (Rath \ Cashel)
027-/12/2	MO027-082	Greaghlane	Ringfort (Rath \ Cashel)
027-/12/2	MO027-083	Greaghlane	Earthwork Site
027-/12/4	MO027-084	Corkashybane	Ringfort (Rath \ Cashel)
027-/08/5	MO027-085	Bocks Upper	Ringfort (Rath \ Cashel)
027-/12/5	MO027-086	Drumgowna	Ringfort (Rath \ Cashel)
027-/08/6	MO027-08701	Bocks Upper	Ringfort (Rath \ Cashel)
027-/08/6	MO027-08702	Bocks Upper	Souterrain
027-/08/6	MO027-08801	Bocks Upper	Ringfort (Rath \ Cashel)
027-/08/6	MO027-08802	Bocks Upper	Souterrain
027-/12/3	MO027-089	Peast	Earthwork Site
027-/12/6	MO027-090	Peast	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
027-/12/6	MO027-091	Peast	Ringfort (Rath \ Cashel)
027-/14/1	MO027-092	Cargaghoge	Possible Earthwork Site
027-/14/4	MO027-093	Cargaghoge	Earthwork Site
027-/14/1	MO027-094	Cargaghoge	Possible Earthwork Site
027-/14/1	MO027-095	Cargaghoge	Ringfort (Rath \ Cashel)
027-/14/6	MO027-096	Corvally	Earthwork Site
027-/15/4	MO027-097	Ardragh	Ringfort (Rath \ Cashel)
027-/15/4	MO027-098	Ardragh	Earthwork Site
027-/15/1	MO027-099	Greaghlatacapple	Ringfort (Rath \ Cashel)
027-/15/4	MO027-100	Shanco	Ringfort (Rath \ Cashel)
027-/15/5	MO027-101	Shanco	Earthwork Site
027-/15/6	MO027-102	Shanco	Ringfort (Rath \ Cashel)
027-/15/6	MO027-103	Lisnafeddaly	Earthwork Site
027-/15/3	MO027-104	Corduff	Earthwork Site
027-/16/4	MO027-105	Lisnafeddaly	Ringfort (Rath \ Cashel)
027-/16/2	MO027-106	Carrickartagh	Ringfort (Rath \ Cashel)
027-/16/6	MO027-107	Greaghnaroog	Earthwork Site
027-/07/4	MO027-108	Lisacullion	Earthwork Site
027-/08/3	MO027-109	Dunaree	Earthwork Site
027-/10/6	MO027-110	Sreenty	Earthwork Site
027-/12/6	MO027-111	Drumgowna	Earthwork Site
027-/09/2	MO027-112	Corracharra	Possible Souterrain
028-/01/1	MO028-001	Dooraa	Ringfort (Rath \ Cashel)
028-/01/2	MO028-002	Dooraa	Ringfort (Rath \ Cashel)
028-/01/6	MO028-003	Crossalare	Ringfort (Rath \ Cashel)
028-/02/1	MO028-004	Lisnamacka	Ringfort (Rath \ Cashel)
028-/02/1	MO028-005	Drummanreagh	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
028-/02/5	MO028-006	Drummanreagh	Ringfort (Rath \ Cashel)
028-/02/2	MO028-007	Drummanreagh	Ringfort (Rath \ Cashel)
028-/02/5	MO028-008	Corrinshigagh (Cope)	Ringfort (Rath \ Cashel)
028-/02/2	MO028-009	Clonavogy	Moated Site
028-/02/6	MO028-010	Lisnafinelly	Ringfort (Rath \ Cashel)
028-/02/6	MO028-011	Taplagh	Ringfort (Rath \ Cashel)
028-/02/3	MO028-012	Cornamucklagh Garronroe	Ringfort (Rath \ Cashel)
028-/03/1	MO028-013	Edengilrevy	Ringfort (Rath \ Cashel)
028-/03/1	MO028-014	Edengilrevy	Possible Earthwork Site
028-/03/5	MO028-015	Edengilrevy	Ringfort (Rath \ Cashel)
028-/03/2	MO028-016	Knockreagh Upr	Ringfort (Rath \ Cashel)
028-/04/1	MO028-017	Corrinshigagh	Earthwork Site
028-/04/4	MO028-018	Drumdreeny	Ringfort (Rath \ Cashel)
028-/04/4	MO028-019	Drumdreeny	Earthwork Site
028-/04/2	MO028-020	Corcullionglish	Earthwork Site
028-/04/2	MO028-021	Corcullionglish	Earthwork Site
028-/04/5	MO028-022	Kilmurry	Earthwork
028-/08/3	MO028-023	Kilmurry	Earthwork
028-/05/1	MO028-024	Dunaree Latin	Ringfort (Rath \ Cashel)
028-/05/2	MO028-025	Brackly	Ringfort (Rath \ Cashel)
028-/01/5	MO028-026	Dunaree Latin	Ringfort (Rath \ Cashel)
028-/01/5	MO028-027	Dunaree Latin	Ringfort (Rath \ Cashel)
028-/05/2	MO028-028	Brackly	Earthwork
028-/05/2	MO028-029	Brackly	Ringfort (Rath \ Cashel)
028-/05/3	MO028-030	Cullentraghduff	Ringfort (Rath \ Cashel)
028-/06/1	MO028-031	Beagh	Earthwork
028-/06/4	MO028-032	Monalia	Enclosure Site

O.S Reference	Monument Number	Townland	Description
028-/06/2	MO028-033	Cornanure	Ringfort (Rath \ Cashel)
028-/02/5	MO028-034	Cornanure	Possible Earthwork
028-/06/2	MO028-035	Corlygorm	Ringfort (Rath \ Cashel)
028-/06/5	MO028-036	Corlygorm	Ringfort (Rath \ Cashel)
028-/06/6	MO028-037	Tullylougherny	Ringfort (Rath \ Cashel)
028-/07/1	MO028-038	Drumharriff	Earthwork Site
028-/07/1	MO028-039	Drumharriff	Ringfort (Rath \ Cashel)
028-/03/4	MO028-040	Drumillard	Ringfort (Rath \ Cashel)
028-/07/2	MO028-041	Coolcair	Ringfort (Rath \ Cashel)
028-/07/2	MO028-042	Dian	Ringfort (Rath \ Cashel)
028-/07/5	MO028-043	Coolcair	Ringfort (Rath \ Cashel)
028-/07/3	MO028-044	Kilnacranfy	Ringfort (Rath \ Cashel)
028-/07/3	MO028-045	Kilnacranfy	Ringfort (Rath \ Cashel)
028-/07/5	MO028-046	Coolcair	Ringfort (Rath \ Cashel)
028-/07/6	MO028-047	Lisnamoyle Etra	Ringfort (Rath \ Cashel)
028-/07/6	MO028-048	Lisnamoyle Etra	Ringfort (Rath \ Cashel)
028-/08/1	MO028-049	Corrateemore	Ringfort (Rath \ Cashel)
028-/08/4	MO028-050	Cargaghlisnannrney	Earthwork
028-/08/4	MO028-051	Cargaghlisnannrney	Ringfort (Rath \ Cashel)
028-/08/1	MO028-052	Corrateemore	Ringfort (Rath \ Cashel)
028-/08/1	MO028-053	Tray	Ringfort (Rath \ Cashel)
028-/08/2	MO028-054	Kilmurry	Church
028-/05/4	MO028-055	Drumberagh	Ringfort (Rath \ Cashel)
028-/09/1	MO028-056	Aghacloghan	Ringfort (Rath \ Cashel)
028-/09/1	MO028-057	Aghacloghan	Ringfort (Rath \ Cashel)
028-/09/1	MO028-058	Drumberagh	Enclosure
028-/09/1	MO028-059	Lisdoonan	Enclosure

O.S Reference	Monument Number	Townland	Description
028-/10/6	MO028-060	Tonyellida	Earthwork Site
028-/09/2	MO028-061	Lisdoonan	Ringfort (Rath \ Cashel)
028-/05/6	MO028-062	Drumlurg	Earthwork Site
028-/10/1	MO028-063	Drumlurg	Ringfort (Rath \ Cashel)
028-/06/4	MO028-064	Rathmore	Ringfort (Rath \ Cashel)
028-/10/1	MO028-065	Corleck	Earthwork
028-/06/5	MO028-066	Monalia	Ringfort (Rath \ Cashel)
028-/06/5	MO028-067	Rathmore	Ringfort (Rath \ Cashel)
028-/10/2	MO028-068	Tullyvaragh Lr	Earthwork Site
028-/10/5	MO028-069	Lisnagunnion	Ringfort (Rath \ Cashel)
028-/10/6	MO028-070	Tonyellida	Earthwork Site
028-/10/3	MO028-071	Tullyvaragh Lr	Ringfort (Rath \ Cashel)
028-/10/6	MO028-072	Tullyvaragh Up	Ringfort (Rath \ Cashel)
028-/11/1	MO028-073	Tullyvaragh Up	Ringfort (Rath \ Cashel)
028-/10/3	MO028-074	Tullyvaragh Up	Ringfort (Rath \ Cashel)
028-/06/6	MO028-075	Tullyvaragh Lr	Earthwork Site
028-/07/4	MO028-076	Aghateskin	Ringfort (Rath \ Cashel)
028-/07/4	MO028-077	Aghateskin	Earthwork Site
028-/07/4	MO028-078	Aghateskin	Earthwork Site
028-/07/4	MO028-079	Monanagirr	Ringfort (Rath \ Cashel)
028-/07/4	MO028-080	Monanagirr	Ringfort (Rath \ Cashel)
028-/10/6	MO028-081	Tonyellida	Earthwork
028-/11/4	MO028-082	Tullymackilmartin	Ringfort (Rath \ Cashel)
028-/11/4	MO028-083	Tullymackilmartin	Earthwork Site
028-/11/5	MO028-084	Cordrummans Middle	Earthwork Site
028-/11/5	MO028-085	Cordrummans Middle	Ringfort (Rath \ Cashel)
028-/11/2	MO028-086	Lurganboys	Earthwork Site



O.S Reference	Monument Number	Townland	Description
028-/11/3	MO028-087	Mullanavanog	Ringfort (Rath \ Cashel)
028-/11/6	MO028-088	Lurganboys	Crannog
028-/11/3	MO028-089	Mullanavanog	Earthwork Site
028-/12/1	MO028-090	Cloghoge	Earthwork Site
028-/12/2	MO028-091	Tievadinna	Ringfort (Rath \ Cashel)
028-/08/6	MO028-092	Aughrim More	Ringfort (Rath \ Cashel)
028-/12/3	MO028-093	Aughrim Beg	Ringfort (Rath \ Cashel)
028-/09/4	MO028-094	Peast	Ringfort (Rath \ Cashel)
028-/09/5	MO028-095	Killarue	Enclosure
028-/09/5	MO028-096	Killarue	Ringfort (Rath \ Cashel)
028-/09/2	MO028-097	Cashlan West	Ringfort (Rath \ Cashel)
028-/09/5	MO028-098	Killarue	Ringfort (Rath \ Cashel)
028-/09/5	MO028-099	Killarue	Ringfort (Rath \ Cashel)
028-/09/3	MO028-100	Cashlan West	Ringfort (Rath \ Cashel)
028-/09/6	MO028-101	Cashlan West/ Cashlan East	Ringfort (Rath \ Cashel)
028-/10/4	MO028-102	Corlea	Ringfort (Rath \ Cashel)
028-/10/4	MO028-103	Corlea	Ringfort (Rath \ Cashel)
028-/14/1	MO028-104	Laragh	Ringfort (Rath \ Cashel)
028-/14/1	MO028-105	Laragh	Ringfort (Rath \ Cashel)
028-/13/4	MO028-106	Lisnaguiveragh	Ringfort (Rath \ Cashel)
028-/13/5	MO028-107	Drumbroagh	Ringfort (Rath \ Cashel)
028-/13/3	MO028-108	Cornasleeve	Ringfort (Rath \ Cashel)
028-/14/1	MO028-109	Cormoy	Ringfort (Rath \ Cashel)
028-/14/4	MO028-110	Creevy (Oliver)	Ringfort (Rath \ Cashel)
028-/14/4	MO028-111	Creevy (Oliver)	Ringfort (Rath \ Cashel)
028-/14/5	MO028-112	Lisgall	Ringfort (Rath \ Cashel)
028-/14/5	MO028-113	Lisgall	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
028-/14/6	MO028-114	Aghavilla	Holy Well
028-/14/6	MO028 -115	Longfield Etra	Earthwork Site
028-/15/4	MO028-116	Donaghmoyne	Church & Graveyard Site
028-/14/3	MO028-117	Donaghmoyne	Ringfort (Rath \ Cashel)
028-/15/1	MO028-118	Donaghmoyne	Motte & Bailey
028-/15/1	MO028-119	Donaghmoyne	Ringfort (Rath \ Cashel)
028-/15/1	MO028-120	Tullynacross	Earthwork Site
028-/15/1	MO028-121	Donaghmoyne	Holy Well
028-/15/2	MO028-122	Cordrummans Lr	Earthwork Site
028-/15/3	MO028-123	Feegavla	Earthwork Site
028-/12/4	MO028-124	Feegavla	Ringfort (Rath \ Cashel)
028-/15/6	MO028-125	Rahans	Ringfort (Rath \ Cashel)
028-/15/6	MO028-126	Drumlusty	Ringfort (Rath \ Cashel)
028-/15/6	MO028-127	Drumlusty	Ringfort (Rath \ Cashel)
028-/15/3	MO028-128	Cormoy Lower	Ringfort (Rath \ Cashel)
028-/16/1	MO028-129	Cormoy Lower	Earthwork Site
028-/16/4	MO028-130	Cormoy Upper	Ringfort (Rath \ Cashel)
028-/16/4	MO028-131	Drumlusty	Ringfort (Rath \ Cashel)
028-/16/5	MO028-132	Blittoge	Ringfort (Rath \ Cashel)
028-/12/5	MO028-133	Drumny	Ringfort (Rath \ Cashel)
028-/16/3	MO028-134	Drumcatton	Church & Graveyard Site
028-/16/2	MO028-135	Drumneill	Enclosure
028-/16/2	MO028-136	Drumneill	Enclosure
028-/16/6	MO028-137	Momony	Souterrain
028-/16/6	MO028-138	Momony	Souterrain
028-/16/6	MO028-13901	Shancobane	Ringfort (Rath \ Cashel)
028-/16/6	MO028-13902	Shancobane	Souterrain

O.S Reference	Monument Number	Townland	Description
028-/10/5	MO028-140	Annahaia	Megalithic Tomb
028-/16/6	MO028-141	Momony	Enclosure
028-/13/5	MO028-142	Drumbroagh	Earthwork Site
028-/16/6	MO028-143	Carricklane	Possible Earthwork
028-/09/2	MO028-144	Lisdonnan	Earthwork
028-/01/3	MO028-145*	Monyglen	Ringfort (Rath \ Cashel)
029-/05/2	MO029-001	Drumboat	Ringfort (Rath \ Cashel)
029-/05/2	MO029-002	Clogagh	Earthwork Site
029-/05/4	MO029-003	Clogagh	Earthwork Site
029-/05/6	MO029 -004	Magoney	Ringfort (Rath \ Cashel)
029-/05/6	MO029-005	Magoney	Possible Earthwork
029-/06/4	MO029-006	Drumboat	Ringfort (Rath \ Cashel)
029-/06/1	MO029-007	Drumboat	Ringfort (Rath \ Cashel)
029-/06/4	MO029-0801	Drumboat	Ringfort (Rath \ Cashel)
029-/06/4	MO029-0802	Drumboat	Souterrain
029-/06/4	MO029-09	Carrickykelly	Earthwork
029-/09/1	MO029-010	Tattyboy	Earthwork
029-/09/1	MO029-011	Tattyboy	Ringfort (Rath \ Cashel)
029-/09/2	MO029-012	Miskish More	Ringfort (Rath \ Cashel)
029-/09/3	MO029-013	Miskish More	Rock Scribing \ Art
029-/10/1	MO029-014	Ballyrush	Ringfort (Rath \ Cashel)
029-/10/2	MO029-015	Carrickykelly	Ringfort (Rath \ Cashel)
029-/10/2	MO029-016	Carrickykelly	Ringfort (Rath \ Cashel)
029-/10/5	MO029-017	Carrickykelly	Souterrain
029-/9/4	MO029-018	Mullaghunshinagh	Ringfort (Rath \ Cashel)
029-/12/1	MO029-019	Moyles	Earthwork Site

O.S Reference	Monument Number	Townland	Description
029-/13/2	MO029-020	Drumnanaliv	Ringfort (Rath \ Cashel)
029-/09/6	MO029-021	Killyboley	Ringfort (Rath \ Cashel)
029-/09/6	MO029-022	Killyboley	Souterrain
029-/14/1	MO029-023	Seeola	Ringfort (Rath \ Cashel)
029-/14/1	MO029-024	Inishkeen Glebe	Ringfort (Rath \ Cashel) site
029-/10/5	MO029-025	Drummond	Ringfort (Rath \ Cashel)
029-/13/5	MO029-02601	Shancoduff	Ringfort (Rath \ Cashel)
029-/13/5	MO029-02602	Shancoduff	Souterrain
029-/13/5	MO029-027	Edenamo	Enclosure
029-/14/4	MO029-028	Candlefort	Earthwork Site
029-/14/4	MO029-029	Inishkeen Glebe	Wayside Cross
029-/14/4	MO029-030	Inishkeen Glebe	Cist Site
029-/14/4	MO029-031	Inishkeen Glebe	Ecclesiastical Remains
029-/14/4	MO029-03101	Inishkeen Glebe	Church Site & Graveyard
029-/14/4	MO029-03102	Inishkeen Glebe	Round Tower
029-/14/4	MO029-03103	Inishkeen Glebe	Tomb Vault
029-/14/4	MO029-032	Candlefort	Pound
029-/14/4	MO029-03301	Candlefort	Motte & Bailey
029-/14/4	MO029-03302	Candlefort	Souterrain
030-/02/1	MO030-001	Corcreaghagh	Ringfort (Rath \ Cashel)
030-/02/2	MO030-002	Corcreaghagh	Ringfort (Rath \ Cashel)
030-/02/3	MO030-003	Corcreaghagh	Ringfort (Rath \ Cashel)
030-/02/3	MO030-004	Corcreaghagh	Ringfort (Rath \ Cashel)
030-/02/6	MO030-005	Corcreaghagh	Ringfort (Rath \ Cashel)
030-/03/1	MO030-006	Corvally	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
030-/03/5	MO030-007	Lisdrumturk	Earthwork Site
030-/03/5	MO030-008	Lisdrumturk	Earthwork Site
030-/03/5	MO030-009	Mullaghcroghery	Enclosure
030-/03/3	MO030-010	Mullaghcroghery	Earthwork Site
030-/04/1	MO030-011	Drumgurra	Ringfort (Rath \ Cashel)
030-/04/1	MO030-012	Drumgurra	Ringfort (Rath \ Cashel)
030-/04/5	MO030-013	Corlea	Ringfort (Rath \ Cashel)
030-/04/5	MO030-014	Drumgurra	Ringfort (Rath \ Cashel)
030-/04/5	MO030-015	Drumgurra	Ringfort (Rath \ Cashel)
030-/04/2	MO030-016	Fartagorman	Ringfort (Rath \ Cashel)
030-/04/3	MO030-017	Greaghdrumit	Earthwork Site
030-/06/3	MO030-01801	Raferagh	Enclosure
030-/06/3	MO030-01802	Raferagh	Hut Site (s)
030-/06/6	MO030-019	Beagh	Ringfort (Rath \ Cashel)
030-/07/1	MO030-020	Cormertagh	Ringfort (Rath \ Cashel)
030-/07/2	MO030-021	Cornalaragh	Ringfort (Rath \ Cashel)
030-/07/6	MO030-022	Cornalaragh	Ringfort (Rath \ Cashel)
030-/08/2	MO030-023	Alts	Ringfort (Rath \ Cashel)
030-/12/2	MO030-024	Lisnaclea	Ringfort (Rath \ Cashel)
030-/08/6	MO030-025	Drumcarrow	Ringfort (Rath \ Cashel)
030-/08/3	MO030-026	Carrickmaclim	Earthwork
030-/08/6	MO030-027	Lisatillister	Ringfort (Rath \ Cashel)
030-/10/6	MO030-028	Greaghlonge	Ringfort (Rath \ Cashel)
030-/11/1	MO030-029	Greaghlonge	Ringfort (Rath \ Cashel)
030-/11/3	MO030-030	Doagh	Ringfort (Rath \ Cashel)
030-/12/1	MO030-031	Doagh	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
030-/08/4	MO030-03201	Aghinillard	Ringfort (Rath \ Cashel)
030-/08/4	MO030-03202	Aghinillard	Souterrain
030-/12/5	MO030-033	Tonaneeve	Ringfort (Rath \ Cashel)
030-/12/2	MO030-034	Doagh	Ringfort (Rath \ Cashel)
030-/16/3	MO030-035	Tullylougherny	Enclosure
030-/16/3	MO030-036	Drumgoosat	Ringfort (Rath \ Cashel)
030-/15/1	MO030-037	Scalkill	Ringfort (Rath \ Cashel)
030-/15/6	MO030-038	Drumerlough Beg	Ringfort (Rath \ Cashel)
030-/15/6	MO030-039	Drumerlough More	Ringfort (Rath \ Cashel)
030-/16/4	MO030-040	Camaghy	Ringfort (Rath \ Cashel)
030-/16/4	MO030-041	Camaghy	Ringfort (Rath \ Cashel)
030-/12/3	MO030-042*	Corrybrackan	Ringfort (Rath \ Cashel)
030-/03/3	MO030-043*	Shanco	Ringfort (Rath \ Cashel)
030-/04/1	MO030-044	Mullaghcroghery	Ringfort (Rath \ Cashel)
030-/06/6	MO030-045	Beagh	Potential Site - Aerial Photo
031-/01/4	MO031-001	Greaghdrumit	Ringfort (Rath \ Cashel)
031-/01/5	MO031-002	Tiragarvan	Ringfort (Rath \ Cashel)
031-/01/2	MO031-003	Beagh	Ringfort (Rath \ Cashel)
031-/01/2	MO031-004	Beagh	Earthwork Site
031-/01/3	MO031-005	Legghimore	Earthwork Site
031-/01/5	MO031-006	Aghailile	Ringfort (Rath \ Cashel)
031-/01/3	MO031-007	Legghimore	Ringfort (Rath \ Cashel)
031-/01/6	MO031-008	Derryolam	Earthwork Site
031-/02/4	MO031-009	Nafarty	Earthwork
031-/02/1	MO031-010	Cloghvally Lr	Possible Megalithic Tomb

O.S Reference	Monument Number	Townland	Description
031-/02/1	MO031-011	Cloghvally Lr	Ringfort (Rath \ Cashel)
031-/02/1	MO031-012	Cloghvally Lr	Ringfort (Rath \ Cashel)
031-/02/5	MO031-013	Monanny	Ringfort (Rath \ Cashel)
031-/02/3	MO031-014	Aghavilla	Earthwork Site
031-/02/3	MO031-015	Killabrick	Ringfort (Rath \ Cashel)
031-/02/3	MO031-016	Killabrick	Ringfort (Rath \ Cashel)
031-/02/3	MO031-017	Killabrick	Ringfort (Rath \ Cashel)
031-/03/1	MO031-018	Longfield Etra	Earthwork Site
031-/03/1	MO031-019	Longfield Etra	Earthwork
031-/03/3	MO031-020	Rahans	Ringfort (Rath \ Cashel)
031-/03/3	MO031-021	Drumhillagh	Ringfort (Rath \ Cashel)
031-/04/3	MO031-022	Shancobane	Ringfort (Rath \ Cashel)
031-/04/3	MO031-023*	Shancobane	Ringfort (Rath \ Cashel)
031-/05/1	MO031-024	Lossets	Earthwork Site
031-/05/5	MO031-025	Dunoge	Earthwork Site
031-/05/5	MO031-026	Derrylavan	Earthwork Site
031-/05/6	MO031-027	Dunoge	Enclosure
031-/05/6	MO031-028	Drumgoan	Enclosure
031-/05/3	MO031-029	Lurgans	Enclosure
031-/06/1	MO031-030	Derryolam	Ringfort (Rath \ Cashel)
031-/10/1	MO031-031	Kilmactrasna	Ringfort (Rath \ Cashel)
031-/06/2	MO031-032	Cloghvally Upr	Possible Ringfort (Rath \ Cashel) Site
031-/06/2	MO031-033	Drummond Otra	Earthwork
031-/06/5	MO031-034	Drummond Otra	Castle Site

O.S Reference	Monument Number	Townland	Description
031-/06/5	MO031-035	Magheross	Church Site & Graveyard
031-/02/6	MO031-036	Monanny	Earthwork Site
031-/06/6	MO031-037	Lisanisk	Crannog
031-/06/6	MO031-038	Drummond Otra	Crannog
031-/03/4	MO031-039	Corcuilloge	Ringfort (Rath \ Cashel)
031-/07/1	MO031-040	Coolderry	Ringfort (Rath \ Cashel)
031-/07/4	MO031-041	Trostan	Earthwork Site
031-/07/4	MO031-042	Trostan	Souterrain
031-/07/4	MO031-043	Trostan	Ringfort (Rath \ Cashel)
031-/07/5	MO031-044	Trostan	Ringfort (Rath \ Cashel)
031-/07/5	MO031-045	Trostan	Ringfort (Rath \ Cashel)
031-/07/5	MO031-046	Corcrin	Earthwork Site
031-/07/5	MO031-047	Corcrin	Earthwork Site
031-/03/5	MO031-048	Corcuilloge	Ringfort (Rath \ Cashel)
031-/07/2	MO031-049	Corcrin	Ringfort (Rath \ Cashel)
031-/07/2	MO031-050	Corcrin	Earthwork Site
031-/07/2	MO031-051	Corcrin	Earthwork Site
031-/07/2	MO031-052	Corcrin	Earthwork Site
031-/07/3	MO031-053	Kinallyduff	Earthwork Site
031-/03/6	MO031-054	Rossdreenagh	Souterrain
031-/03/6	MO031-055	Rossdreenagh	Ringfort (Rath \ Cashel)
031-/03/6	MO031-056	Rossdreenagh	Earthwork
031-/04/4	MO031-057	Drumhillagh	Ringfort (Rath \ Cashel)
031-/08/2	MO031-058	Ballingarry	Souterrain
031-/04/5	MO031-059	Drumacavoy	Ringfort (Rath \ Cashel)



O.S Reference	Monument Number	Townland	Description
031-/04/5	MO031-06001	Drumacavoy	Ringfort (Rath \ Cashel)
031-/04/3	MO031-061	Kiltybegs	Possible Souterrain(s)
031-/08/3	MO031-062	Dunelty	Souterrain
031-/08/3	MO031-063	Dunelty	Ringfort (Rath \ Cashel)
031-/09/1	MO031-064	Latinalbany	Earthwork Site
031-/09/1	MO031-065	Latinalbany	Ringfort (Rath \ Cashel)
031-/09/1	MO031-066	Corrybrackan	Ringfort (Rath \ Cashel)
031-/09/4	MO031-067	Corrybrackan	Ringfort (Rath \ Cashel)
031-/09/4	MO031-068	Corrybrackan	Ringfort (Rath \ Cashel)
031-/09/4	MO031-069	Corrybrackan	Ringfort (Rath \ Cashel)
031-/09/4	MO031-070	Corrybrackan	Earthwork
031-/09/5	MO031-071	Corduff	Earthwork
031-/09/6	MO031-072	Doohatty	Crannog
031-/13/2	MO031-073	Losset	Enclosure
031-/13/3	MO031-074	Nure More	Ringfort (Rath \ Cashel)
031-/14/1	MO031-075	Doohatty	Enclosure
031-/10/4	MO031- 076	Doohatty	Enclosure
031-/14/1	MO031-077	Liscorran	Ringfort (Rath \ Cashel)
031-/10/5	MO031-078	Leonsgarve	Ringfort (Rath \ Cashel)
031-/14/2	MO031-079	Leons (Mckenna)	Ringfort (Rath \ Cashel)
031-/10/6	MO031-080	Tullynaskeagh East/Tullynaskeagh West	Earthwork
031-/10/6	MO031-08001	Tullynaskeagh West	Annexe
031-/10/6	MO031-081	Tullynaskeagh	Ringfort (Rath \ Cashel)
031-/11/1	MO031-082	Drummond Otra	Possible Crannog
031-/11/2	MO031-083	Monaltyduff	Crannog
031-/11/3	MO031-084	Annacroff	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
031-/11/3	MO031-085	Coolaha	Earthwork
031-/12/1	MO031-086	Coolaha	Earthwork Site
031-/12/1	MO031-087	Coolreagh	Ringfort (Rath \ Cashel)
031-/13/4	MO031-088	Knocknacran East	Ringfort (Rath \ Cashel)
031-/14/4	MO031-089	Aghlattacru	Ringfort (Rath \ Cashel)
031-/08/5	MO031-090	Stradeen	Possible Souterrain
031-/15/4	MO031-091	Tullyallen	Earthwork Site
031-/15/4	MO031-092	Corkeeran	Ringfort (Rath \ Cashel)
031-/15/4	MO031-093	Corkeeran	Ringfort (Rath \ Cashel)
031-/15/5	MO031-094	Corkeeran	Ringfort (Rath \ Cashel)
031-/15/5	MO031-095	Mullaghmacateer	Ringfort (Rath \ Cashel)
031-/11/4	MO031-096	Mullaghmacateer	Earthwork Site
031-/11/5	MO031-097	Shanmullagh	Ringfort (Rath \ Cashel)
031-/15/2	MO031-098	Drumturk	Earthwork Site
031-/15/2	MO031-099	Drumturk	Enclosure
031-/15/3	MO031 -100	Drumever	Earthwork
031-/05/4	MO031-101	Corrinshigagh	Earthwork
031-/05/5	MO031-102	Barndonagh	Earthwork
031-/06/3	MO031-103	Lisanisk	Earthwork
031-/10/1	MO031-104	Doherty	Earthwork
031-/06/5	MO031-105	Drummond Etra	Bridge
031-/08/2	MO031-106	Ballingarry	Earthwork
031-/13/1	MO031-107	Drumgoosat	Ringfort (Rath \ Cashel)
031-/13/1	MO031-108	Knocknacran East	Possible Barrow
031-/05/5	MO031-109	Barndonagh	Possible Well
031-/10/1	MO031-110	Doohatty	Potential Site - Map
031-/14/5	MO031-111	Leonsgarve	Possible Well

O.S Reference	Monument Number	Townland	Description
031-/08/5	MO031-112	Garlegobbban	Potential Site - Map
031-/11/3	MO031-113	Coolaha	Potential Site - Aerial Photo
032-/01/1	MO032-001	Shancobane	Ringfort (Rath \ Cashel)
032-/01/1	MO032-002	Oghill	Enclosure Site
032-/01/1	MO032- 003	Coolnagrattan	Earthwork Site
032-/01/4	MO032-004	Drumgristin	Cemetry
032-/01/5	MO032-005	Coolderry	Earthwork Site
032-/01/3	MO032-006	Drumnagrella	Ringfort (Rath \ Cashel)
032-/01/6	MO032-007	Dromore	Ringfort (Rath \ Cashel)
032-/01/6	MO032-008	Cornagarvoge	Souterrain
032-/01/6	MO032-009	Cornagarvoge	Earthwork Site
032-/05/3	MO032-010	Cornagarvoge	Earthwork Site
032-/05/3	MO032-011	Cornagarvoge	Earthwork Site
032-/05/3	MO032-012	Cornagarvoge	Earthwork Site
032-/06/1	MO032-013	Cornagarvoge	Ringfort (Rath \ Cashel)
032-/02/1	MO032-014	Drumnagrella	Ringfort (Rath \ Cashel)
032-/025/4	MO032-015	Drumirril	Ringfort (Rath \ Cashel)
032-/02/5	MO032-016	Comraghs	Ringfort (Rath \ Cashel)
032-/02/3	MO032-017	Ballintra	Earthwork
032-/02/3	MO032-018	Ballintra	Ringfort (Rath \ Cashel)
032-/06/2	MO032-019	Comraghs/Drumirril	Rock Scribing/Art
033-/03/3	MO033-001	Crumlin	Ringfort (Rath \ Cashel)
033-/04/4	MO033-002	Crumlin	Ringfort (Rath \ Cashel)
033-/04/1	MO033-003	Mullantornan	Ringfort (Rath \ Cashel)
033-/04/2	MO033-004	Ballycartlan	Ringfort (Rath \ Cashel)

O.S Reference	Monument Number	Townland	Description
033-/04/3	MO033-005	Camaghy	Church & Graveyard Site
033-/04/3	MO033-006	Drummond	Enclosure
033-/04/3	MO033-007	Drummond	Enclosure
033-/04/3	MO033-008	Drummond	Enclosure Site
034-/01/2	MO034-001	Derrynascobe	Ringfort (Rath \ Cashel)
034-/01/2	MO034-002	Clonsedy	Ringfort (Rath \ Cashel)
034-/01/5	MO034-003	Clontrian	Ringfort (Rath \ Cashel)
034-/02/3	MO034-004	Leons Beg	Ringfort (Rath \ Cashel)
034-/03/1	MO034-005	Tullyallen	Ringfort (Rath \ Cashel)
034-/03/1	MO034-006	Tullyallen	Crannog
034-/03/2	MO034-007	Drumboory	Ringfort (Rath \ Cashel)
034-/03/2	MO034-008	Drumboory	Ringfort (Rath \ Cashel)
034-/05/3	MO034-009	Rahans	Ringfort (Rath \ Cashel)
034-/06/1	MO034-010	Drumbo	Crannog
034-/06/1	MO034-011	Drumbo	Crannog
034-/06/2	MO034-012	Moylough	Ringfort (Rath \ Cashel)
034-/03/4	MO034-013	Tomiska	Ringfort (Rath \ Cashel)
034-/03/4	MO034-014	Mullore	Earthwork
034-/07/2	MO034-015	Killark	Possible Souterrain
034-/07/2	MO034-016	Killark	Possible Church Site
034-/07/2	MO034-017	Killark	Possible Souterrain
034-/07/3	MO034-018	Clonmeenán	Ringfort (Rath \ Cashel)
034-/08/1	MO034-019	Annahean	Ringfort (Rath \ Cashel)
034-/04/4	MO034-020	Leeg	Ringfort (Rath \ Cashel)
034-/08/4	MO034-021	Annahean	Cemetery
034-/08/5	MO034-022	Annahean	Enclosure
034-/08/2	MO034-023	Drumgeeny	Fulacht Fiadh

034-/04/5	MO034-024	Drumgeeny	Ringfort (Rath \ Cashel)
034-/06/6	MO034-025	Liscarnan	Earthwork Site
034-/06/3	MO034-026	Maghernacloy	Castle
034-/07/6	MO034-027	Mullylusty	Ringfort (Rath \ Cashel)
034-/07/6	MO034-028	Mullylusty	Ringfort (Rath \ Cashel)
034-/10/6	MO034-029	Feahoe	Possible Crannog
034-/10/6	MO034-030	Feahoe	Castle Site
034-/10/6	MO034-031	Feahoe	Earthwork Site
034-/08/1	MO034-032	Annahean	Cemetery
034-/03/2	MO034-033	Corkeeran	Ringfort (Rath \ Cashel)

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# **Appendix 5**

## **Development that may Impact on Water Quality**

Any application relating to the development or expansion of activities listed below should consult with the planning authority regarding environmental protection measures and provide sufficient information to demonstrate how to water quality protection will be achieved.

<b>1</b>	A “ <i>sub-threshold development</i> ” [as described in Part 10, Chapter 1 of the Planning and Development Regulations, 2001] for prescribed classes of development listed under Schedule 5, Parts 1 and 2 of the Planning and Development Regulations, 2001.
<b>2</b>	A sub-threshold activity under the First Schedule of the Environmental Protection Agency Act, 1992.
<b>3</b>	Premises involved in food processing or the slaughtering of animals and hatcheries.
<b>4</b>	Any activity listed under the Third or Fourth Schedule of the Waste Management Act 1996 (and associated amendments).
<b>5</b>	Industry and manufacturing.
<b>6</b>	Quarrying, mining etc.
<b>7</b>	Car/Lorry washes.
<b>8</b>	Agricultural developments involving the provision of animal housing, milking parlours, silage making facilities, out-wintering facilities, mushroom growing units etc.
<b>9</b>	Any nursing homes, schools, hotels, community centres, housing development, (other than single house developments) etc. proposing to treat and dispose of sewage or other waste water.
<b>10</b>	Bulk storage (fuel oils, chemicals or other organic materials) and premises producing waste oils.
<b>11</b>	Water abstraction plants.
<b>12</b>	Public construction schemes.
<b>13</b>	Developments using hazardous materials (including solvents, paints/varnishes/dyes, pesticides, chemicals and oils (other than fuel oils).
<b>14</b>	Development involving demolition works (in particular sites that may have asbestos materials, Polychlorinated biphenyl (PCB) containing equipment or other hazardous materials).
<b>15</b>	Developments involving car parks, yards areas or other hard surfaces.
<b>16</b>	Retail parks and industrial units.
<b>17</b>	Site development works, major land reclamation and drainage works.
<b>18</b>	Forestry–deforestation/afforestation.

It is recommended the developer examine site suitability with reference to Water Supply Protection and Groundwater Resource Protection Zones in the vicinity of the proposed site. Developers should note that this list is not exhaustive. It is the responsibility of the developer to determine whether a particular form of development will impact on water quality.



**Appendix 6**

**Water Protection**

**Plan Checklist**

## MONAGHAN LOCAL AUTHORITIES

### Environment Protection Plan Checklist

This is a checklist to be completed by applicant to be backed up by an appropriate level of detail depending. To be accompanied by a Site Drainage Plan – as set out in the Monaghan County Development Plan 2025 – 2031.

General Site and Water Body Details				
Planning Ref. No.			Applicant	
Townland			Water Supply Source	
X Co-ordinate <sup>1</sup>			Y Co-ordinate <sup>1</sup>	
WFD River Sub Catchment <sup>2</sup>			WFD River Sub Basin <sup>2</sup>	
WFD River Waterbody latest Status <sup>2</sup>	Status	Year	WFD River Waterbody Risk <sup>2</sup>	
			WFD River Waterbody Objective <sup>2</sup>	
Groundwater Vulnerability			Aquifer Importance	
Proximity to sensitive receptors (Private Wells, Public and Private Water Supply Sources, Amenity Areas, SPA's, SAC's , NHA) (meters)				
Proximity to nearest watercourse (culverted or open), wetland or lake (meters)				
Existing EPA Licence (insert licence no)				
Existing Section 4 licence (insert licence no)				
Proposed Development				
Is the development entirely or part of one of the following? (tick)				
Domestic dwelling		Agricultural (cattle/dairy)		Industrial-food related
Public Works		Agricultural (mushrooms)		Industrial-non food
Housing		Agricultural (poultry)		Quarrying/extractive industries
Institutional		Agricultural (piggery)		Transport related
Commercial/Retail		Other agricultural – specify below		Filling station/Fuel depot
Mixed Use Development				Other
Waste Permit				
Type of wastewater Produced by the proposed development (tick)				
No wastewater produced				
Domestic type waste waters <5m3 per day				
Domestic type waste waters >5m3 per day <sup>4</sup>				
Waste waters produced from any trade, food, preparation or business <sup>4</sup>				
Wheel wash, vehicle wash, cooling waters <sup>4</sup>				
Waste waters produced from quarrying etc <sup>4</sup>				
Other waste waters <sup>4</sup>				

<b>Have proposals for Wastewater Management during the operational phase and full details of same been included with the application? (tick)</b>	
Public Sewer Connection details (Uisce Eireann)	
Existing Wastewater Treatment System	
Proposed new onsite wastewater treatment system	
No wastewater generated	
<b>Have proposals for Waste Facility aftercare and use been included with the application? (tick)</b>	
Agricultural Improvement Plan where applicable	
Closure plan and aftercare details	
Proposed water sampling locations clearly identified	
License or Lease agreement for the site if not owned by the applicant.	
<b>Fuel or Outdoor Material Storage for Non-Domestic Developments - operational phase (tick)</b>	
Number of fuel storage tanks existing or proposed on site?	
Are fuel storage tanks bunded <sup>5</sup> ?	
Any liquid / feedstuffs / organic / chemical / waste oil storage on outdoor sites ?	
<b>Proposals for protection of water receptors during the Construction Phase</b>	
Has a CEMP relating to water protection and waste management been included with the application?	
Name of person appointed to oversee the implementation of the CEMP.	
<b>Hard Surface and Open Yard Areas for Non Domestic Developments (tick)</b>	
Footprint of proposed development including yard areas in m <sup>2</sup>	_____ m <sup>2</sup>
Is there potential for soiled yard areas from material, product waste or manure handling, fuel dispensing, silt and soil, yard washing etc.	
If yes, are silt trap(s), interceptor(s), soiled water tanks or other control measures shown on drainage plan?	
Has the use of SUDS (Sustainable Urban Drainage Systems – <a href="http://www.susdrain.org">http://www.susdrain.org</a> ) been included in the design of this development?	
<b>Development History – All Developments (tick)</b>	
Have previous pollution prevention planning conditions been complied with <sup>6</sup> ?	
Does existing development have an up to date (as constructed) site drainage plan?	
Is the existing/proposed development sewered or unsewered?	
If unsewered, is the existing wastewater treatment system fit for purpose <sup>7</sup> ?	
Has the storm water drainage system been examined and/or surveyed for misconnections?	
Is there an existing Certificate of Registration or Waste Facility Permit at the site?	
<b>Checklist of items to be included on the Site Drainage Plan (tick)</b>	
Location of lakes, watercourse, wells used for water supply, or karst features on or within 25m of domestic or 100m of non-domestic development site	
Location of all clean drainage outfall points	
Foul water drainage system (in Red)	

Storm water drainage system (in Blue)	
Soiled yard area, soiled water drainage and management system	
Storm water management system, including silt traps, oil interceptor(s) and SUDS facilities	
Location of waste water treatment facilities	
Location of fuel storage tank(s)	
Stream/Lake/Wetland/Riparian Corridors/Wells	
<b>Footnotes and Useful Information</b>	
<sup>1</sup> Projection in the Irish Grid	
<sup>2</sup> WFD information available online at <a href="http://www.catchments.ie">www.catchments.ie</a> WFD mapping available online at <a href="https://gis.epa.ie/EPAMaps/Water">https://gis.epa.ie/EPAMaps/Water</a>	
<sup>3</sup> Available in the groundwater mapping section <a href="http://www.gsi.ie">www.gsi.ie</a>	
<sup>4</sup> If a trade effluent or discharge >5m <sup>3</sup> of domestic type wastewater to ground is proposed a Section 4 discharge licence may be required <a href="https://monaghan.ie/environment/discharge-licences/">https://monaghan.ie/environment/discharge-licences/</a> Proposals for wastewater treatment shall be sufficient to demonstrate that the discharge will not cause deterioration in water quality of the receiving water body in accordance with the requirements of the European Communities Environmental Objectives (Surface Waters) Regulations 2009 as amended and the European Communities Environmental Objectives (Groundwater) Regulations 2010 as amended.	
<sup>5</sup> Guidance on Best practice for Oil Storage (BPGCS05) and note requirements of Building Regulations.	
<sup>6</sup> Have previous planning conditions been complied with e.g. Has certification of installation for previously granted wastewater treatment system been required and if so, has it been submitted with this application.	
<sup>7</sup> Refer to EPA Guidance at: <a href="https://www.epa.ie/publications/compliance--enforcement/waste-water/2021_CodeofPractice_Web.pdf">https://www.epa.ie/publications/compliance--enforcement/waste-water/2021_CodeofPractice_Web.pdf</a>	
<sup>8</sup> Refer to Water Body, Sensitive Waters and Sensitive Land Maps in the Monaghan County Development Plan 2025-2031.	
<b>Abbreviations</b>	
WFD	Water Framework Directive
SAC	Special Area of Conservation
SPA	Special Protection Area
NHA	Natural Heritage Area
EPA	Environment Protection Agency
CEMP	Construction Environmental Management Plan
<b>For Office Use: Sensitivity of Location –</b>	
Is the development located upstream of a high river quality site <sup>8</sup> ?	
Is the development located within a good status waterbody <sup>8</sup> ?	
Is the development located in the catchment of a water supply source <sup>8</sup> ?	
Is the development located within the Source Protection Zone (SPZ) of a groundwater supply source <sup>8</sup> ?	
Does the development require a discharge licence to surface or ground waters under the Water Pollution Acts?	
Risk to waters in relation to scale of development, previous planning/environmental history, IPPC or EIA aspects, site management and location in a sensitive area	

Applicant\_\_\_\_\_

Agent:\_\_\_\_\_

Date\_\_\_\_\_

**Appendix 7**  
**Supplementary**  
**Agricultural**  
**Development**  
**Application Form**



**COMHAIRLE CONTAE MHUINEACHÁIN  
MONAGHAN COUNTY COUNCIL**

**Planning Section, County Offices, The Glen, Monaghan H18 YT50**  
Tel: **047 30532** Fax: **047 76276** E mail: **planning@monaghancoco.ie**

**Application Form  
AAF**

For Official Use

Application Ref:

Date Received:

**SUPPLEMENTARY PLANNING APPLICATION FORM  
FOR AGRICULTURAL DEVELOPMENT**

Guidance Notes for completing this form.

- Please complete in black ink, as appropriate, using block capitals.
- Q8 & Q9 - All existing and proposed storage facilities should be included. The type of store (refer to A-G below), the type of organic fertiliser (refer to 1-8 below) and the dimensions and capacity of storage facilities must also be included.
- Q10 (a) – Provide details of N & P stocking rate for the holding for the last 12 months. If >170kgN/ha confirm if the applicant is exporting slurry and demonstrate that sufficient lands are available for recovery/landspreading of slurry.
- Q 10 (b) – Include organic fertilizers and soiled water calculations to demonstrate that the storage requirements as specified in the European Union (Good Agricultural Practice for Protection of Waters) Regulations as amended can be complied with. Include areas of open soiled yards directed to storage facilities. For dairy operations demonstrate how soiled water will be managed to account for collecting yards, dairy washings and animal movement through the site.
- Q11 - List all lands that are owned/leased or controlled by the applicant. Any lands not owned by the applicant should be indicated as such and a written legal agreement or contract submitted to support the application. The information required is similar to the information normally entered on the Basic Income Support Scheme application.
- Q12 - In columns "A & B" enter the maximum number of stock that are housed and outwintered currently on farm and in columns "C & D" enter the maximum number of stock that will be housed and outwintered after the completion of the development.
- Q17 – Application of soiled water to lands must adhere to the requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022, as amended in relation to quantities and irrigation rates for landspreading soiled waters.
- The following information shall be submitted on a site location map (1/2500 scale): -
  - Land to receive organic fertilizer outlined in brown,
  - All dwelling houses within 100 metres of the proposed development marked by the initials D.H with names of occupants if other than applicant,
  - All potable water supplies within 100 metres of the development marked by the initials P.W,
  - All watercourses (drains, streams and ponds) marked by a yellow line; expansive waters such as lakes shaded yellow, and
  - All hedgerows outlined by a green line.
- The following information shall be submitted on a site layout plan (1/500 scale):-
  - All buildings within the farmyard complex existing and proposed (all calculations shall reference the labels in the site layout plan),
  - Existing and proposed organic fertilizers, soiled waters and effluent storage facilities,
  - Concreted yards and aprons – clearly indicate if they are clean or soiled yards,
  - Drainage – show clean water drainage in blue and indicate the discharge points of clean water from the yard,
  - Show soiled drainage paths from soiled yards, collecting yards, silage bases and bedded sheds in red, and
  - Location of proposed SUDs features on the storm water drainage system.
- Q22 - This section shall include a full nutrient management assessment which demonstrates compliance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022, as amended and takes account of the Department of Agriculture Food and the Marine Code of Good practice for poultry farmers.

## Section A: General Details

1. Applicant: \_\_\_\_\_

2. Location of Development: \_\_\_\_\_

3. Nature of Proposed Works: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4. Distance between development and nearest third-party dwelling house: \_\_\_\_\_ metres

5. Total area of farm \_\_\_\_\_ hectares

Grassland \_\_\_\_\_ hectares

Tillage \_\_\_\_\_ hectares

Commonage \_\_\_\_\_ hectares

6. Floor/Footprint area of proposed farm buildings/tanks/stores/yards: \_\_\_\_\_ square metres

7. Will any proposed storage facilities be above or below ground?      Above      ☐ Below      ☐ N/A ☐

8. Confirm the reference number of the relevant DAFM specifications that the proposed development(s) will comply with (where applicable) \_\_\_\_\_

9. Detail Existing Storage Facilities Below:

Detail Existing Storage Facilities Below:						
Type of Storage Facility*		Type of Organic Fertiliser / Soiled Water**	Length (m)	Width (m)	Depth (m)	Capacity (LxWxD) m³
Existing total						
*A) Uncovered Tanks	B) Covered tanks	C) Roofed Slatted Tanks	D) Farmyard Manure Store	E) Litter Store	F) Soiled Water Tank	G) Other
**1) Slurry Manure	2) Farmyard Manure	3)Soiled Water	5) Poultry Manure/ Litter	5) Washings	6)Spent Mushroom Compost	7) Other

10. Detail Proposed Storage Capacity Below:

Type of Storage Facility*	Type of Organic Fertiliser / Soiled Water**	Length (m)	Width (m)	Depth (m)	Capacity (LxWxD) m <sup>3</sup>
Proposed total					

*A) Uncovered Tanks	B) Covered tanks	C) Roofed Slatted Tanks	D) Farmyard Manure Store	E) Litter Store	F) Soiled Water Tank	G) Other
**1) Slurry Manure	2) Farmyard Manure	3) Soiled Water	5) Poultry Manure/ Litter	5) Washings	6) Spent Mushroom Compost	7) Other

10(a). Has it been demonstrated that the holding complies with the whole farm stocking rate as specified in the European Union (Good Agricultural Practice for the Protection of Waters) Regulations, as amended?

Yes ☐ No ☐

10(b). Has it been demonstrated that storage capacities for organic fertiliser(s) and soiled water(s) as required by the European Communities (Good Agricultural Practice for the Protection of Waters), Regulations have been complied with?

Yes ☐ No ☐

10(c). Is there a Nutrient Management Plan (NMP) available for the holding for example IAE's, Derogation Holdings, Agri Schemes?

Yes ☐ No ☐

10(d). If yes, has a copy of the NMP and the laboratory analysis report of soil fertility been submitted with the application?

Yes ☐ No ☐

10 (e) Have details of how silage effluent will be stored collected and managed in accordance, with the requirements of the European Communities (Good Agricultural Practice for the Protection of Waters) Regulations been provided?

Yes ☐ No ☐



Complete the following sections B and C as appropriate/relevant and sign declaration in Section D at end of this form

**Section B: Cattle, Sheep and Horses**

11. Lands Available for Slurry Spreading:

Townland (in CAPITALS)	Owned (o) Rented (r)	Land Parcel Identification Number										Area in Hectares

12. Detail Stock Numbers on Farm Below:

		Column A -Existing Housed Animals	Column B - Existing Outwintered Animals	Column C - Proposed Housed Animals	Column D - Proposed Outwintered Animals
Dairy Cows	Dairy N Band 1				
	Dairy N Band 2				
	Dairy N Band 3				
Suckler Cows					
Cattle > 2 years					
Cattle (19-24 months old)					
Cattle (13-18 months old)					
Cattle (7-12 months old)					
Cattle (0-6 months old)					
Lowland Ewe					
Mountain Ewe					
Lamb-finishing					
Horses					
other					
Are Dairy Washings directed to: (a) slurry storage facilities <input type="checkbox"/> (b)Soiled water tank <input type="checkbox"/> (c) Not applicable <input type="checkbox"/>					
Area of open yards directed to slurry storage facilities: _____(m2)					

### 13. Imported Slurry

Imported Slurry	Kgs of Nitrogen
Cattle Slurry	
Pig Slurry	
Sheep Slurry	
Farmyard Manure	
Dungstead Manure	
Poultry Manure	
Duck Manure	
Mushroom Compost	
Other	
Total imported	

## Section C: Poultry, Pigs and Mushrooms

### 14. Poultry:

Bird Type	Free Range (Y/N)	Existing Bird Numbers	Existing Quantity m <sup>3</sup> /tonnes and Type of organic fertiliser produced per annum	Proposed Total Bird Numbers Following Development	Proposed Quantity m <sup>3</sup> /tonnes and Type of organic fertiliser produced per annum
Broilers					
Broiler/Breeders					
Pullets					
Layers					
Ducks					
Turkeys					
Other					

### 15. Pigs:

Pig Type	Existing Pig Numbers Before Development	Existing Quantity m <sup>3</sup> of organic fertiliser produced per annum	Proposed Total Pig Numbers Following Development	Proposed Quantity m <sup>3</sup> of organic fertiliser produced per annum
Breeding Unit (Sows)				
Integrated unit (Sows)				
Finishing Unit (Pigs)				
Other				

### 16. Mushroom

Mushroom Production Type	Existing Quantity Produced / annum	Proposed Quantity Produced / annum

### 17. Washwater Mangement

- a) Volume of soiled water produced per annum: \_\_\_\_\_ m<sup>3</sup>/annum
- b) Total storage capacity (to be referenced on site layout plan and Q 9 & 10 above): \_\_\_\_\_ m<sup>3</sup>
- c) Nitrogen and Phosphorus content of Washwaters: \_\_\_\_\_ KgN \_\_\_\_\_ KgP
- d) Destination for washwaters: Own spreadlands() \_\_\_\_\_ ha  
Other (Please specify) \_\_\_\_\_  
(to be accompanied by maps and detailed in Q 11)
- e) Have maps of spread lands within Co. Monaghan for wash water application been submitted with the application?  
(Maps to be 1:50,000 aerial photography with land parcels outlined in red) Yes ☐ No ☐
- f) If you have answered Yes to question 17 (e), has it been demonstrated that the holding has capacity to accept loading from wash waters in accordance with the requirements of the European Union( Good Agricultural Practice Regulations) as amended

18. **Organic Fertilizer/Manure management**

- (a) Nitrogen and Phosphorus content of manure: \_\_\_\_\_ kgN/1000 birds  
\_\_\_\_\_ kgP/1000 birds  
\_\_\_\_\_ Total P(kg) \_\_\_\_\_ Total N (kg)
- (b) Nitrogen and Phosphorus content of pig slurry: \_\_\_\_\_ kgN/Sow place  
\_\_\_\_\_ kgP/Sow place  
\_\_\_\_\_ Total P(kg) \_\_\_\_\_ Total N (kg)
- (c) Nitrogen and Phosphorus content of spent compost: \_\_\_\_\_ kgN  
\_\_\_\_\_ kgP  
\_\_\_\_\_ Total P(kg) \_\_\_\_\_ Total N (kg)

19. If free-range unit has a paddock nutrient management plan included to demonstrate compliance with the organic loading rate as required by the European Union (Good Agricultural Practice) Regulations, as amended?

Yes ☐ No ☐

20. Has a signed letter of agreement from a registered contractor for the collection of poultry manure / spent compost from this facility been submitted?

Yes ☐ No ☐

21. Final destination for Poultry Manure / Spent Compost/ Pig Slurry (lands or facilities outside Co. Monaghan)

Facility Name & Address	Farmer Name & Address	Townland	Current Stocking Rate Kg/N/Ha

22. Have maps of spread lands or facilities for organic fertilizer/ manure / spent compost application within Co. Monaghan been submitted?

*(Maps to be 1:50,000 aerial photography with land parcels outlined in red)*

Yes ☐ No ☐

23. Spread lands for Poultry Manure / Spent Compost/Pig Slurry application within Co. Monaghan

Farmer Name & Address	Herd Number	Townland	Current Stocking Rate Kg/N/Ha	Land Parcel Number

24. Has compliance with the organic loading rate and application methods for organic fertilisers as required by the European Union (Good Agricultural Practice) Regulations, as amended been demonstrated?

Yes ☐ No ☐

25. Is this development within the same poultry production complex or within 100m of an existing poultry production complex?

Yes ☐ No ☐

26. Is the facility an existing an EPA licensed site?

Licence Ref: \_\_\_\_\_

27. Does the proposed development require a new or reviewed licence from the EPA?

Yes ☐ No ☐

28. Has a letter from a registered contractor been submitted with the application regarding collection of dead birds?

Yes ☐ No ☐

**Section D: Declaration**

I certify that the information given above is correct:

Signature: \_\_\_\_\_ Name in Capitals: \_\_\_\_\_ Date: \_\_\_\_\_

Agent Name: \_\_\_\_\_

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**Appendix 8**  
**Environmental**  
**Assessment of**  
**Intensive Agriculture-**  
**Letter of Acceptance**



**Monaghan County Council**  
**Environmental Assessment of Intensive Agricultural Enterprises**

**Content of Letter of Acceptance of poultry manure between contractor and poultry farmer.**

Where a letter of agreement regarding off-farm manure movements is sought by a developer for planning purposes the letter shall be completed by a contractor registered under the Animal By-products Regulations and the letter shall include the following details and statements.

**Contractor Details**

Company Name & Address,

DAFM Registration Reference

Details of farm holding from where manure is to be collected *Name and address of farmer and address of development*

Specify manure type as poultry litter (with shavings) air dried manure or slurry to be collected.

Specify quantity of manure to be collected per annum from the farm holding. Where the poultry unit is expanding specify existing and proposed quantity in cubic meters or tonnes to be collected.

Contractor shall provide details of all recovery facilities that accept poultry manure from him/her for compost manufacture or other recovery operation other than land spreading.

.....  
.....

Contractor shall confirm that contractor Form 3 Records of manure movements have been submitted to DAFM and that submissions to DAFM are up to date.

NOTE: Transitional Provisions under the European Union (Good Agricultural Practice for the Protection of Water) Regulations 2014 relate to Nitrogen and Phosphorus.

The Planning Authority may seek information to demonstrate that the *Transitional Provisions* under Article 34(b) and 34 (c) of these regulations have been taken into account in land bank selection. Information may be sought by the local authority regarding farmer and contractor records and arrangements for use of manure.



**Appendix 9**

**Traffic and Transport**

**Assessment**

**(TTA)**

A Traffic and Transport Assessment is a comprehensive review of all the potential transport impacts of a proposed development or re-development, with an agreed plan to mitigate any adverse consequences. A Traffic & Transport Assessment (TTA) assesses the effect a development will have on the existing infrastructure around the development site. It estimates the additional vehicle trips generated by the proposed development to determine whether the existing road network can cope with the extra demand generated by the development.

The TTA may also look at whether existing and proposed transport facilities are adequate for the proposed development, such as internal and external footpaths, parking facilities, public transport facilities (bus stops etc) and cyclist provision, as well as junction operation and road capacity.

There are three key steps in the process:

1. Determination of the need for a TTA
2. The Scope of the TTA
3. The preparation of a TTA report

Schemes that have had Traffic & Transport Assessments carried out generally provide an improved quality of life for those using the development.

#### Determination of the Need for a Traffic & Transport Assessment

Where the following thresholds are exceeded, a TTA may be required:

- Traffic to and from the development exceeds 10% of the traffic flow on the adjoining road
- Traffic to and from the development exceeds 5% of the traffic flow on the adjoining road where congestion exists or the location is sensitive
- Residential developments in excess of 50 dwellings.
- Retail and leisure developments in excess of 1,000sqm
- Office, education or hospital development in excess of 2,500sqm
- Industrial development in excess of 5,000sqm
- Distribution and warehousing in excess of 10,000sqm

In addition to this, Monaghan Local Authorities may ask for a TTA for quarry or filling station developments.

TTA are usually requested by Monaghan Local Authorities as Additional Information. Preparing to carry out a TTA may take some time. Traffic counts may be required, as well as detailed information about the development. Given the short timeframe for Additional Information, it is advisable to start work on the TTA prior to the submission of the planning application. Pre-planning consultations can determine if a Traffic & Transport Assessment is necessary.

#### Scope of the Traffic & Transport Assessment

To make the TTA process quicker and easier, Monaghan Local Authorities have prepared a TTA Scoping Study (Available through Area Engineering Offices) and on Web site. The scoping study is a comprehensive list of every element that should be considered in a TTA. In some cases certain items may not be relevant to your development and may be termed "Not applicable".

The purpose of the scoping study is twofold;

- To highlight areas of road design which are often forgotten about or neglected. The scoping study could be viewed as a checklist, ensuring a balanced and well thought out scheme. It may

be useful to provide a copy of the scoping study to the design team/architects to ensure all relevant items have been addressed prior to making a planning application.

- To allow agreement on the terms of reference of the TTA. This will ensure the TTA carried out addresses the concerns the Local Authority may have, and can highlight any potential problems at an early stage.

The TTA should be carried out by Consultants who have prior experience in the field of transport planning and mobility management. They should have access to traffic modelling software and traffic generation figures to enable them to produce a technical and reliable TTA report. Local knowledge is an advantage.

#### Preparation of the Traffic & Transportation Report

Once the scoping study is complete its elements should be formally agreed with Monaghan Local Authorities. After this, the TTA report can be prepared. The TTA report should include site description, existing traffic flows, and estimates of future traffic flows with and without the proposed development, analysis of junction operation with and without the proposed development, parking facilities, and an assessment of other modes of transport. Supporting drawings and plans should be included with the TTA report.

#### What will Monaghan Local Authorities do with this Information?

The information may be used to determine developer contributions or additional work required to facilitate the proposed development. It is also a valuable tool allowing Monaghan Local Authorities to prepare for the future. Estimating future traffic growth allows planning for network upgrades and transportation strategies. It may illustrate the development potential of an area, or it may uncover future infrastructure deficiencies that must be designed for.

TTAs will ensure development in County Monaghan is sustainable, integrated and welcomed into the community.

Further information:

- DECLG Traffic Management Guidelines
- Guidelines for Traffic Impact Assessments - The Institution of Highways & Transportation UK
- National Roads Authority Guidelines.
- Road Design Office, Monaghan County Council

**MONAGHAN LOCAL AUTHORITIES**  
**Traffic & Transport Assessment Scoping Study**

Development: \_\_\_\_\_

Client: \_\_\_\_\_

Planning Application Ref: \_\_\_\_\_

Date: \_\_\_\_\_

All elements of the scoping study should be agreed with the relevant local authority before the preparation of a Traffic & Transport Assessment.  
Please continue on a separate sheet if required.

Ref.	Item	Requirements
1	Size and description of proposed development	
2	Description of existing land use	
3	Will existing land use be relocated within or off site?	
4	Speed Limit	
5	Sight distance at main road junction  Direction 1  Direction 2  Sight distances at internal junctions	
6	Is a Road Safety Audit required?	
7	Existing traffic conditions (traffic counts, proposed traffic counts (include proposed times, days and locations), congestion, etc)	
8	Estimated traffic generated by other proposed developments in the area	

9	What is the potential modal split of the proposed development?	
10	Estimated traffic generation rates (please include reference source), or proposed traffic counts on similar land uses.	
11	Will the site attract traffic from other adjacent sites?	
12	Development peak hours: Background traffic peak hours Critical time of assessment	
13	Proposed junction type: (If using existing junction will it require modification, upgrade works, etc?)	
14	Will adjacent links or junctions become overloaded? Proposed capacity assessment methods at junctions	
15	What will the area of impact of the development be?	
16	When will the site become fully operational?	
17	Are there significant phases to the development?	
18	What will be the impact of construction traffic? (Please specify the source and route of construction traffic)	
19	What are the assessment years?	
20	Traffic growth factors:	
21	Is the development isolated? Is additional footpath provision required to link into existing footpaths?  Do existing footpaths require upgrade works?	
22	Does existing Public Lighting provision extend as far as the	

	<p>site?</p> <p>What additional Public Lighting is required?</p>	
23	Footpath, Tactile paving, dropped kerb provision (Internally and Externally):	
24	Are special pedestrian or disabled provisions required, eg pedestrian crossings?	
25	<p>No. parking spaces required (include calculation details)</p> <p>No. parking spaces provided</p> <p>Proposed Parking Bay Dimensions</p>	
26	What disabled parking provision has been made?	
27	<p>What cycle parking facilities are being provided?</p> <p>Are special provisions required for cyclists, eg cycle lanes, showering facilities, etc?</p>	
28	Public transport facilities	
29	Are there any other special circumstances relevant to this proposal?	
30	Will the proposal have an impact on road safety?	

Any other comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Approved by: \_\_\_\_\_

Position: \_\_\_\_\_

Date: \_\_\_\_\_

# **Appendix 10**

## **Road Safety Audit (RSA)**

### What is a Road Safety Audit?

A Road Safety Audit (RSA) is a process for checking the safety of new scheme on roads. It will examine the safety of a proposed scheme from all road users point of view: Drivers, motorcyclists, pedestrians, cyclists, etc.

The safety audit will highlight potential safety issues and will make recommendations on how to improve the situation. The recommendations made will be practical and constructive and in most cases, they will be easy to implement.

Schemes that have undergone Road Safety Audit are not only safer but may also improve the quality of life for those using the development.

### When is a Road Safety Audit required?

Road Safety Audits must apply to all Development Schemes which result in a change to the road or roadside layout that is initiated and/or executed for commercial or private development on the National Road Network. However, Monaghan County Council will request Road Safety Audits for development schemes on non-national routes in the following scenarios:

- New roads (including residential roads)
- Traffic Management Schemes including Quality Bus Corridors and Cycle Tracks
- Development Schemes
- Major junction's improvement works
- Any scheme which materially affects vulnerable road users
- Major maintenance schemes

Road Safety Audits and subsequent actions are in general completed at specific stages in the preparation of the scheme. These stages are:

- Stage F: Route selection stage;
- Stage 1: Completion of preliminary design;
- Stage 2: Completion of detailed design;
- Stage 1 & 2: Completion of detailed design, for small schemes where only one design stage audit is appropriate;
- Stage 3: Completion of construction;
- Stage 4: Early operation.

Not all of the above stages are necessary for each scheme. Some of the stages may be omitted depending on the type, size and complexity of a scheme. The Safety Audit should not just consider the junction with the main road, but also the internal layout and facilities within the site area. Road Safety Audit Guidelines are presented in TII document GE – STY - 01027

Getting organised to carry out a Safety Audit may take some time. It is advisable that if a safety audit is required for a development, it should be carried out prior to the submission of a planning application, as being requested under Additional Information may delay the planning process. Pre-planning consultations will determine if a Road Safety Audit is required.



### Who carries out the Road Safety Audit?

Each Road Safety Audit should be carried out by a trained RSA team. A Road Safety Audit Team should comprise at least two people who are independent of the Design Team. This independence is vital to ensure that the Design Team does not influence the recommendations of the Road Safety Audit and therefore compromise safety at the expense of another issue. It is essential the Road Safety Audit team are independent of the design team. Many engineering consultancies now have a trained road safety audit team.

In most situations the Audit Team will comprise a senior person who will adopt the role of Audit Team Leader and a second person, who will be the Audit Team member.

All members of the team should have recent relevant experience of undertaking Road Safety Audits and should also have more general road safety engineering experience.

For developments on or materially altering the National Road Network the Safety Audit Team must be approved through the online Transport Infrastructure Ireland (TII) Road Safety Audit Approval System. For all other schemes the Safety Audit Team must be approved by Monaghan County Council.

Training of Road Safety Auditors is essential and each member of the Audit Team should have attended the road safety engineering training and Road Safety Audit training courses necessary for their position in the team.

The Safety Audit team will examine plans of the proposed development, consider any other supporting information such as traffic counts and accident history, and carry out a site visit. They will then compile a report detailing each of their and outlining any remedial measures that should be considered. The design team are then given a chance to review their design and to respond to the safety audit team's findings.

The current TII training and experience requirements for Road Safety Audit Teams are subject to change and are set out in GE-STY-01025 Road Safety Audit - Audit Team Qualifications available to download from the TII publications website.

### What will the Road Safety Audit look out for?

The RSA is not a design check and will only consider issues considered to pose a safety problem. Things often forgotten in the design stage and picked up on in the Road Safety Audit process include;

- Footpath provision (including outside the development)
- Street lighting
- Facilities for disabled/vulnerable users (dropped kerbs, tactile paving, disabled parking bays, disabled accesses, pedestrian crossing facilities, etc)
- Signage
- Sight distance/obstructions at junctions
- Speed management (road layout, excessive road widths, speed restraint measures, traffic calming features, etc.)

Thought should be given to each of the areas during the design process, and drawings showing these elements should be provided for the Road Safety Audit Team.

### Further information:

DoEHLG Traffic Management Guidelines  
Road Design Office, Monaghan County Council  
Design Manual for Urban Roads and Streets  
GE-STY-01027 Roads Safety Audit Guidelines

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# **Appendix 11**

## **Access Details**

## Layout of Accesses for Single or Paired Dwellings

Entrances should form a bellmouth of 5.0 metres with edge of new boundary and the entrance gates shall open inwards only. Recessed entrance shall be of sufficient dimensions to allow a stationary vehicle to wait off the public road.

Diagrams 1 and 2 in Figure 1 below outline two different options (A and B) for proposed new accesses to single dwellings. Diagram 3 shows the required layout for paired accesses to dwellings.

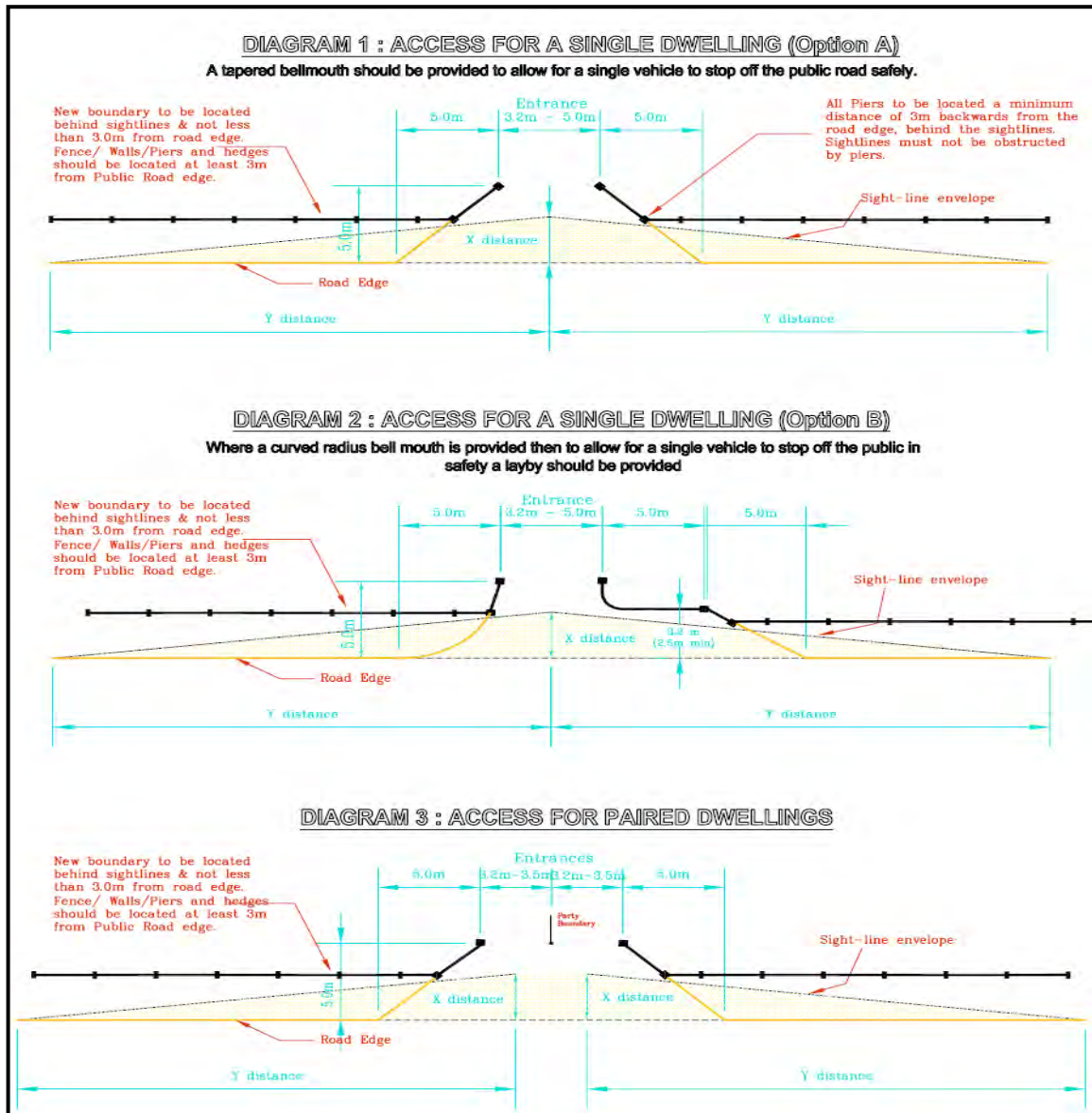
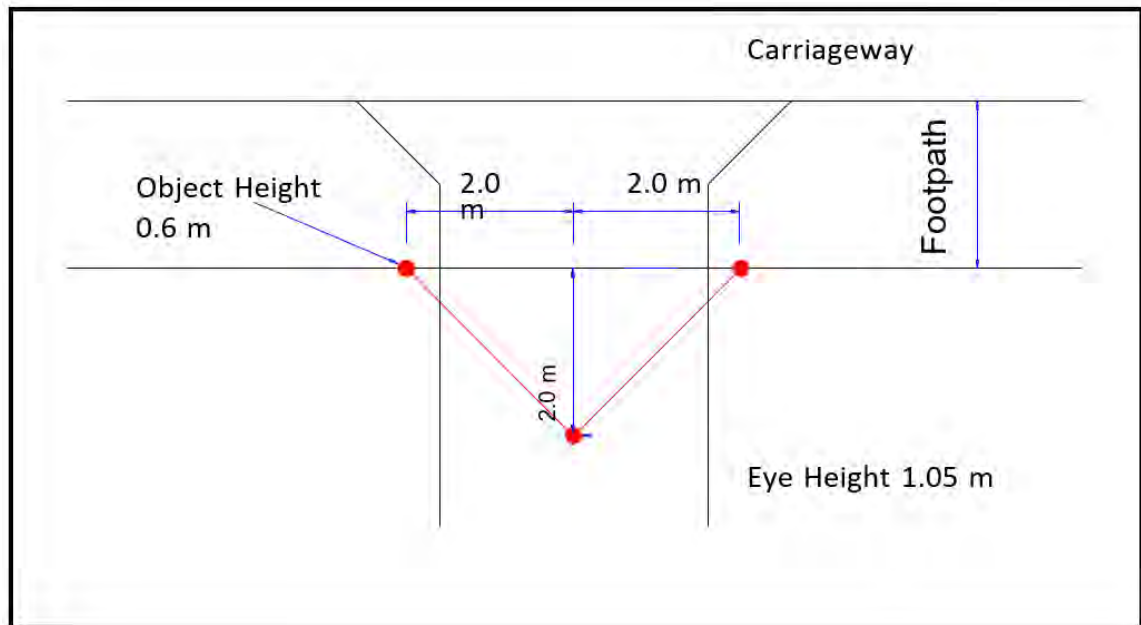


Figure 1: Access details for single and paired dwellings

- i. The minimum width of a single access will normally be 3.2m with a maximum width of 5.0m.
- ii. Where the access crosses a footpath it is important to have inter-visibility between pedestrians and emerging motorists. In these circumstances there should normally be visibility plays between the drivers viewpoint 2.0 m back into the access and a distance measured along the footpath for 2.0 m on each side of the viewpoint. (see figure 2 below).



**Figure 2: Visibility at the Back of a Footpath Crossing**

- i. Gradient of access road to be not greater than 1:20 (5.0%) for the first 5 metres outside the public road boundary. To avoid excessive gradients over the remainder of the access a gradient of 1:10 (10.0%) or less ought to be provided to ensure it may be continue to be used during wintry weather.
- ii. The line of any new fence, hedge, wall or piers must be positioned behind the visibility splays. Any new trees or shrubs should be planted back from the visibility splays to allow for future growth and some species will require additional set back. All existing planting must be kept trimmed behind visibility splays.
- iii. Where a fence is to be erected along a boundary wall, the fence should be passively safe in accordance with the TII Specification CC-SCD-00320 Timber Post and Tension Mesh this is in the interest of road safety.
- iv. Any pole, column or sign that may be exposed by the removal of the front boundary should be repositioned alongside the new front boundary line or removed concurrently with the overall site development works as failure to relocate it could create a hazard to other road users.
- v. Where there is a concern about the structural integrity of the public road the area between road edge and the new boundaries should to be soled with 300mm depth of 100mm stone, blinded with quarry dust and rolled to level and camber of existing road.
- viii Entrance or access road should be surfaced with concrete, bitmac or asphalt from the edge of public road for a minimum of 5 metres. This is to help ensure that no loose material is washed out onto the public roadway and create a hazard.
- ix Measures should be taken during construction to protect the structure of the public road and not to create a hazard to road users. Site works required in relation to sight distance and drainage works should be carried out prior to the commencement of any building operations.

- x During Construction, measures should be taken to prevent material being deposited on the road and causing a hazard to road users. This is an offence under the Roads Acts. Where there is the potential for material to be deposited on a road from a development a wheel wash should be installed at exit of the site to prevent material being drawn onto road. Where any material is deposited on the public roadway this should be removed immediately (a brush on a tractor is insufficient as this only moves the material, it does not remove it).
- xi All site works required in relation to sight distance and drainage works to be carried out prior to the commencement of any building operations. Failure to do this could result in forfeiture of part or all of cash security.

#### **Layout of Other Accesses**

- i. The layout of all other accesses shall be in accordance with National Standards as set out in the relevant TII publications, details of which can be found in the Transport Infrastructure Ireland website [www.tii.ie](http://www.tii.ie).
- ii. The entry and exit radii shall be sufficient to accommodate the largest vehicle likely to use the access. In most cases a 10m radius should be adequate but where little or no Heavy Good Vehicles will use the entry then a minimum of 6m may be permitted in urban areas.
- iii. The minimum width of the access shall be 6.0m for a two-way access and 3.75m for a one-way access.
- iv. The gradient of the access shall not normally exceed 4% over the first 10m outside the public road boundary. The remainder of the access should have a gradient less than 10%.
- v. Entrance gates should normally be sited far enough from the edge of the carriageway to allow the largest vehicle likely to use the access to stop clear of the carriageway when the gates are closed. Where this is not possible the provision of a deceleration lane or lay-by may be required. Gates must be hung so that they do not open towards the carriageway or, where this is not possible, sited so that when open they do not project into the public road area.
- vi. It may be necessary to control the internal layout to prevent vehicles queuing back onto the public road. For example, a weighbridge or car park barrier should be located a sufficient distance from the access.
- vii. Where the access crosses a footpath, it is important to have inter-visibility between pedestrians and emerging motorists. In these circumstances there should normally be visibility splays between a driver's viewpoint 2m back into the access and a distance measured along the back of the footpath for 2m on each side of the viewpoint. (See figure 2 above).
- viii. Measures should be taken during construction to protect the structure of the public road and not to create a hazard to road users. Site works required in relation to sight distance and drainage works should be carried out prior to the commencement of any building operations.
- ix. During Construction, measures should be taken to prevent material being deposited on the road and causing a hazard to road users. This is an offence under the roads acts. Where there

is the potential for material to be deposited on a road from a development a wheel wash should be installed at exit of the site to prevent material being drawn onto road. Where any material is deposited on the public roadway this should be removed immediately (a brush on a tractor is insufficient as this only moves the material it does not remove it).

- x. All site works required in relation to sight distance and drainage works to be carried out prior to the commencement of any building operations. Failure to do this could result in forfeiture of part or all of any cash security.
- xi. In housing developments all roads, footpaths and lighting within the estate to comply with Monaghan County Council's *"Standards for Private Housing Estates"* and *"Recommendations for Site Development Works for Housing Areas"*, *"Traffic Management Guidelines"* and *"Design Manual for Urban Roads and Streets"* from DOEHLG.
- xii. Traffic signs and markings for estate roads to comply with *"Traffic Signs Manual 2019"* from DOTTaS .
- xiii. It is important that speed restraint and traffic control measures are integrated into a development (rather than the retro fitting of speed ramps). *"Traffic Management Guidelines"* and *"Design Manual for Urban Roads and Streets"* from DOEHLG. Sets out guidelines and provide design standards for Traffic control and calming measures within estates.

## Drainage

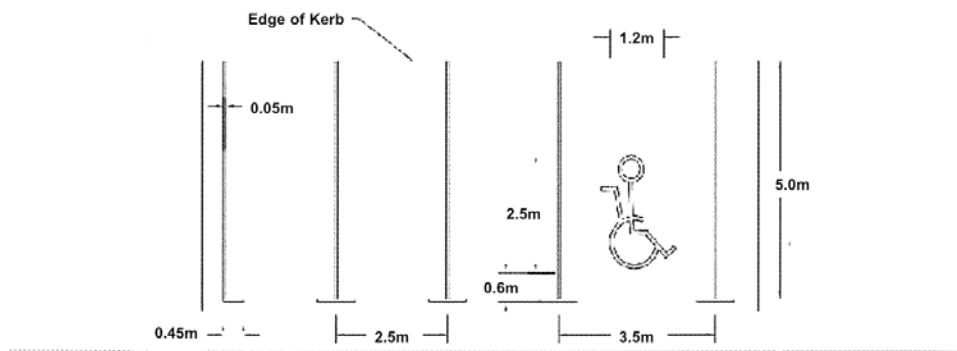
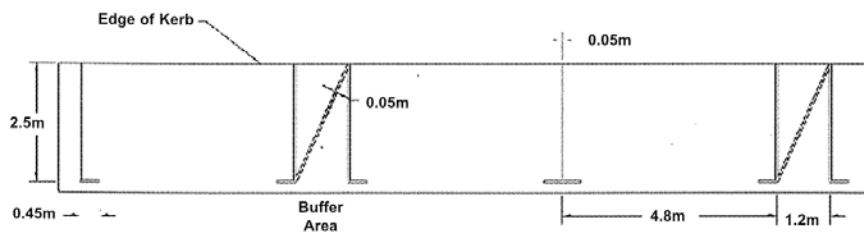
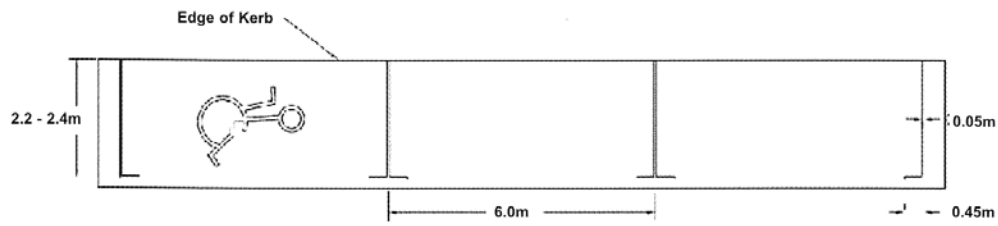
- i. Drainage shall be provided where necessary to prevent water from the access flowing onto the public road. Similarly, when an access is being constructed the existing road drainage must either be maintained or effective alternative measures provided.
- ii. Entrance between road carriageway and boundary to be graded back so that level at 3.0 metres from road edge is 100 mm below road level. This is to ensure water does not collect on or run onto the road carriageway and therefore create a hazard to road users.
- iii. Where a drain is located inside or outside the existing road boundary it may be necessary to pipe it for access purposes or for safety. It should be piped with a pipe strong enough to withstand the loads to be placed on it and of sufficient diameter to carry the maximum calculated throughflow of water. The pipeline should be backfilled to ground level with suitable granular filter material. This should discharge to the nearest appropriate watercourse. If a new pipeline needs to be placed under the public road a separate application shall be made to the relevant Local Authority for a road opening licence.
- iv. Where the development changes the layout of the ground the Council may ask for a French drain and gullies to be installed. This is to ensure that surface water is collected in a safe manner to prevent it discharging onto the road or site and to protect the bearing capacity of the road pavement. The French drain will be of a sufficient diameter (not less than 225 mm) and capable of carry the loads placed on it. It should be backfilled to ground level with suitable free draining granular filter material to be placed along the full site frontage. It should be piped to the nearest watercourse. Suitable gullies to be placed at start, end, and intersection of other drains and at not greater than 40 metres intervals. If the new pipeline needs to be placed under the public road than a separate application shall be made to the relevant Local Authority for a road opening licence.

- v. At the entrance or access, measures should be put in place to prevent water from the entrance flowing onto or collecting on the public road or entrance. These measures should consist of a cattle grid, ACO drain or gullies; the discharge from these should be piped to drainage pipeline.
- vi. Existing surface water discharge from the public road by surface and subsoil drainage onto the site must remain unimpeded and must be catered for in the design and construction.
- vii. With any application surface water collection and drainage on the site must be disposed of appropriately to ensure no surface water flows onto the public roadway or adjoining properties.
- viii. No development exempt or otherwise shall be erected over a public sewer, drain or watermain.



# **Appendix 12**

## **Parking Layout Details**



**Appendix 13**

**Form of Agreement –**

**Visibility Splays and**

**Forward/Rear**

**Visibility**

1. This AGREEMENT is made the \_\_\_\_ day of \_\_\_\_\_ 20\_\_ between \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ in the County of Monaghan (hereinafter called the Grantor) of the One Part and  
\_\_\_\_\_ of \_\_\_\_\_  
in the County of Monaghan (hereinafter called the Grantee) of the Other Part.

2. WHEREAS the Grantee has applied to Monaghan County Council for permission to carry out development on the part of the lands of \_\_\_\_\_ at \_\_\_\_\_  
\_\_\_\_\_ in the County of Monaghan registered on Folio \_\_\_\_\_ of the Register County Monaghan described in the Schedule hereto.

3. AND WHEREAS it is necessary that the Grantee provide clear line of sight of \_\_\_\_\_ metres from the entrance to their development from a point in the entrance 2.4/3.0\* metres from the road edge at a height of between 1.05 metre and 2.0 metres above ground level to an object height of between 0.26/1.05\* metres and 2.0 metres above ground level in both directions, and where necessary, provides forward/rear visibility\* of \_\_\_\_\_ metres at a height of between 1.05 metre and 2.0 metres above ground level to an object height of between 0.26/1.05\* metres and 2.0 metres above ground level.

4. The Grantor, as registered owner of the lands registered on Folio \_\_\_\_\_ of the Register County Monaghan, at the request of the Grantee and in consideration of €\_\_\_\_\_ paid by the Grantee to the Grantor, the Grantor hereby grants unto the Grantee his heirs and assigns the owners for the time being of the property described in the schedule hereto, the right at all times to carry out works (including cutting back, removal and setting back of hedgerows, fences, walls, pillars, or poles) over the area on the lands of the Grantor between the points marked "A" and "B" measuring \_\_\_\_ metres and delineated on the map (scale 1:2500/1:500\*) attached hereto to the intent that shall at all times allow for the clear line of sight and any required forward visibility described in paragraph three hereof, and undertakes not to do or permit any act or thing which would obstruct or diminish said clear line of sight / forward visibility / rear visibility\*. \*Delete that which does not apply

5. The Grantor HEREBY ASSENTS to the registration of the rights herein created being registered as a burden on the said Folio \_\_\_\_\_ County Monaghan.

ALL THAT part of the lands of comprised in Folio \_\_\_\_\_ being part of the lands

of the Register County Monaghan as delineated on the map attached hereto and thereon edged with red.

SIGNED SEALED AND DELIVERED by the said  
in the presence of:

SIGNED SEALED AND DELIVERED by the said  
in the presence of:

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**Appendix 14**

**Rural Housing Needs**

**Form**

### Instructions

This form should be completed and submitted as part of a planning application for all rural houses within the areas delineated as being under strong urban influence as indicated in the Monaghan County Development Plan 2025-2031.

Such areas include:

1. Areas around Monaghan Town
2. Areas around Carrickmacross
3. Areas around Castleblayney
4. Areas around Clones

Please answer all the questions relevant to the application. This form and documents submitted with it will be used to assess eligibility under the provisions of the development plan. Before completing this form you are advised to study the relevant provisions of the Monaghan County Development Plan 2025-2031 and in particular Section 2.13.1 which sets out policy in relation to rural housing needs.

It is in the applicant's interest to provide as much information as possible. If there are additional facts which are considered relevant and are not addressed in the application form, you can include these on a separate sheet. It should be noted that any information supplied will be included in the planning file and will be available to the public to view.

You are advised that the purpose of the foregoing form is to assist the Planning Authority to determine your eligibility for a dwelling in certain defined rural areas in the county. It is a general form applicable to all restricted areas in which it is necessary to substantiate a housing need.



**Section 1      General Information**

1. Name of the proposed adult for whom the rural housing need is being established. (This should be the same as the name under which the application has been submitted. A person 18 years of age and over will be considered to be an adult. Documentary evidence to establish this fact may be requested)

.....

.....

2. Applicant's Current Address

.....

.....

.....

3. Application site address

.....

.....

.....

4. Indicate on an OS sheet the location of your current residence in relation to the proposed dwelling. If it is not possible to include your current and proposed dwelling on the same map, then both should be provided on separate maps. Please also provide address(s) and distance between the above in kilometres

OS Sheet Included:

.....

.....

5. Indicate on an OS sheet the location of the family home in relation to the proposed dwelling. If it is not possible to include the family home and proposed dwelling on the same map, then both should be provided on separate maps. Please also provide address(s) and distance between the above in kilometres

OS Sheet Included:

.....

.....

.....

## **Section 2            Development Plan Policies**

6. Into which category of Local Need (see table below) is it considered that the occupants of the proposed dwelling house would comply with? (Please tick)

<b>Category of Applicant (Relevant Policy RSP7)</b>	<b>Relevant Documents Required</b>	<b>Documents Submitted (Please tick)</b>
<b>(a)</b> Where the applicant is a landowner, or where the dwelling is for a member of his/her immediate family.	<ul style="list-style-type: none"> <li>• Land Registry Certificate and landholding maps showing the full landholding.</li> <li>• Details of the actual total area of land owned (in hectares).</li> <li>• Evidence of when the land was purchased / acquired.</li> <li>• Where the applicant is not the landowner, a letter outlining the relationship between the landowner and the applicant signed by the applicant and landowner concerned. The document should be witnessed and stamped by a solicitor.</li> </ul>	
<b>(b)</b> Where the dwelling is for an individual who has lived in the local rural area for a minimum period of five years prior to the date of submission of a planning application.	<ul style="list-style-type: none"> <li>• Details of all places of residence over the last 10 years.</li> <li>• If returning to an area where you had previously lived, provide details of previous places of residences.</li> <li>• Proof of residence in the local area for a five year period e.g. Letter from school, church, birth/baptismal records, utility bills.</li> </ul> <p><b>Note: Map is also required showing current / previous local residence</b></p>	

<p><b>(c)</b>Where the dwelling is required to meet the needs of a person working in an established rural based agricultural, commercial, industrial or other enterprise in the local area, where the person derives his/her main income from that activity, or by a member of his/her immediate family. Such circumstances may also include such persons whose work is intrinsically linked to the local rural area (such as teachers in rural schools).</p>	<ul style="list-style-type: none"> <li>• Details of the principal occupation.</li> <li>• Place of work.</li> <li>• Name and address of employer.</li> </ul> <p><b>Map must be submitted indicating location of employment in relation to the application site.</b></p> <ul style="list-style-type: none"> <li>• Substantiated proof that main income is derived from the rural based agricultural, commercial, industrial enterprise e.g. audited accounts from accountant.</li> <li>• Background information outlining reason employment should be considered as intrinsically linked to the local rural area.</li> </ul>	
<p><b>(d)</b> Where the dwelling is to facilitate a retiring farmer, where the applicant last worked principally as a farmer in the local area, or by a widow or widower of someone who last worked principally as a farmer in the local area.</p>	<ul style="list-style-type: none"> <li>• Proof that they or their spouse were involved in farming.</li> <li>• Townlands of the lands farmed.</li> <li>• Area of lands farmed (ha).</li> <li>• Period during which these lands were farmed.</li> <li>• Substantiated proof that main income was derived from the agricultural enterprise e.g. audited accounts from accountant.</li> </ul> <p><b>Map must be submitted indicating lands previously farmed and outlined on map in blue, even where these lands have now been disposed of.</b></p>	
<p><b>(e)</b> The dwelling is required to facilitate site specific and compelling special domestic or personal circumstances, where genuine hardship would result if planning permission were refused. In these circumstances the onus will be placed on the applicant to justify why other alternative solutions, such as a house extension, granny flat or mobile home, cannot be considered.</p>	<ul style="list-style-type: none"> <li>• Submission of a statement of justification explaining what genuine hardship would result in the absence of planning permission being granted.</li> </ul> <p><b>Because of the individual and varied circumstances behind each application it is not possible to offer comprehensive guidance. Consequently it would be advisable to contact the Planning Authority to discuss the situation and criteria/information to be submitted in regard to this exception.</b></p>	
<p><b>(f)</b> The dwelling is to replace an existing dwelling, where the dwelling to be replaced; was in use or last used as a dwelling; has not been changed to a dwelling from another use without</p>	<ul style="list-style-type: none"> <li>• Specific dates of when the dwelling was last occupied.</li> <li>• Substantive proof of when the dwelling was last occupied e.g. utility bills/bank statement etc</li> </ul>	

planning permission; has not been vacant for a period in excess of 10 years prior to the date of submission of a planning application; shall exhibit all the essential characteristics of a habitable dwelling house and shall be reasonably intact.		
<b>(g)</b> The sympathetic change of use of a protected structure or a non protected vernacular building (where the building is an important element in the landscape or of local, architectural or historic merit) into residential use, where this secures its upkeep and survival, and the character and architectural or historic interest of the building would be preserved or enhanced. Proposals for a change of use should incorporate details of all intended alterations to the building and its cartilage to demonstrate their effect on its appearance, character and setting.		
<b>(h)</b> Where the dwelling is for an emigrant who is returning to the local area, where he/she had previously lived for a minimum period of 5 continuous years.	<ul style="list-style-type: none"> <li>• Details of all places of residence over the last 10 years.</li> <li>• If returning to an area where you had previously lived, provide details of previous places of residence.</li> <li>• Proof of residence in the local area for a five year period e.g. Letter from school, church, birth/baptismal records, utility bills.</li> <li>• Map indicating previous residence of applicant.</li> <li>• Land registry map and folio number indicating lands in family ownership, even where those lands have now been disposed of.</li> </ul>	

A **Landowner** is defined as an individual with a minimum landholding in the local rural area of 4 hectares, which he or she has owned for a minimum period of 5 years prior to the date of submission of a planning application.

**Immediate family** is considered to be a sibling, son or daughter or adopted child of the landowner. Where the landowner's child(ren) have resided outside the state or N. Ireland for a minimum continuous period of 10 years or where the landowner has no children, a niece/nephew maybe

considered a landowners family member.

A **local area** is defined as being within a radius of 4 kilometres

A **rural area** is defined as outside the defined development limits of a settlement

7. Have you submitted a certified copy of the land registry map and accompanying folio map showing all land in the ownership of the applicant?

(Please note that a failure to submit this information will result in delays with the processing of this application)

Yes \_\_\_\_\_ No \_\_\_\_\_

(Note: A map of the entire landholding from which the site is taken must be submitted - not just the field in question)

8. Are you aware that in the event that planning permission is granted an occupancy condition will be applied and in some cases a Section 47 agreement in accordance with the Act (Planning & Development Acts 2000-2010) restricting residency to the applicant for a period of 7 years, will be attached?

Yes \_\_\_\_\_ No \_\_\_\_\_

**I hereby declare that the information contained in this form is correct**

Signature : \_\_\_\_\_

Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

(i) The giving of false or misleading information or failure to complete the form accurately and in full will result in delays with the processing of this application.

(ii) Before completing this form you are advised to study the relevant provisions of the Monaghan County Development Plan (2025-2031) and in particular Section 2.13.1 which sets out policy in relation to rural housing needs.

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# **Appendix 15**

## **Taking in Charge**

### **Form**

**Monaghan Local Authorities**  
***Údaráis Áitiúla Mhuineacháin***



**Application to have development taken in charge by the local authority**

**Applicant's Name:** \_\_\_\_\_

**Applicant's Address:** \_\_\_\_\_

**Telephone No.:** \_\_\_\_\_

**Development Name:** \_\_\_\_\_

**Developer's Name:** \_\_\_\_\_

**Developer's Address:** \_\_\_\_\_

**Developer's Telephone No.:** \_\_\_\_\_

**O.S. Map Number:** \_\_\_\_\_

**Planning Reference Numbers:** \_\_\_\_\_

**Development Contribution Receipt**

**Numbers:** \_\_\_\_\_

**Connection Fee Receipt Numbers:** \_\_\_\_\_



**No of Houses:** \_\_\_\_\_

**No of Apartments:** \_\_\_\_\_

**No of Commercial Units:** \_\_\_\_\_

**Area of Public Spaces:** \_\_\_\_\_

**As-Constructed drawings completed by:** \_\_\_\_\_

**Qualification:** \_\_\_\_\_

**Items Submitted with this Application form: (Tick as Appropriate)**

**As Constructed Drawings:** \_\_\_\_\_

**Public lighting Design:** \_\_\_\_\_

**Certificate from public lighting service  
provider regarding public lighting:** \_\_\_\_\_

**Certificate from telephone service  
provider Regarding Services:** \_\_\_\_\_

**Certificate from cable television service  
Provider Regarding Services:** \_\_\_\_\_

**Security Bond/Cash/Site:** \_\_\_\_\_

**Amount:** \_\_\_\_\_

**Expiry:** \_\_\_\_\_

**Third Party Insurance Certificate:** \_\_\_\_\_

**Copies of Wayleaves:** \_\_\_\_\_

**Drainage Layout plans:** \_\_\_\_\_

**Grass Seed Mixture:** \_\_\_\_\_

**Public Lighting**

**No of Public Lights:** \_\_\_\_\_

**Type of Lantern:** \_\_\_\_\_

**Roads and Footpaths**

**Length of Roadway:** \_\_\_\_\_

**Width of Roadway:** \_\_\_\_\_

**Construction Details**

**Sub-base:** \_\_\_\_\_

**Roadbase:** \_\_\_\_\_

**Length of Footpaths:** \_\_\_\_\_

**Width of Footpaths:** \_\_\_\_\_

**Construction Details:** \_\_\_\_\_

### Watermains

Lengths	Diameters(mm)	Material	Class

Size of Water Meter: \_\_\_\_\_

Average Water Consumption

Per day: \_\_\_\_\_

Detail any water/Sewerage Pump \_\_\_\_\_

Number of Hydrants: \_\_\_\_\_

Number of Marker plates: \_\_\_\_\_

### Foul Sewers

Number of Foul Sewer Manholes: \_\_\_\_\_

Lengths	Diameters (mm)	Material

**Surface Water Sewers**

**Number of S.W.S Manholes:** \_\_\_\_\_

**Number of Road Gullies:** \_\_\_\_\_

<b>Lengths</b>	<b>Diameters (mm)</b>	<b>Material</b>

**Open Spaces**

**Area(s):** \_\_\_\_\_

**I the undersigned hereby apply to have the aforementioned elements of the above development taken in charge by the local authority.**

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Monaghan Local Authorities**  
**Údaráis Áitiúla Mhuineacháin**



**Certificate No. 1**

**Name of Estate:** \_\_\_\_\_

**For the benefit of the local authority, this is to certify that:**

**Sewers have been tested and passed in accordance with the requirements of Clause 3.20 of “Recommendations for Site Development Works for Housing Areas” – Department of Environment and Local Government (November 1998).**

**Type of test:** \_\_\_\_\_

**Did a relevant local authority official witness the test?** \_\_\_\_\_

**Name of official who witnessed the test?** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Planning Ref. Number :** \_\_\_\_\_

**Professional Qualifications** \_\_\_\_\_

**Notes:**

- 1. It is a requirement that Certifiers hold professional indemnity insurance and tax clearance certificates.*
- 2. Appropriate standards include Irish Standards, British Standards Codes of Practice and their EU equivalent.*
- 3. All construction work to comply with the Building Regulations.*

**Monaghan Local Authorities**  
**Údaráís Áitiúla Mhuineacháin**



**Certificate No. 2**

**Name of Estate:** \_\_\_\_\_

**For the benefit of the local authority, this is to certify that:**

**Water supply pipes have been tested and sterilised to the requirements of Clause 4.18 of “Recommendations for Site Development Works for Housing Areas” – Department of Environment and Local Government (November 1998).**

**Type of test:** \_\_\_\_\_

**Did a relevant local authority official witness the test?** \_\_\_\_\_

**Name of official who witnessed the test?** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Planning Reference No:** \_\_\_\_\_

**Professional Qualifications:** \_\_\_\_\_

**Notes:**

- 1. It is a requirement that Certifiers hold professional indemnity insurance and tax clearance certificates in accordance with the taking in charge policy.*
- 2. Appropriate standards include Irish Standards, British Standards Codes of Practice and their EU equivalent.*
- 3. All construction work to comply with the Building Regulations*

**Monaghan Local Authorities**  
**Údarás Áitiúla Mhuineacháin**



**Certificate No. 3**

**Name of Estate:** \_\_\_\_\_

**For the benefit of the local authority, this is to certify that:**

**This is to certify that the roads and footpaths comply with the requirements of Monaghan Local Authorities “Taking in Charge Policy for Private Housing Developments” document.**

**Number of and location of cores taken** \_\_\_\_\_

**Did a relevant local authority official witness the test?** \_\_\_\_\_

**Name of official who witnessed the test?** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Planning Reference Number** \_\_\_\_\_

**Professional Qualifications:** \_\_\_\_\_

**Notes:**

1. *It is a requirement that Certifiers hold professional indemnity insurance and tax clearance certificates.*
2. *Appropriate standards include Irish Standards, British Standards Codes of Practice and their EU equivalent.*
3. *All construction work to comply with the Building Regulations*

**Monaghan Local Authorities**  
**Údaráis Áitiúla Mhuineacháin**



**Certificate No. 4**

**Name of Estate:** \_\_\_\_\_

**For the benefit of the local authority, this is to certify that:**

**The development complies fully with the grant of Planning Permission documentation and all associated conditions attached.**

**Signature:** \_\_\_\_\_

**Planning Reference Number** \_\_\_\_\_

**Professional Qualifications:** \_\_\_\_\_

**Notes:**

1. *It is a requirement that Certifiers hold professional indemnity insurance and tax clearance certificates.*
2. *Appropriate standards include Irish Standards, British Standards Codes of Practice and their EU equivalent.*
3. *All construction work to comply with the Building Regulations*



**Appendix 16**

**Infrastructure**

**Assessment and**

**Settlement Capacity**

**Audit**

## **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.

## Residential and Town Centre Zoned Lands

### Monaghan Town

Site Details			Availability of Infrastructure						Tier	Comment
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting		
MT 1	Derrynagrew	0.1632	✓	✓	✓	✓	✓	✓	1	
MT 2	Tullyhirm	1.7757	✓	✓	✓	✓	✓	✓	1	
MT 3	Tullyhirm	0.1691	X	✓	✓	✓	X	X	2	
MT 4	Tullyhirm	2.2613	X	X	X	✓	X	X	2	
MT 5	Tullyhirm, Annahagh & Tirkeenan	12.9248	✓	✓	✓	✓	X	X	2	
MT 6	Latlorcan	5.3926	✓	✓	✓	✓	✓	✓	1	
MT 7	Latlorcan	3.8705	✓	✓	✓	✓	✓	✓	1	
MT 8	Aghnasedagh	2.6457	✓	✓	✓	✓	✓	✓	1	
MT 9	Latlorcan	8.2624	✓	✓	✓	✓	✓	✓	1	
MT 10	Killygowan	11.9098	✓	✓	✓	✓	✓	✓	1	
MT 11	Aghananimy	10.15	X	X	X	X	X	X	2	
MT 12	Killygowan	1.6300	✓	✓	✓	✓	✓	✓	1	
MT 13	Drumbear	0.5421	✓	✓	✓	✓	✓	✓	1	
MT 14	Drumbear	1.8869	✓	✓	✓	✓	✓	✓	1	
MT 15	Drumbear	2.2063	✓	✓	✓	✓	✓	✓	1	
MT 16	Dunsinare	0.3808	✓	✓	✓	✓	✓	✓	1	
MT 17	Drumbear	0.6364	✓	✓	✓	✓	✓	✓	1	
MT 18	Drumbear	1.9143	✓	✓	✓	✓	✓	✓	1	
MT 19	Drumbear	1.0266	✓	✓	✓	✓	✓	✓	1	
MT 20	Drumbear	1.3840	✓	✓	✓	✓	✓	✓	1	
MT 21	Tully	2.1784	✓	✓	✓	✓	✓	✓	1	
MT 22	Tully & Dunsinare	8.2058	✓	✓	✓	✓	✓	✓	1	
MT 23	Mullyaghcroghery	0.7533	✓	✓	✓	✓	✓	✓	1	
MT 24	Mullaghmatt	0.1510	✓	✓	✓	✓	✓	✓	1	
MT 25	Mullaghmatt	0.9361	✓	✓	✓	✓	✓	✓	1	
MT 26	Killyconnigan	0.1026	✓	✓	✓	✓	✓	✓	1	
MT 27	Tullygrimes	0.2845	✓	✓	✓	✓	✓	✓	1	

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.
--	--	--	--	--	--	--	--	--	--	--

\* 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.

# Carrickmacross Town

Site Details			Availability of Infrastructure						Tier	Comment
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting		
CK 1	Cloghvalley Lower	0.3060	✓	✓	✓	✓	✓	✓	1	
CK 2	Cloghvalley Lower	1.0222	✓	✓	✓	✓	✓	✓	1	
CK 3	Cloghvalley Lower	4.6580	✓	✓	✓	✓	✓	✓	1	
CK 4	Cloghvalley Upper	1.2400	✓	✓	✓	✓	✓	✓	1	
CK 5	Cloghvalley Upper	2.7339	✓	✓	✓	✓	✓	✓	1	
CK 6	Cloghvalley Upper	0.2585	✓	✓	✓	✓	✓	✓	1	
CK 7	Lisanisk	0.6511	✓	✓	✓	✓	✓	✓	1	
CK 8	Drummond Otra	0.9370	✓	✓	✓	✓	✓	✓	1	Same owner as adjoining commercial enterprise. Public footpath and public lighting located along R178.
CK 9	Lisanisk	1.1038	✓	✓	✓	✓	✓	✓	1	
CK10	Lisanisk	5.5866	✓	✓	✓	✓	✓	✓	1	
CK 11	Drummond Otra	0.5831	✓	✓	✓	✓	✓	✓	1	
CK12	Drummond Otra	2.7643	✓	✓	✓	✓	✓	✓	1	
CK13	Drummond Otra	3.0249	✓	✓	✓	✓	✓	✓	1	
CK14	Drummond Otra	0.9432	✓	✓	✓	✓	✓	✓	1	
CK15	Drummond Otra	0.7982	✓	✓	✓	✓	✓	✓	1	
CK16	Drummond Otra	0.2031	✓	✓	✓	✓	✓	✓	1	
CK17	Tullynaskeagh East	0.3430	✓	✓	✓	✓	✓	✓	1	
CK18	Tullynaskeagh East	0.2596	✓	✓	✓	X	✓	✓	2	
CK19	Magheross	2.0244	✓	✓	✓	✓	✓	✓	1	
CK20	Magheross	2.8037	✓	✓	✓	✓	✓	✓	1	
CK21	Magheross	0.4316	✓	✓	✓	✓	✓	✓	1	
CK22	Kilmactrasna	5.2163	✓	✓	✓	✓	✓	✓	1	
CK23	Kilmactrasna	3.7785	✓	✓	✓	✓	✓	✓	1	

CK24	Mullanarry	0.2134	✓	✓	✓	✓	✓	✓	1	
CK25	Mullanarry	4.3706	✓	✓	✓	✓	✓	✓	1	
CK26	Mullanarry	0.4179	✓	✓	✓	✓	✓	✓	1	
CK27	Mullanarry	1.0355	✓	✓	✓	✓	✓	✓	1	Site is located within the same ownership as CK24 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	
CK49 ~	Lurgans	2.653	✓	✓	✓	✓	✓	✓	1	Same landowner as CK29. Footpath



										and Lighting located along LS8904
CK50~	Derryolam	1.595	✓	✓	✓	✓	X	X	2	

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~ 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.

## Castleblayney Town

Site Details			Availability of Infrastructure						Tier	Comment
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting		
CB 1	Corracloghan	0.4865	✓	✓	✓	✓	✓	✓	1	
CB 2	Moraghy	1.5993	✓	✓	✓	✓	✓	✓	1	
CB 3	Killycard	2.3188	✓	✓	✓	✓	✓	✓	1	Owner of site also owns portion of CB4 which provides direct access to R181, as well as public footpath and lighting.
CB 4	Killycard	0.7076	✓	✓	✓	✓	✓	✓	1	
CB 5	Bree	0.5102	✓	✓	✓	✓	✓	✓	1	
CB 6	Bree	3.4343	✓	✓	✓	✓	✓	✓	1	
CB 7	Connabury	2.5317	✓	✓	✓	✓	✓	✓	1	
CB 8	Connabury Tullanacrunat &	2.0671	✓	✓	✓	✓	✓	✓	1	
CB 9	Tullanacrunat & Bree	3.5741	✓	✓	✓	✓	✓	✓	1	
CB10	Tullanacrunat	0.9277	✓	✓	✓	✓	✓	✓	1	
CB11	Connabury	0.5713	✓	✓	✓	✓	✓	✓	1	
CB12	Bree	1.8134	✓	✓	✓	✓	✓	✓	1	
CB13	Connabury	5.2180	✓	✓	✓	✓	✓	✓	1	
CB14	Connabury	0.2456	✓	✓	✓	✓	✓	✓	1	
CB15	Annahale	0.8905	✓	✓	✓	✓	✓	✓	1	
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.

## Clones Town

Site Details			Availability of Infrastructure						Tier	Comment
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting		
CL 1	Clonedergole	0.0969	✓	✓	✓	✓	✓	✓	1	
CL 2	Mullanamoy	1.7401	✓	✓	✓	✓	✓	✓	1	
CL 3	Mullanamoy	0.8440	✓	✓	✓	✓	✓	✓	1	
CL 4	Clonboy	0.0889	✓	✓	✓	✓	✓	✓	1	
CL 5	Carn (Dartry By)	0.3786	✓	✓	✓	✓	✓	✓	1	
CL 6	Carn (Dartry By)	0.3059	✓	✓	✓	✓	X	X	2	
CL 7	Liseggerton	0.5020	✓	✓	✓	✓	✓	✓	1	
CL 8	Liseggerton	0.4404	✓	✓	✓	✓	✓	✓	1	
CL 9	Clonkeen (Cole)	0.9559	✓	✓	✓	✓	X	X	2	
CL10	Liseggerton	5.8704	✓	✓	✓	✓	✓	✓	1	
CL11	Crossmoyle	7.5950	✓	✓	✓	✓	✓	✓	1	
CL12	Crossmoyle & Carn	2.7008	✓	✓	✓	✓	✓	✓	1	
CL13	Largy	0.4867	✓	✓	✓	✓	✓	✓	1	
CL14	Largy	0.9437	✓	✓	✓	✓	✓	✓	1	
CL15	Largy	1.6735	✓	✓	✓	✓	✓	✓	1	
CL16	Legarhill	0.5415	✓	✓	✓	✓	✓	✓	1	
CL17	Legarhill	0.1393	✓	✓	✓	✓	✓	✓	1	
CL18	Legarhill	0.6785	✓	✓	✓	✓	✓	✓	1	
CL19	Legarhill	0.4132	✓	✓	✓	✓	✓	✓	1	
CL20	Altartate Glebe	1.6908	✓	✓	✓	✓	✓	✓	1	
CL21	Altartate Glebe	2.9086	✓	✓	✓	✓	✓	✓	1	
CL22	Largy	2.3287	✓	✓	✓	✓	X	X	2	
CL23	Clonkeen (Cole)	0.5401	✓	✓	✓	✓	✓	✓	1	
CL24	Clonkeen (Cole)	0.2991	✓	✓	✓	✓	✓	✓	1	
CL25	Clonkeen (Cole)	1.5691	✓	✓	✓	✓	✓	✓	1	
CL26	Clonkeen (Cole)	0.8929	✓	X	X	X	X	X	2	
CL27 *	Liseggerton	4.096	✓	✓	✓	✓	✓	✓	1	
CL28 *	Clonkeen (Cole)	0.6610	✓	✓	✓	✓	X	X	2	

CL29 ^	Liseggerton	0.686	✓	✓	✓	✓	✓	✓	1	Majority of site developed for residential purposes- Eanaigh Alta
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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.

## Ballybay Town

Site Details			Availability of Infrastructure						Tier	Comment
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting		
BB 1	Derrynaloobinagh	0.2775	✓	✓	✓	✓	✓	✓	1	
BB 2	Derrynaloobinagh	0.3501	✓	✓	✓	✓	✓	✓	1	
BB 3	Derrynaloobinagh	1.3201	✓	✓	✓	✓	✓	✓	1	
BB 4	Corkeeran	0.5899	✓	✓	✓	✓	✓	✓	1	
BB 5	Corrybrannan	1.4748	✓	✓	✓	✓	✓	✓	1	
BB 6	Corrybrannan	0.4071	✓	✓	✓	✓	✓	✓	1	
BB 7	Corrybrannan	0.2913	✓	✓	✓	✓	✓	✓	1	
BB 8	Corrybrannan	0.8638	✓	✓	✓	✓	✓	✓	1	
BB 9	Cornamucklaglass	2.4331	✓	✓	✓	✓	✓	✓	1	
BB10	Corrybrannan	3.2648	✓	✓	X	✓	✓	✓	1	
BB11	Cornamucklaglass	0.4232	✓	✓	✓	✓	✓	✓	1	
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	✓	✓	✓	✓	✓	✓	1	Owner of site also owns portion of BB3 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.

## Employment Zoned Lands

### Monaghan Town

Site Details			Availability of Infrastructure						Tier	UÉ Comment	Costing
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting			
MN IEE 1	Tullyhirm Knockaconny Drumrutagh Annahagh	77.7442	✓	✓	x	✓	✓	✓	2	WWPS within the site to the south. Northern portion of the site could potentially be served by Knockaconny WWTP.	
MN IEE 2	Annahagh	25.3452	✓	✓	x	✓	✓	✓	2		
MN IEE 3	Tirkeenan	6.0426	✓	✓	✓	✓	✓	✓	1		
MN IEE 4	Latlorcan	1.9101	✓	✓	x	✓	✓	✓	2		
MN IEE 5	Killygowan	0.9823	✓	✓	x	✓	✓	x	2		
MN IEE 6	Dunsinare	22.0843	x	x	x	✓	x	x	2	likely connection would be to the 300mm dia. sewer ca. 500m to the northwest, along the canal.  upgrades at Old Armagh Road WWPS may be required depending on scale of development.  Water Supply: likely connection would be to the 250mm dia. Ca. 500m to the northwest, along the canal.	
MN IEE 7	Killyconigan	4.3694	✓	✓	x	✓	✓	✓	2	upgrades at Old Armagh Road WWPS may be required depending on scale of development.	



MN IEE 8	Gortakeegan	8.2831	x	✓	x	✓	✓	✓	2	<p>long sewer extensions required to connect via public roads (ranging from approx. 100m to 600m).</p> <p>upgrades at Old Armagh Road WWPS may be required depending on scale of development.</p>	
MN IEE 9	Tullygrimes	8.2270	x	✓	x	✓	✓	✓	2	public sewer is approx. 1km away; however, it may be possible to connect to the private network in the adjacent business park, subject to third party permissions. On-site pumping and upgrades may be required.	
MN IEE 10	Cornacecassa Demesne	31.7401	x	x	x	✓	x	x	2	<p>upgrades at Old Armagh Road WWPS may be required depending on scale of development.</p> <p><b>Water Supply:</b> may also require a watermain extension to connect via public roads (approx. 200m). Upgrades may be required.</p>	

MN IEE 11	Gallanagh	16.0248	x	✓	x	✓	x	x	2	long sewer network extensions required to connect via public roads to the combined sewer at the junction of Milltown Road and Rowantree Road (ranging from approx. 190m to 790m). However, there is a rising main along Milltown Road from Arthur Mallons private pumping station and there is also another private pumping station in this area. Both pump into the combined sewer at the junction .	
MN IEE 12	Drumgarran	8.6193	x	✓	x	✓	✓	✓	2	long sewer extensions required to connect via public roads (ranging from approx. 100m to 600m).	
MN IEE 13	Mullaghduin	6.1305	x	✓	x	✓	✓	✓	2	long sewer network extensions required to connect via public roads to the combined sewer at the junction of Milltown Road and Rowantree Road (ranging from approx. 190m to 790m). However, there is a rising main along Milltown Road from Arthur Mallons private pumping station and there is also another private pumping station in this area. Both pump into the combined sewer at the junction.	



# Carrickmacross Town

Site Details			Availability of Infrastructure						Tier	UÉ Comment	Costing
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting			
CK IEE 1	Cloghvalley Lower	11.1027	✓	✓	x	✓	x	x	2		
CK IEE 2	Cloghvalley Lower	8.7800	✓	✓	x	✓	x	x	2		
CK IEE 3	Cloghvalley Lower & Monanny	31.7099	x	✓	x	✓	x	x	2		
CK IEE 4	Cloghvalley Lower & Cloghvalley Upper	9.4489	✓	✓	x	✓	✓	✓	2		
CK IEE 5	Nafarty	10.2820	x	✓	x	✓	x	x	2	Served by a 7" cast iron main, further investigation required and localised watermain upgrades may be necessary.	
CK IEE 6	Nafarty & Drummond Etra & Derryolam	10.9096	✓	✓	✓	✓	✓	✓	1		
CK IEE 7	Drummond Etra	3.1025							1		
CK IEE 8	Cloughvalley Upper	1.1148	✓	✓	✓	✓	✓	✓	1		
CK IEE 9	Drummond Otra	0.3757							1		
CK IEE 10	Drummond Otra	1.6298	✓	✓	✓	✓	✓	✓	1		
CK IEE 11	Drummond Otra	4.5688	✓	✓	x	✓	✓	✓	2		
CK IEE 12	Magheross & Magheraboy	24.4540	✓	x	x	✓	x	x	2		
CK IEE 13	Magheross	1.0084	✓	✓	✓	✓	✓	✓	1	the nearest public water supply infrastructure is 150-250m away, private	



### Castleblayney Town

Site Details			Availability of Infrastructure						Tier	UÉ Comments	Costing
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	✓	✓	x	✓	✓	✓	2	upgrade of Monaghan Road WWPS may be required depending on scale of development.	
CB IEE 2	Muldrumman & Killicard & Moraghy & Corracloghan	31.4751	x	✓	x	✓	x	x	2		
CB IEE 3	Moraghy	10.6182	✓	✓	x	✓	✓	✓	2	served by 150mm sewers and may require upgrades.	
CB IEE 4	Tullyskerry & Killicard	9.0562	✓	✓	x	✓	✓	✓	2		
CB IEE 5	Killicard	0.1187	✓	✓	x	✓	✓	✓	2	100m extension may be required to the sewer network on Mile Hill Road.	
CB IEE 6	Killicard & Bree & Tullanacrunant	14.7168	✓	✓	x	✓	x	x	2		



## Ballybay Town

[illegible]



### **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)

# 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	✓	✓	✓	

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

## 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.
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## 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.

## 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.

## 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	<p>North western and south eastern portion of lands developed.</p> <p>Road proposal through portion of lands</p> <p>Pluvial flooding on portion of site.</p>
CB IEE 2	✓	✓	✓	<p>Planning application 21/535 (3 commercial units).</p> <p>Portions of land developed.</p> <p>Pluvial flooding on portion of land.</p>
CB IEE 3	✓	✓	✓	<p>Planning application 23/40 (Factory)</p> <p>South eastern portion of site developed.</p> <p>Pluvial flooding on portion of site.</p>
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	<p>Majority of site developed.</p> <p>Portion of site subject to pluvial flooding</p> <p>Road upgrade proposed</p>

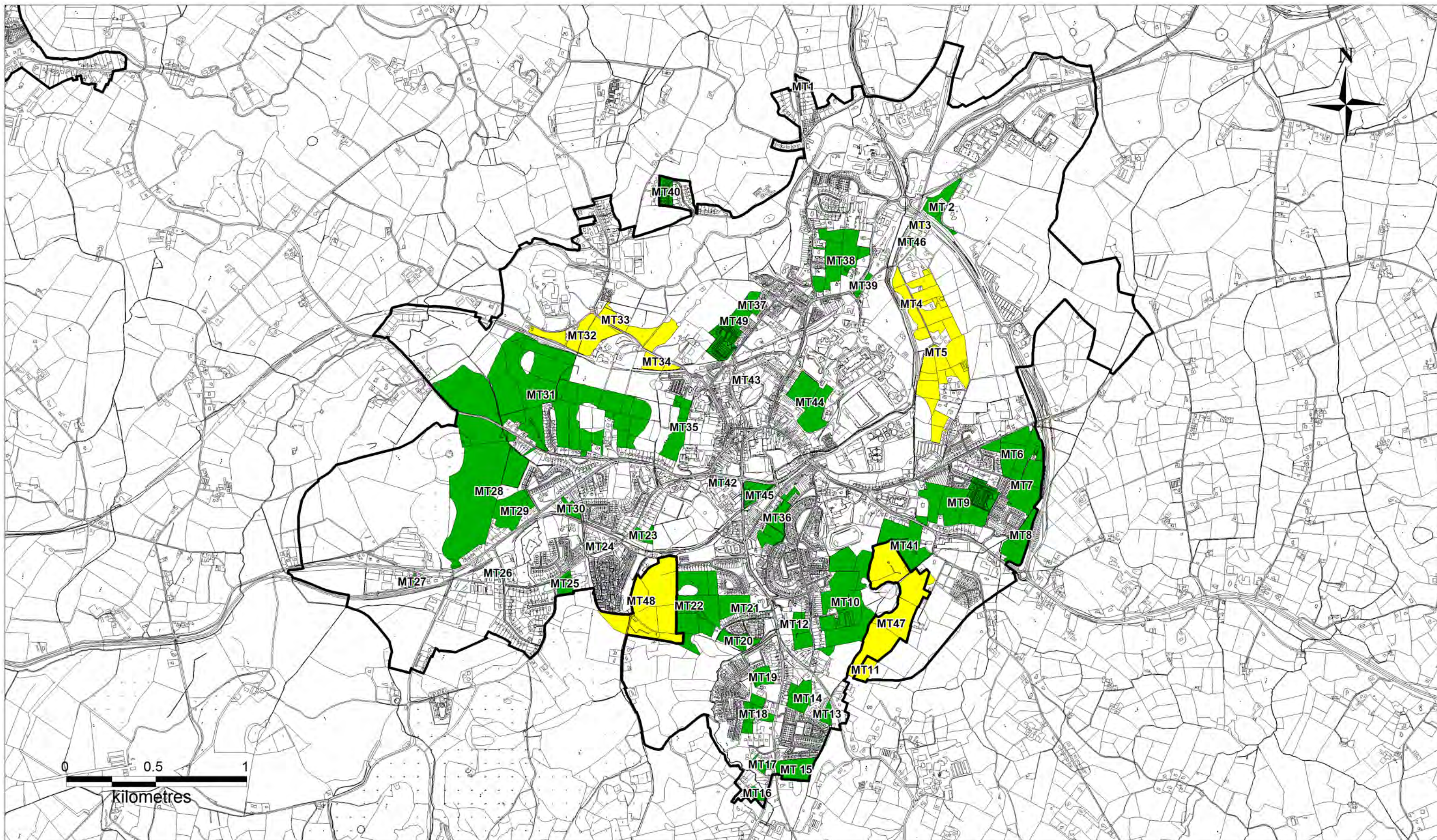
## Clones Town

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.





# Monaghan Town (Residential Lands)

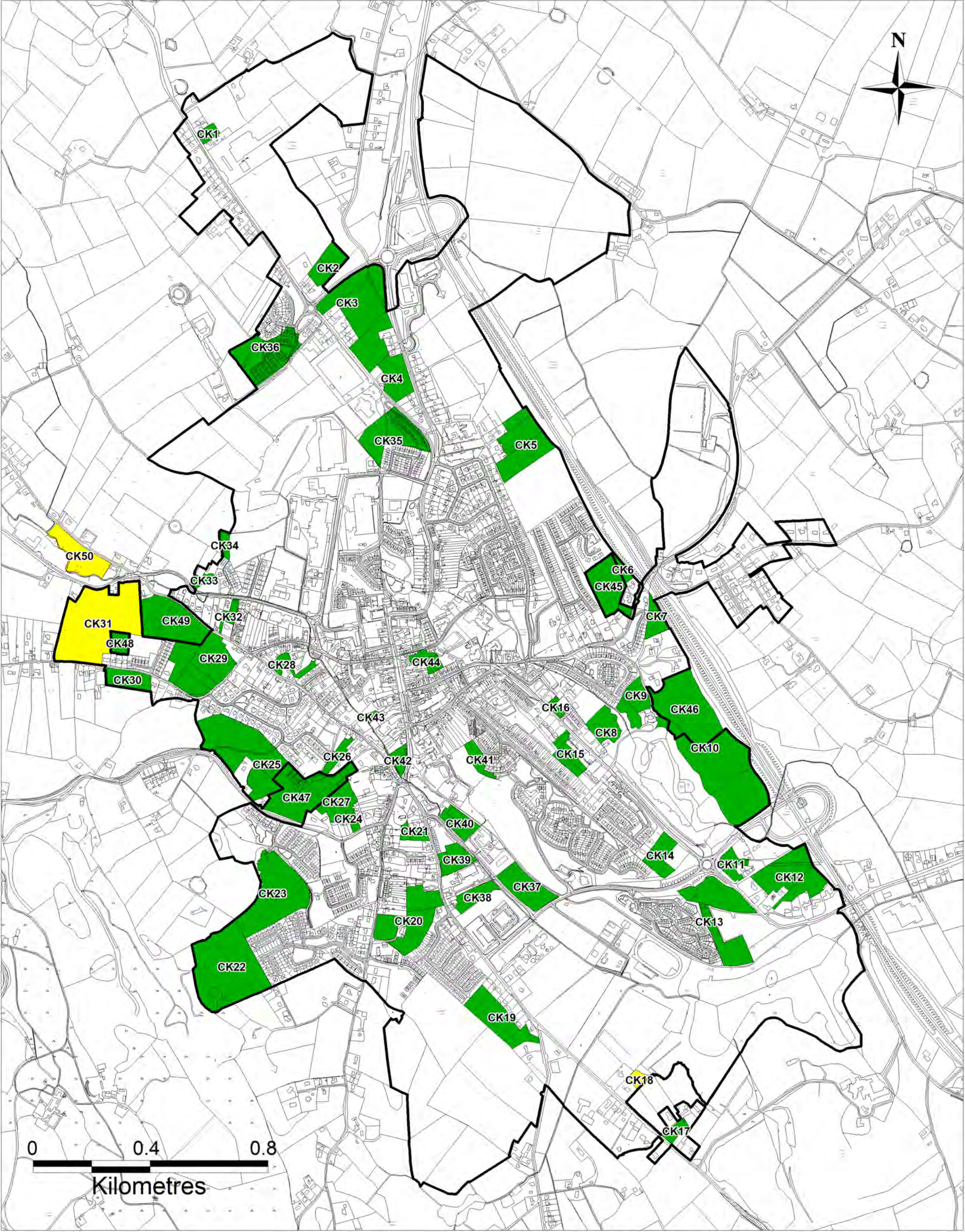
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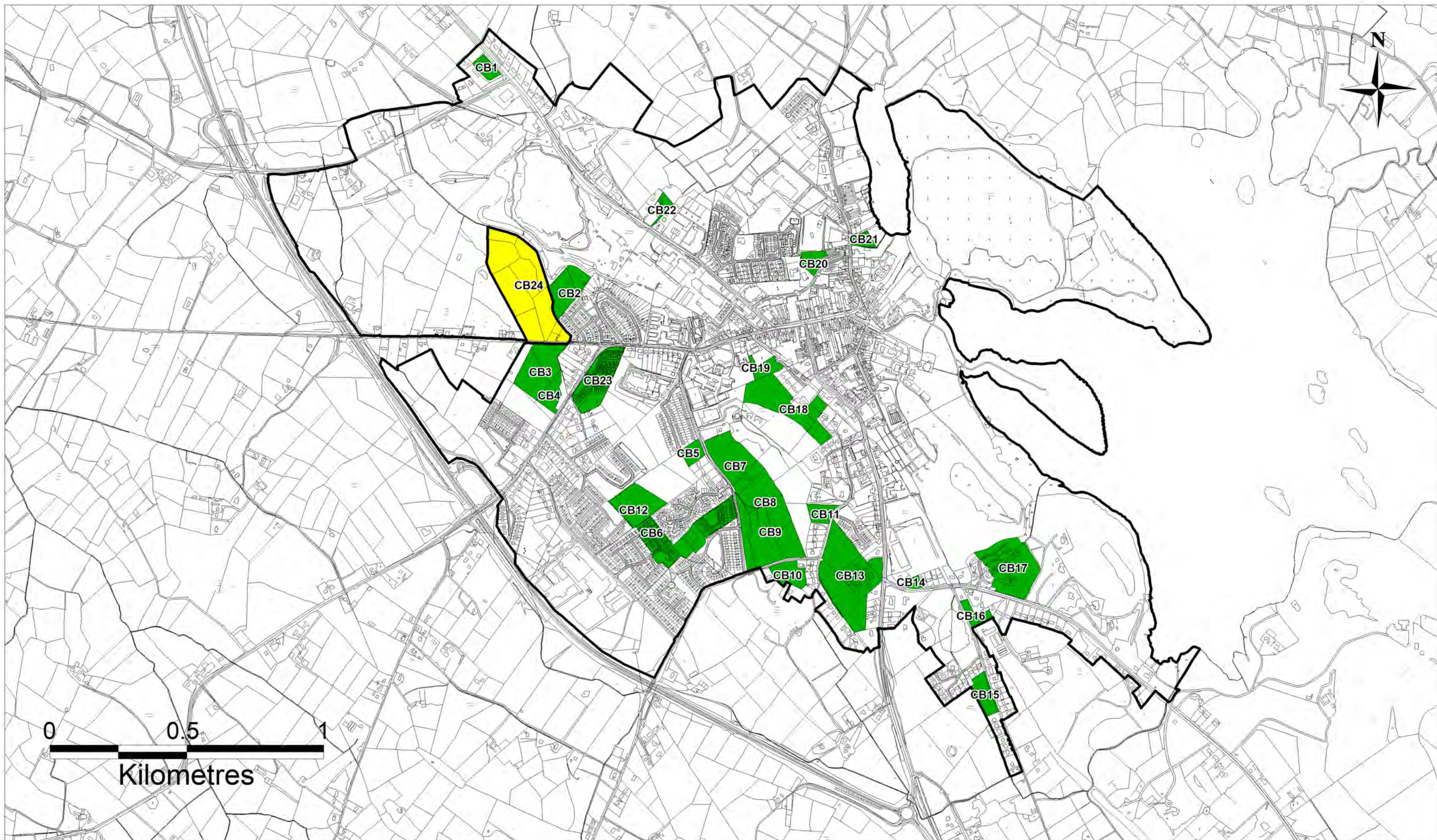


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# Castleblayney (Residential Lands)

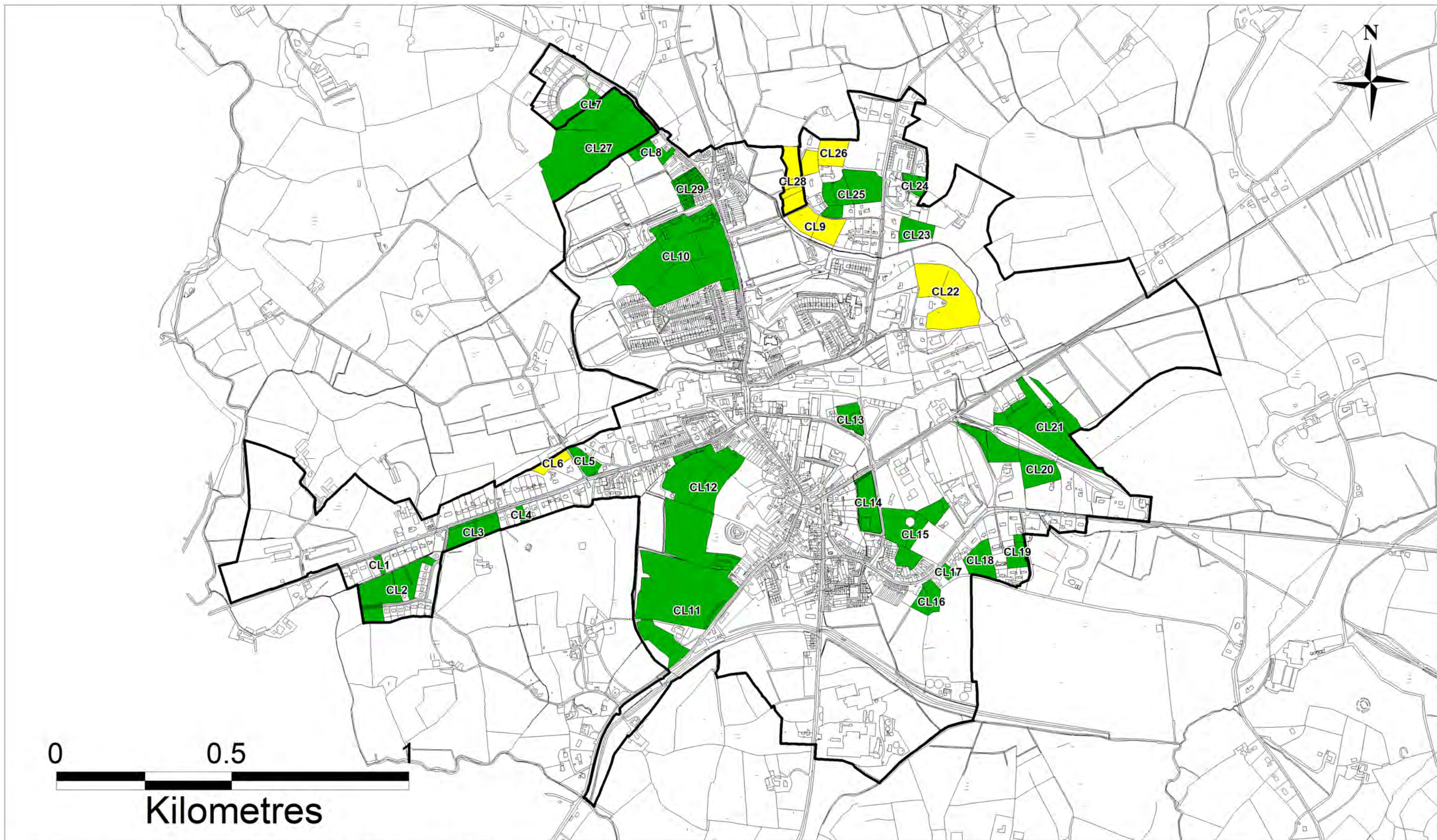
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# Clones (Residential Lands)

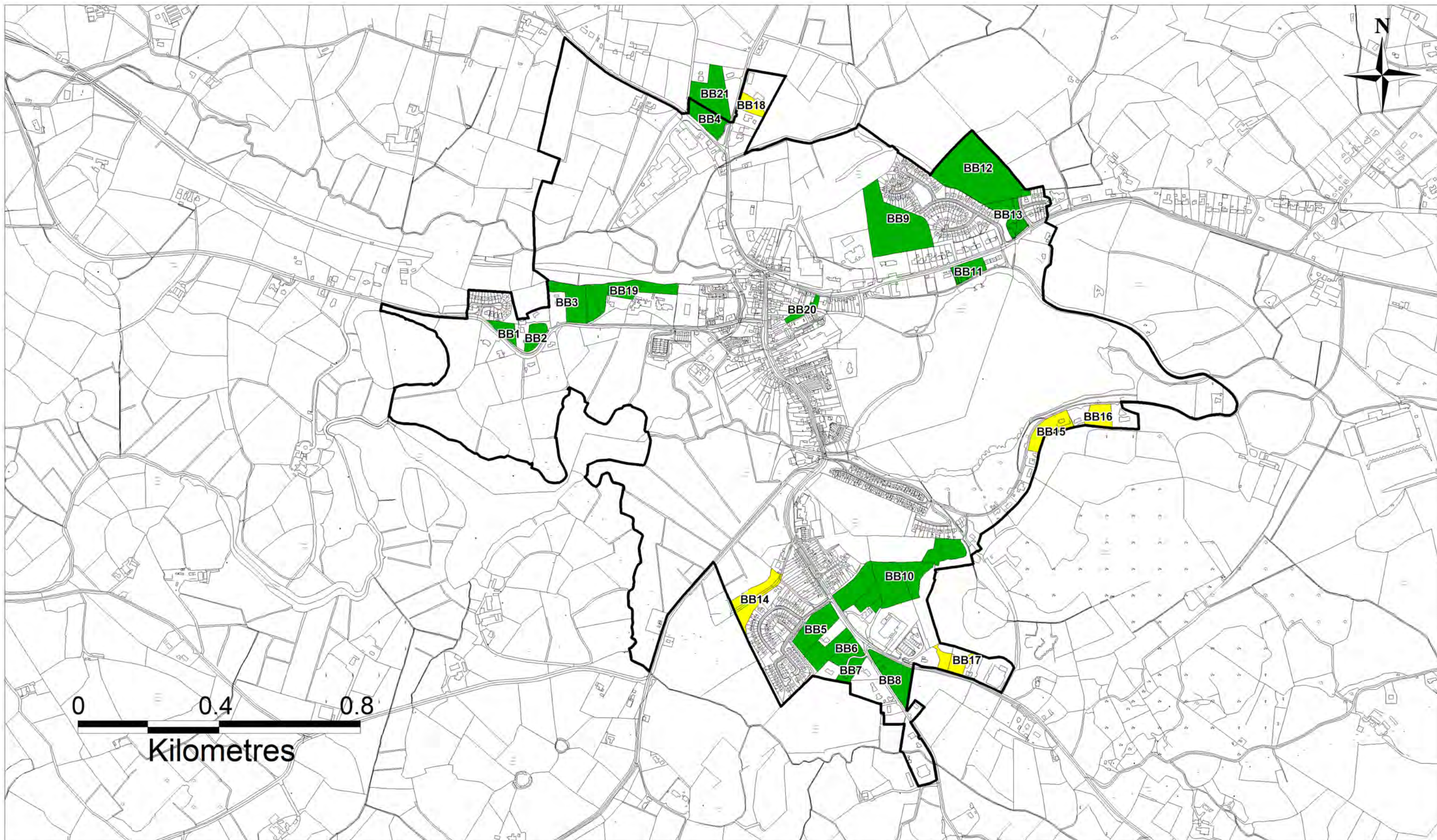
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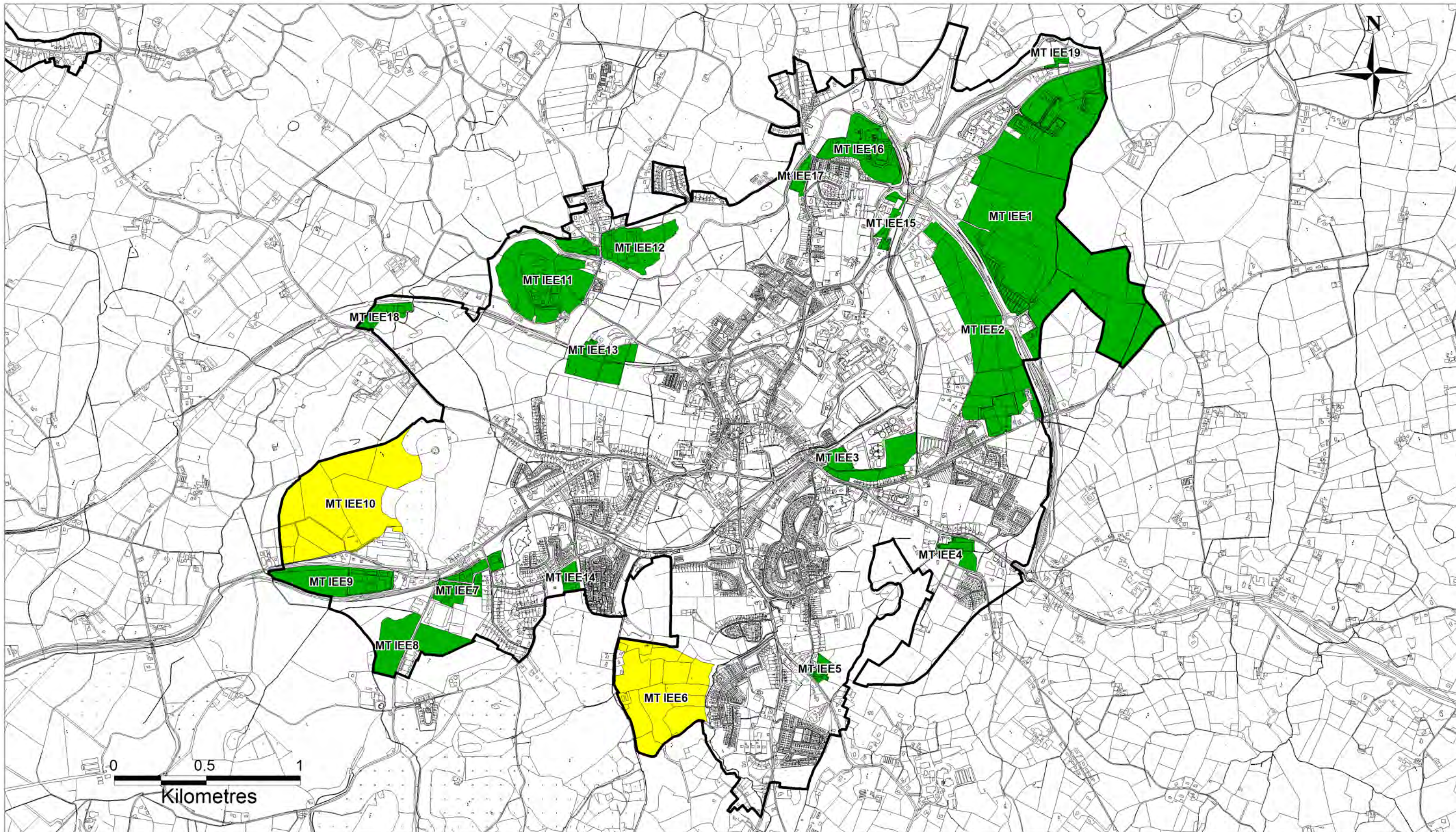
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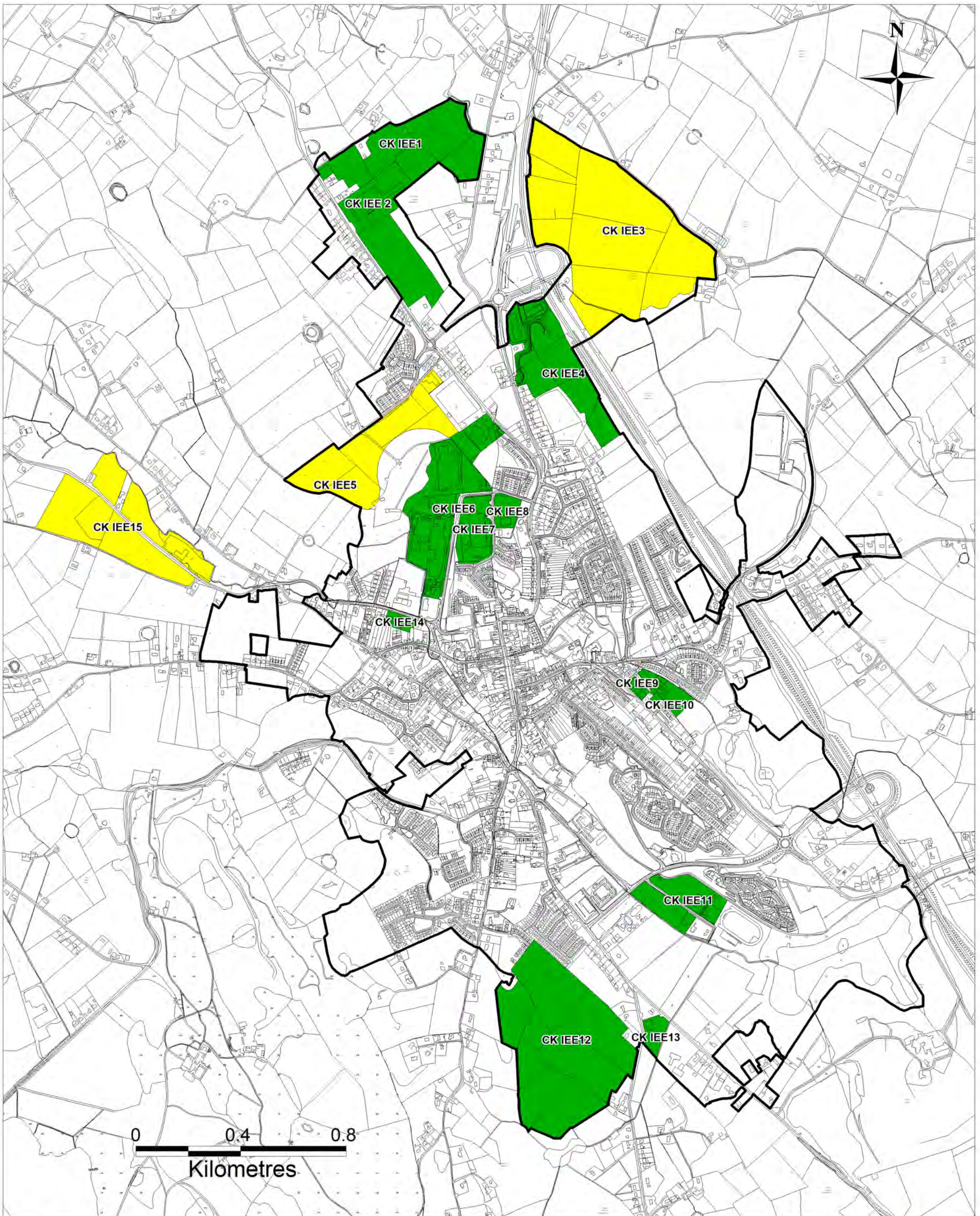
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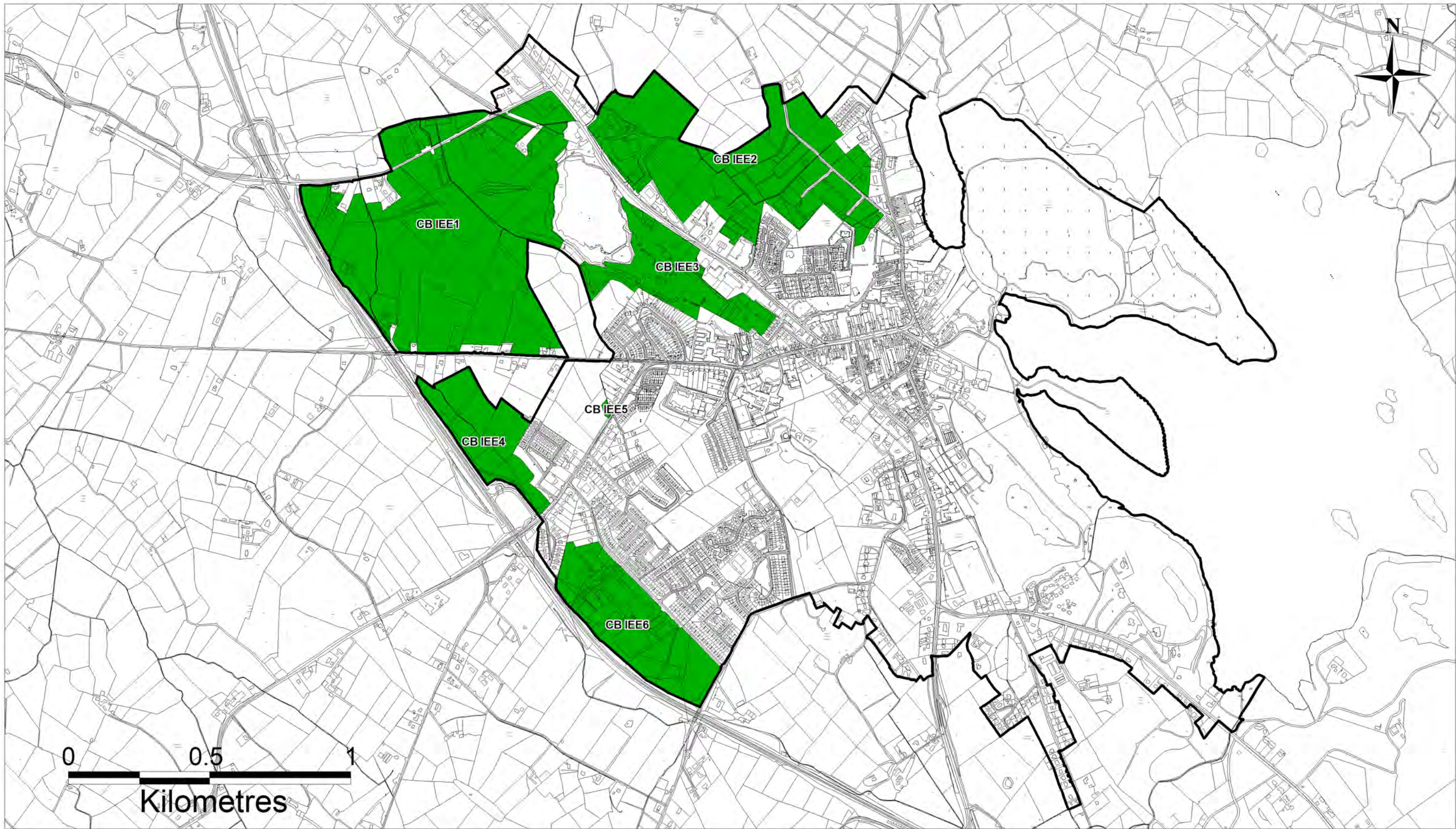


# Carrickmacross (Industry/Enterprise/Employment Lands)

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## Castleblayney (Industry/Enterprise/Employment Lands)

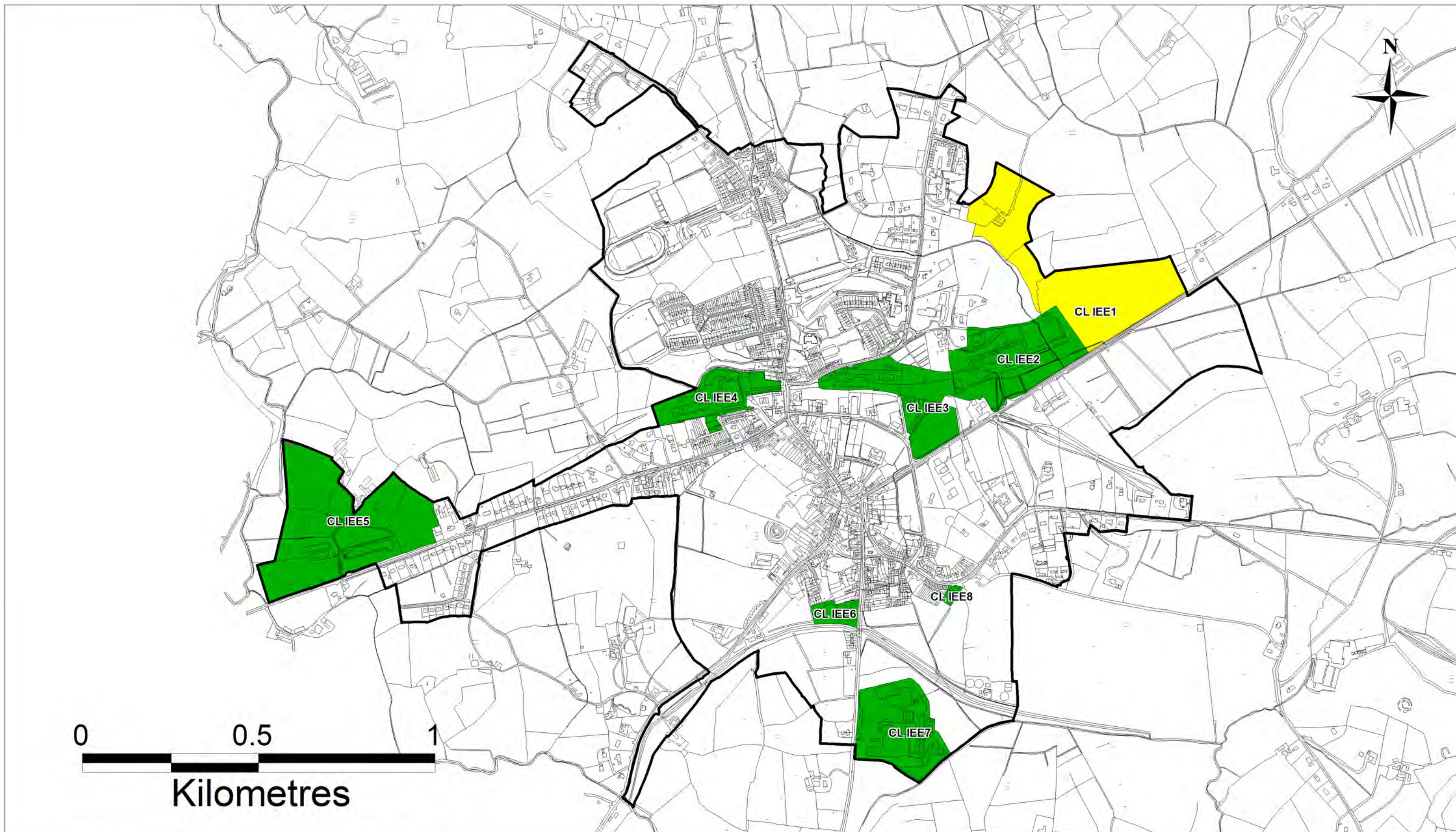
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## Clones (Industry/Enterprise/Employment Lands)

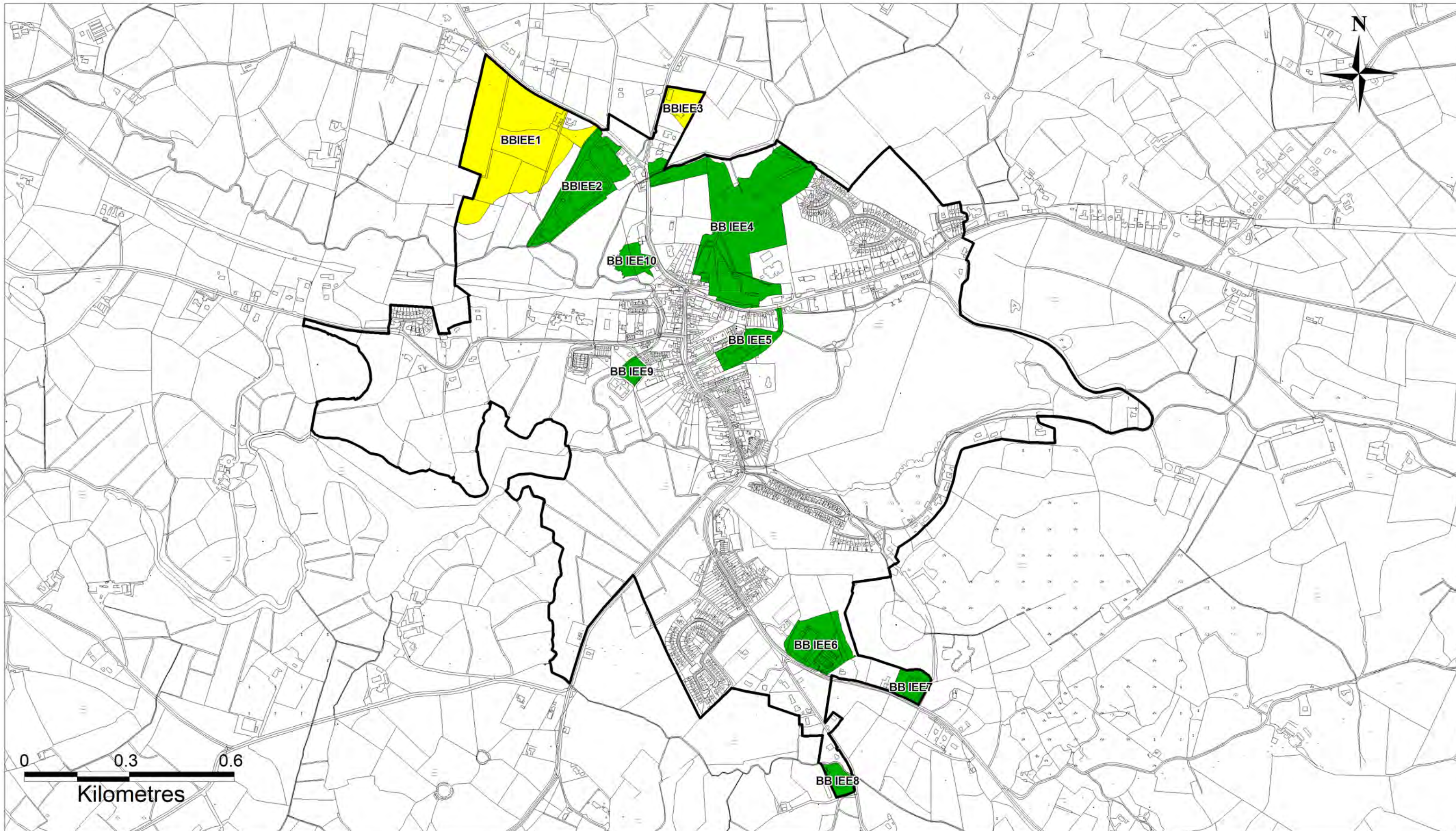
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# **Appendix 17**

## **Review of Industry, Enterprise and Employment Lands**

## **Industry, Enterprise and Employment Lands**

1. Overview of Existing Zoned Land
2. Job Growth Targets
3. Proposed Land Zoned within County Development Plan 2025-2031
4. Planning and Environmental Considerations for Zoning

## 1.0 Overview of existing zoned land

Monaghan County Council has an ambitious growth strategy as set out in the Local Economic Community Plan 2023-2029, which also reflects regional and national policy aspirations. The ability of the County to support job growth is ultimately dependent upon capacity to accommodate it. To support increased employment opportunities, the County Development Plan 2025-2031 should ensure that an adequate supply of land, in a range of locations, is appropriately zoned.

Policy objectives and proposed zoning contained within the County Development Plan 2025-2031 should be informed by an assessment of existing zoned lands, and the capacity of same to accommodate future development. A desktop assessment was conducted to establish:

- The amount of land zoned for Industry, Enterprise and Employment per town within the Monaghan County Development Plan 2019-2025
- The area of industry, enterprise and employment zoned land which has been developed
- The area of industry, enterprise and employment zoned land which remain undeveloped; and
- Any industry, enterprise and employment zoned lands which have the benefit of extant permission.

The Monaghan County Development Plan 2019-2025 zones lands for industry, enterprise and employment use within each of the Tier1, Tier 2 and Tier 3 settlements, five towns in total. The County Development Plan 2019-2025 (variation No.5) zoning map for each town provided the beginning point for analysis. Each parcel of IE land zoning was then given an individual survey site reference. Each survey site varies in size, however the overall number of sites does not reflect the total amount of land zoned, for example, in the smaller settlements of Ballybay and Clones, IE zonings consist of higher number of parcels of smaller areas, whilst Castleblayney has a lower number of zonings, but which are larger in area.

Site areas are included as an approximate and have been rounded.

**Table 1: Survey Sites**

Settlement	No. of Survey Sites	Total Area Assessed (ha)
Monaghan Town	22	233
Carrickmacross	13	119
Castleblayney	7	122
Clones	9	44
Ballybay	14	29
<b>Total</b>	<b>65</b>	<b>547</b>

The total area of land zoned within each correlates with the towns position within the settlement hierarchy. Monaghan town holds the largest majority of the land zoned, accounting for approximately 43% of the County total. Carrickmacross and Castleblayney have approximately 22% and 23% of the County share respectively. Clones holds 8% of the County share, whilst 5% of the total is in Ballybay.

**Table 2: Survey of Industry, Enterprise and Employment Lands zoned under Monaghan County Development Plan 2019-2025 (Q2 - 2024) <sup>1</sup>**

Settlement	Area of Zoned Land  (ha)	Area Zoned for IE use Developed  (ha)	Area Zoned with extant permission  (ha)	Area with no landuse commitment <sup>2</sup> .  (ha)	Percentage of Zoned Land with no land use commitment  (%)
County Total	547	140	25	384	70

**Table 3: Settlement Summary**

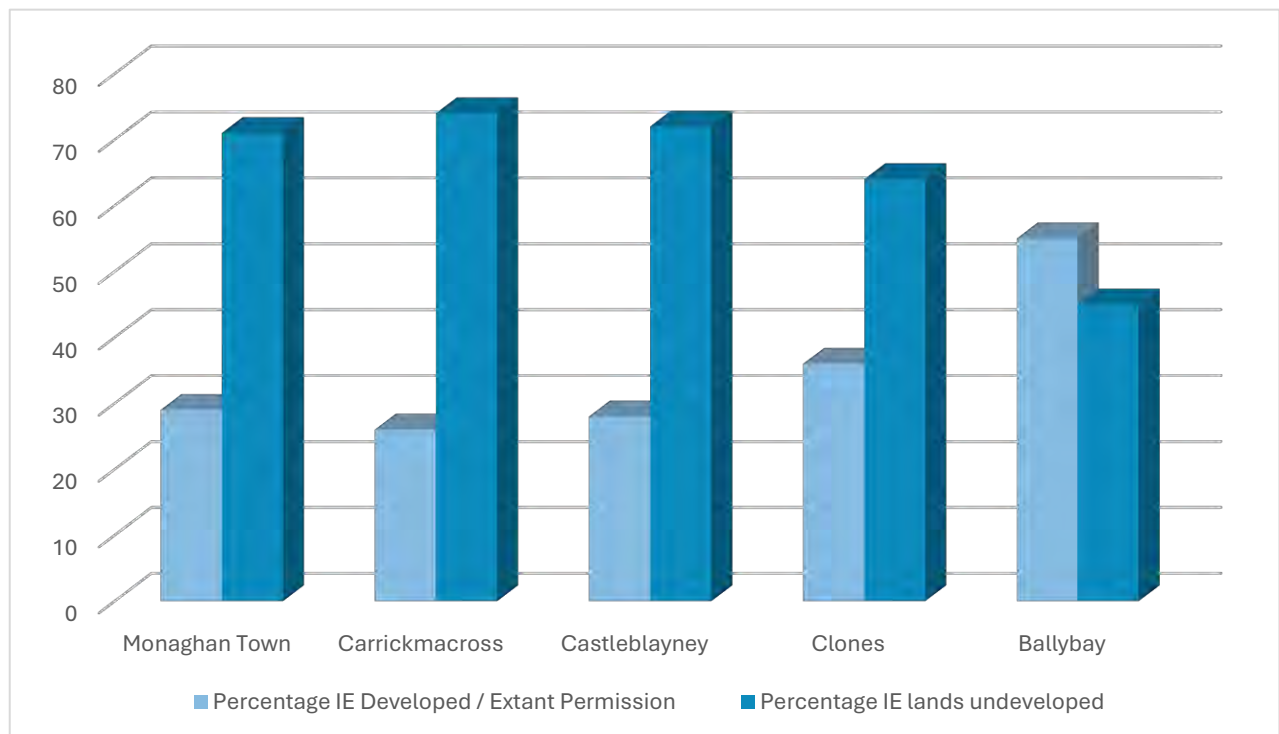
Settlement	Area of Zoned Land (ha)	Area Zoned for IE use Developed (ha)	Area Zoned with extant permission (ha)	Area with no landuse commitment <sup>3</sup> . (ha)	Percentage of Zoned Land with no land use commitment (%)
<b>Tier 1</b> Monaghan Town	233	63	4	166	71
<b>Tier 2</b> Carrickmacross	119	22.	8.	89	74
Castleblayney	122	26	8	88	72
<b>Tier 3</b> Clones	44	16	0.3	28	64
Ballybay	29	12	4.6	13	45

<sup>1</sup> Area figures have been rounded and referred to as an approximate.

<sup>2</sup> Land use commitment refers to being developed or having extant permission on site.

<sup>3</sup> Land use commitment refers to being developed or having extant permission on site.

**Image 1: Status of Zoned IE lands per town**



Analysis of that status of existing zoned land depicts that County wide, there are approximately **383ha** of zoned IE lands which are not developed, nor have extant planning permission. Desktop analysis has also identified that some of the lands categorised as ‘undeveloped’ sit in close proximity to long established businesses. These lands have an important role in facilitating future expansion of such enterprises.

Further analysis was then carried out to identify the area of land which did not sit in proximity to businesses, and which were greenfield IE lands.

**Table 4: Undeveloped Lands per Settlement – not in proximity to established businesses.**

	Total (ha)
Monaghan Town	68
Carrickmacross	71
Castleblayney	58
Clones	12
Ballybay	9

## 1.1 Land Using Zoning Demand – Settlement Analysis

The uptake of zoned land within each of the settlements has been analysed to allow an understanding of the demand within each of towns of industry, enterprise and employment land, and the role and function of each town within the County's overall economic performance.

### **Monaghan Town:**

Identified as the County's principle town within the County Development Plan 2019-2025, the IE lands zoned within Monaghan Town account for 43% of all lands zoned for such purposes within the County. Monaghan town has **233ha** of land zoned for IE uses, with **63ha** now developed, accounting for **45%** of all developed IE land within the County. It is important to note that there has been a number of applications made in recent years within Monaghan town, suggesting that there has been an increase demand and uptake of land in recent years. Monaghan Town holds some significant enterprises, including Combilift, a worldclass manufacturing employing approximately 650 people on their site measuring approximately 14.07ha.

Some zoned lands, approximately **99ha**, which are categorised in this survey as undeveloped sit in close proximity to established businesses, many of which have a long history of providing employment opportunities to the people of the town, wider county and beyond. It is important that such lands are retained, so as not to stymie any future expansion plans which these enterprises may have. Furthermore, some such zonings occupy positions near residential zoned lands, and/or other uses, and therefore in the interest compatibility, they are important to retain to allow a buffer between land uses.

The role and function of Monaghan town is acknowledged within the NWRA RSES 2020-2032, which designates it as a 'key town'. Industry, enterprise and employment lands in the northeast of the town are identified as key future priorities, stating "these lands could be integrated with the population growth and are of strategic importance for future employment in the town". These lands have in part been developed, whilst other parcels benefit from extant planning permission. It is important that these land are afforded appropriate protection within the draft County Development Plan.

### **Carrickmacross:**

Lands zoned for industry, enterprise and employment within Carrickmacross totals **119ha** accounting for approximately 21% of all land zoned within the County. The rate of uptake within Carrickmacross is approximately **22ha** of land has ben fully developed, accounting for 16% of the towns total. There have been recent applications for planning permission made on IE lands, and at present there is approximately **8ha** of land which has the benefit of extant permission.

Most non-committed IE lands in Carrickmacross, i.e. those lands which are not developed nor have extant planning permission, are greenfield sites which do not sit in close proximity to established enterprises within the town. As per the infrastructure assessment, some zoned lands have been identified as Tier 2, and therefore the appropriateness of retaining such lands should be reviewed in the context of overall projected growth of the town and a tiered approach to zoning as set out by the development plan guidelines.

Carrickmacross has seen recent applications for industrial development of scale (e.g. Ref No.23/60049, 23/60041, 20/439), which bodes well for the future development of the town. In considering the appropriate amount of land to be zoned within Carrickmacross, weight should also be given to its designation within the NWRA RSES 2020-2032 as a place of 'Strategic Potential'. Therefore, an appropriate amount of land should be zoned to support the future growth of the town, to accommodate employment generating development and supporting job opportunities for resident workers and workers who may wish to commute into the town for employment.



**Castleblayney:**

Castleblayney is a Tier 2 Strategic Town as per the Monaghan County Development Plan 2019-2025. There is approximately **122ha** of land zoned for IE use within the town, accounting for **22%** of the County's total IE zoned land. The majority of IE land is concentrated to the north and northwest of the town. The land which is developed measures **26ha**, accounting for 21% of the total zoned within the settlement. Castleblayney is home to a number of long-established businesses found on zoned lands, and approximately 30ha of lands which is categorised as 'undeveloped' for the purposes of this study sits in close proximity to these businesses, and therefore plays an important function in facilitating any potential future expansions or intensification at these sites.

Castleblayney has seen recent applications for industries of scale (e.g Ref No: 23/40) and as such, there is approximately 8ha of zoned land which has the benefit of extant planning permission.

**Clones:**

Clones is designated as a Tier 3 Service Town and has approximately **43ha** of zoned IE land as per the Monaghan County Development Plan 2019-2025. Clones provides local employment opportunities, and approximately **16ha** of the zoned land is developed, accounting for 72% of the total zoned land within the town. As seen in other settlements, a large proportion of zoned land categorised as 'undeveloped', is in proximity to established enterprises.

**Ballybay:**

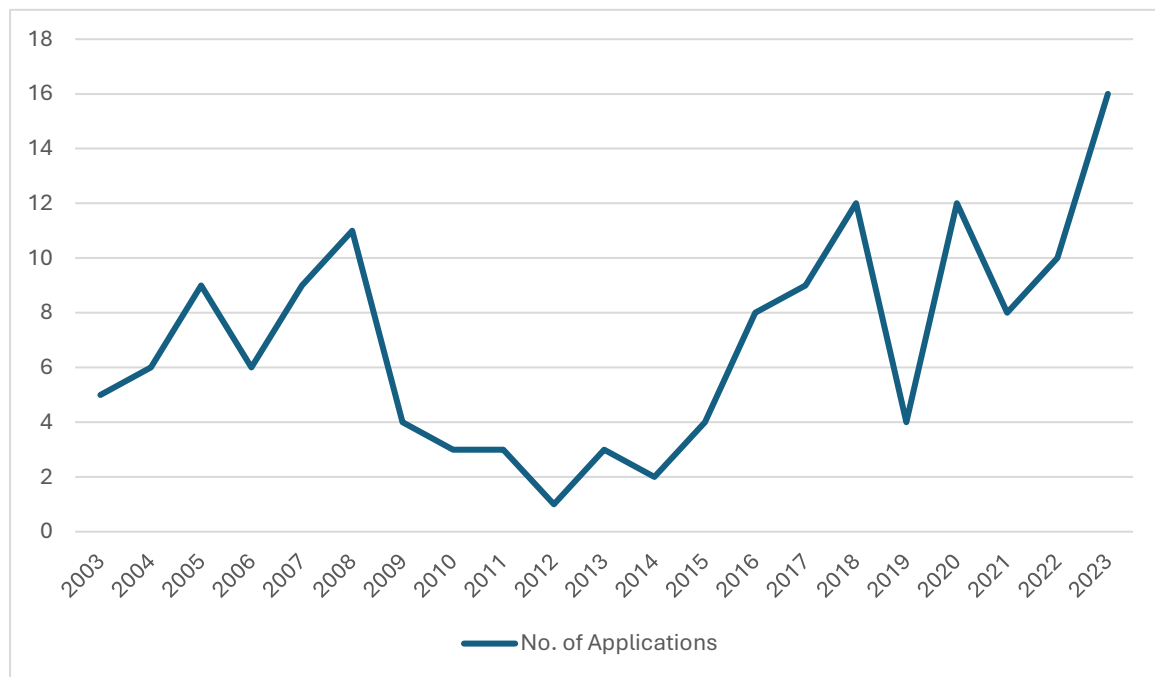
Ballybay has the lowest share of the County's total zoned land, with approximately **29ha** zoned in the settlement accounting for 5.5% of the County's total. Of this 29ha, approximately **12.5ha** has been developed, representing 43% of County total. A further **4.6ha** of land has the benefit of extant planning permission.

**1.2 Remaining Capacity**

The above analysis demonstrates that at a county level, **137ha** of Industry, Enterprise and Employment lands have been developed. Approximately **384ha** of zoned lands is categorised as having no land use commitment, ie. not developed nor has extant planning permission. There is variation in the number of lands developed and undeveloped across the five towns. Approximately **168ha** of these undeveloped lands sit in close proximity to or within/adjacent to the confines of established businesses and therefore these lands are important for any future intensification or expansion of established uses.

There is approximately **25ha** of lands zoned for IE purposes, which benefit from extant planning permission. These lands are concentrated in Monaghan Town, Carrickmacross and Castleblayney with a portion also in Ballybay. This is a figure of note, as it shows intent by developers to develop on IE lands, providing increased jobs opportunities within the County. As is demonstrated graphically, below, the number of applications made on IE lands has risen during the 2019-2025 plan period, compared to the previous period, which is reflective of improved economic conditions.

**Image 2: Number of Planning Applications Made on IE Lands Over a 20 Year Period**



## **2.0 Job Growth Target**

### **2.1 Establishing a Job Growth Target**

There are two methods which can be adopted to estimate future job growth target, being;

- A. A localised target derived from regional jobs target; or
- B. Job target based on population growth, applying labour force participation and job ratio.

**A.** The Northern and Western Regional Assembly's (NWRA) Regional Spatial and Economic Strategy (RSES) 2020-2032 has identified a specific job target which has been used to estimate the number of new jobs Monaghan County Council should cater for over the plan period.

There were 245,916 jobs within the NWRA region in 2016. County Monaghan's share of these jobs was 7% or 17,305 jobs. The NPF and RSES job target for the northern and western region is an additional 115,000 jobs by 2040 at a rate of 4,792 jobs per annum over the 24 years (from 2016). This regional target has been localised to project job requirement for the County. This figure has been arrived at using the relationship between the number of jobs in County Monaghan to the those in the NWRA in 2016 (7% of total jobs) and assuming that the growth will be linear i.e. same rate of growth each year.

This method establishes a job growth target of 2,345 additional jobs by 2031, the lifetime of the County Development Plan, the stages of arriving at this figure are set out in table 5 below.

**Table 5: Localised Regional Job Target in County Monaghan**

Ref	Description	Statistic	Unit	Step
A	Northern and Western Regional Jobs (2016)	245,916	Jobs	
B	NPF / RSES Additional jobs by 2040 for NWRA	115,000	Jobs	
C	NWRA Annual Growth	4,791	Jobs	B/24
D	NWRA Total Jobs by 2031	317,781	Jobs	A+(c*15)
E	Co Monaghan Jobs (2016)	17,305	Jobs	
F	Co. Monaghan Jobs % share of NWRA jobs (2016)	7%	Jobs	E/A
G	Co. Monaghan Additional Jobs per annum	335	Jobs	C/F
H	Projected total additional jobs for Co. Monaghan 2025- 2031.	<b>2,345</b>	Jobs	GX7

B. The County population is projected to grow to **71,516 persons** by 2031. This projected population growth has been used to predict the potential labour force. The ‘working age population’ is the number of residents who are aged between 15 and 64. According to the 2022 Census, 62% of the total population were within this age bracket. The percentage of the population within the working age population bracket has remained consistent with previous populations.

Assuming that this percentage remains during the lifetime of the County Development Plan, the working age population is targeted to grow by approximately **4,450** persons during the lifetime of the development plan. This would result in a working age population of 44,339 persons.

#### -Labour Force

Labour force participation measures the proportion of people aged 15 years and over who are either at work or available to work. The labour force participation rate for County Monaghan is **61%**. Applying the same participation rate to the target working age population suggests that **27,046** people of the County’s population will be in the labour force during the lifetime of the plan. This would represent an increase of **2,304** persons from 2022.

#### -Jobs Ratio

Jobs ratio refers to the ratio of jobs to resident workforce. A ratio of 1.0 means that there is one job for every resident worker in a settlement and that there is a balance, although not a match, as some resident workers will be employed elsewhere and vice-versa. Ratios of more than 1.0 indicate a net in-flow of workers and of less than 1.0, a net out-flow. The extent to which the ratio is greater than or less than 1.0 is also generally indicative of the extent to which a town has a wider service area and employment role, rather than as a commuter settlement

At a County wide level, the jobs: residents worker ratio has remained consistent from 2016 to 2022, however, it remains lower than 2011 figure.

**Table 6: Jobs: Resident Workers - County Level**

Year	Population	Resident Workers	Local Jobs	Jobs: Resident Workers
<b>2011</b>	60,483	22,748	16,520	0.73
<b>2016</b>	61,386	25,203	17,305	0.69
<b>2022</b>	<b>65,288</b>	<b>28,222</b>	<b>19,394</b>	<b>0.69</b>

Source: All Island Research Observatory

Considering the jobs: resident workers ratio at a settlement level helps to further understand the differences between settlements across the County in terms of their commuter flows.

**Table 7: Jobs: Resident Workers – Settlement Level**

Settlement	Population 2022	Resident Workers	Total Jobs	Jobs: Resident Workers Ratio
Monaghan Town	7,894	2,632	4,198	<b>1.59</b>
Carrickmacross	5,745	1,901	1,896	<b>1.00</b>
Castleblayney	3,926	1,269	1,723	<b>1.36</b>
Clones	1,885	639	493	<b>0.77</b>

**Source:** Draft First Revision to the National Planning Framework (July 2024)

It should be a target to improve the jobs ratio of the County overall, and in particular, the jobs ratio of those towns where it is currently low. Applying the County's labour force participation rate of 61% and a target jobs ratio of 0.7 to the projected working age population, this projects a growth of an additional **1,900 jobs**.

Whilst the NWRA target jobs growth is marginally higher, it is considered appropriate to encourage increased job growth to support the County's role and function within the overall NWRA growth ambitions. Target job growth based on localised NWRA target will suitably meet the needs of the growing population, increasing the number of persons who live in Monaghan that work in Monaghan, as well as increasing the number of persons who commute into the county for employment.

### 3.0 Proposed Land Zoned within County Development Plan 2025-2031

The total area of land zoned for industry, enterprise and employment zoning in each of the settlement is set out below.

**Table 10: Proposed Industry, Enterprise and Employment Zoning**

Settlement	Proposed 2025-2031 Zoning <sup>4</sup>	Current 2019-2025 Zoning	Difference
Monaghan Town	236	233	-3ha
Carrickmacross	85	119	-34ha
Castleblayney	94	122	-28ha
Clones	39	44	-5ha
Ballybay	26	29	-3ha
<b>Total</b>	<b>480</b>	<b>547</b>	<b>-67</b>

The proposed zoning represents a reduction in the total amount of land zoned for industry, enterprise and employment across the County. The amount of land zoned per each settlement is proposed based on a number of factors including the uptake of current zoned land within each town.

While the total number of potential jobs which these lands that could be accommodated on these lands exceeds 2,345, proposed zoning would allow for choice, variety and flexibility during the plan period. The amount of land zoned for each settlement has been determined taken into account planning and environmental considerations as set out in section 6.7 of this report.

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<sup>4</sup> Figures have been rounded.

#### **4.0 Planning and Environmental Considerations for Zoning**

It has been established thus far that the current number of undeveloped lands could accommodate the predicted increase in job growth during the lifetime of the development plan, and beyond. However, planning for enterprise and employment related zoning, and translating job growth into land requirements requires a long term and flexible approach and one which is appropriate to the circumstances of the County.

There are some key planning and environmental considerations which will influence both the quantum of lands proposed to be zoned, and the locations of same, within the County Development Plan 2025-2031, which are outlined below.

##### **Topography**

Average densities per employees are often used to predict the floorspace required to accommodate employment growth. In practice, applying employee density figures and plot ratios to job growth numbers, to allow an estimate of land requirements to be made, is more complex in counties like Monaghan owing to the landscape. The topography of some zoned lands, particularly where the land is highly elevated in parts, means that it is not practical to develop all the zoned area. In some circumstances, not all of the area zoned can accommodate new floorspace.

Whilst efforts will be made to discount undevelopable lands when allocating zonings, in some cases, it is necessary to include this land to provide adequate access etc. Ultimately, in some land parcels, the total area zoned will not directly correlate to providing a number of jobs neatly.

##### **Developable Area (Plot Ratio)**

Plot ratio expresses the amount of floorspace in relation (proportionally) to the site and is determined by the gross floor area of the building(s) divided by the site area.

An analysis of recent planning applications on industry, enterprise and enterprise lands was carried out to establish the average plot ratio within the County, which can also be used to help predict land requirements for job growth.

As plot ratios demonstrate, an entire site area will not be developed for employment floorspace. A certain percentage will be lost to allow for circulation through the site, car parking requirements or to mitigate against other constraints (topography/ flooding or similar constraints).

##### **Flooding**

Lands which are identified as being fluvial or pluvial flood risk areas, should not be considered appropriate to zone for IE purposes. However, as per current zoning in the Monaghan County Development Plan 2019-2025 some areas of flood risk are included in part of wider zonings and may be necessary to retain. This will be considered on a case-by-case basis when reviewing zonings having regard to the Strategic Flood Risk Assessment..

##### **Sequential Test and Accessibility**

It is important that IE lands are located in most appropriate locations. Accessibility is a central consideration in selecting employment zonings and the transport provision of potential locations for development needs to be strategically considered. Low intensity employment uses, which is a dominant sector within the county, such as engineering, agri-food and logistics facilities require good access to the major road network.

The sequential approach to land-use zoning will also apply, with lands contiguous to existing development within a settlement being prioritised for high-intensity employment zoning ahead of lands located on the periphery of the settlement.

### **Jobs Ratio**

It is a target to improve the jobs ratio of the County overall, and in particular, the jobs ratio of those towns where it is particularly low currently. Carrickmacross and Clones have a jobs: resident workers ratio of below 1.0. It is necessary to facilitate increased job growth and enterprise growth, and this should be reflected within the quantum of proposed land use zoning, to accommodate new enterprises and provide employment opportunities.

### **Policy Context**

#### **Northern and Western Regional Assembly – Regional Spatial and Economic Strategy**

Monaghan town is identified as a key town within the NWRA RSES 2020-2032, with parcels of land to the north east and to the west of the town identified as key priorities. The RSES suggests that these lands could be connected to the national road network and their development should be integrated with the population growth and are of strategic importance for future employment in the town. This RSES direction is particularly important when considering how IE zonings in Monaghan town should be approached.

Carrickmacross is identified as a town with strategic potential on a regional scale. Therefore, it is important to support this ambition through ensuring an adequate amount of land is zoned for employment related uses.

#### **Monaghan County Council Local Economic and Community Plan 2023-2029**

The draft County Development Plan should take account of the Local Economic and Community Plan 2023-2029 and in particular, should support goal 6 and its associated objectives:

Goal 5: Grow and diversify the economy, and attract and create high value sustainable employment

- Objective 5.1 Attract foreign direct investment to support job creation
- Objective 5.2 Support existing enterprises and encourage innovative entrepreneurship
- Objective 5.3 Strengthen and build upon the world-class agri-business sector

An adequate and appropriate amount of land should be reserved in each of the 5 towns to support these objectives

**Appendix 18**

**Housing Need and  
Demand Assessment**

**2023**



# Monaghan County Council

## **Housing Need and Demand Assessment for Monaghan July 2023**

KPMG-FA

July 2023

This report contains 76 pages

Housing Need and Demand Assessment for County Monaghan



## Executive Summary

The following analysis has been prepared by KPMG Future Analytics (KPMG-FA) on behalf of Monaghan County Council to provide an overview of the operation of the Housing Need and Demand Assessment (HNDA) for Co. Monaghan.

The National Planning Framework requires all local authorities to carry out a HNDA for their area in order to “*correlate and accurately align future housing requirements*”.<sup>1</sup> The HNDA is intended to “*primarily inform housing policies, housing strategies and associated land use zoning policies as well as assisting in determining where new policy areas or investment programmes are to be developed*”.

The HNDA is informed by key evidence inputs, most notably modelled estimates of future housing need and demand, i.e. how many new households in the county will be able to purchase their own home, how many can afford to rent, how many will require social housing, and how many will require affordable housing. These are required to be calculated using the Housing Need and Demand Toolkit (HNDA Toolkit), developed by the Department of Housing, Local Government and Heritage and published in 2021. The toolkit’s outputs for Co. Monaghan are provided in this executive summary.

In addition, the HNDA requires contextual information on demographic and wider economic trends in the county, affordability trends and issues relating to the local housing market, pressures on local housing stock and supply, and issues relating to specialist provision of housing. These are explored in the assessment and summarised in concise key issue tables at the beginning of each subsequent section.

### HNDA Toolkit

KPMG-FA prepared a breakdown of housing need by tenure type using the HNDA Toolkit.

This toolkit includes pre-defined projections of households expected to arise in each county, ultimately derived from population projections prepared for the National Planning Framework. Based on these projections, 2,754 new households requiring housing are anticipated to arise in Co. Monaghan between 2023 and 2031. Accounting for existing need (overcrowding and homelessness) adds a further 39 households, leading to a total of **2,789 new households in Co. Monaghan between 2023 and 2031**.

The HNDA Toolkit allocates new households to one of four exclusive categories based on projected incomes and projected prices for house purchases and rents. The four categories are

- **buyers**, or those who can afford to purchase a home

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<sup>1</sup> NPF National Policy Objective 39: <https://www.npf.ie/wp-content/uploads/2017/10/Ireland-2040-Our-Plan-Draft-NPF.pdf>, p89

- **private rental sector (PRS)**, or those who cannot afford to purchase a home but can afford market rents
- **social housing**, or those who are eligible to access social housing provision
- **affordability constraint**, or those who fall outside the social housing income thresholds but cannot afford market rents, and are in need of affordable housing solutions

The numbers of new households that fall into each of these categories form the tenure cohorts for each year.

### **Scenarios**

By default, the HNDA Toolkit assumes certain values for future change in incomes, average purchase prices and rental prices. As part of this assessment, a 'core tool default' scenario was run but a sharp difference was noted between these default values and historic trends in Co. Monaghan.

As such, **a bespoke 'Co. Monaghan scenario' was developed to better account for local conditions, market histories and growth expectation.** For this scenario, it was assumed that:

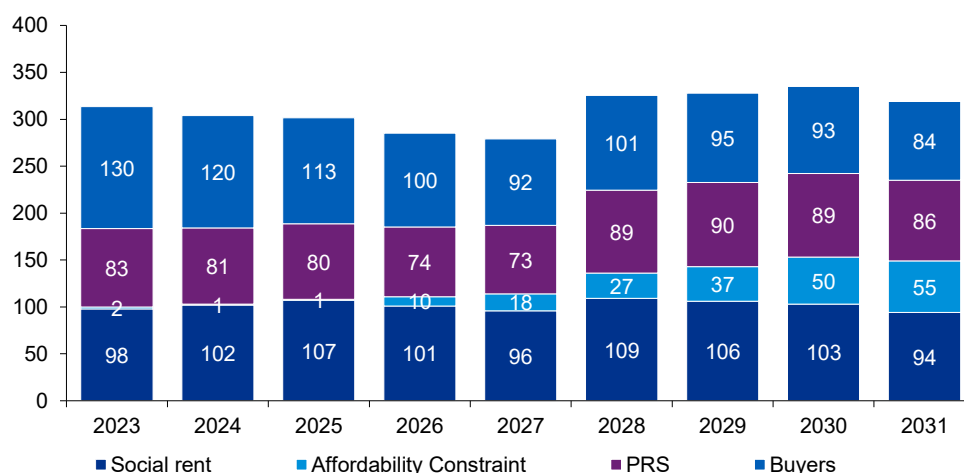
- incomes would grow by c. 2% per annum, in line with forecasts by the Central Bank of Ireland (though higher and lower growth scenarios were also prepared)
- house purchase prices would grow by 8.9% between 2022-2023, reflecting the six-year average of historic sales price change in the county; with this rate of growth gradually tapering down over time.
- rental prices would grow by 6.5% between 2022-2023, reflecting the six-year average of historic rental price change in the county; with this rate of growth gradually tapering down over time.

In this 'Co. Monaghan scenario', tenure forecasts for the assessment period of 2023-2031 were prepared as follows:

- **928** newly arising households (c.**33%** of the 2023-2031 total) are projected to be buyers
- **745** newly arising households (c.**27%** of the 2023-2031 total) are projected to be unable to purchase a home but able to rent in the private rental sector
- **916** newly arising households (c.**33%** of the 2023-2031 total) are projected to require social housing
- **201** households newly arising household (c.**7%** of the 2023-2031 total) are projected to form an affordability constraint cohort, being unable to afford market rents while simultaneously being unable to access social housing. As such, this cohort is anticipated to require affordable housing solutions.

**Monaghan County Council**  
Housing Need and Demand Assessment for Monaghan  
July 2023

**Housing need expressed in number of new households in each tenure cohort per year (2023-2031, DHLGH HNDA Toolkit) – preferred scenario<sup>2</sup>**



**Housing need expressed in number of new households in each tenure cohort per year (2023-2031, DHLGH HNDA Toolkit) – preferred scenario**

Tenure	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Social rent	98	102	107	101	96	109	106	103	94	916
Affordability Constraint	2	1	1	10	18	27	37	50	55	201
PRS	83	81	80	74	73	89	90	89	86	745
Buyers	130	120	113	100	92	101	95	93	84	928
Total	313	304	301	285	279	326	328	335	319	2,790 <sup>3</sup>

With house prices projected to rise at a higher rate than incomes, we can observe a shrinking cohort of buyers over the assessment period. Though rental prices are also projected to increase at a higher rate than incomes, leading to some households being unable to access the private rental sector, the increasing number of households who cannot afford to purchase are shunted into the 'upper end' of the private rental sector, leading to a growing cohort of renters in Co. Monaghan.

A consistent cohort of households requiring social housing is projected to arise each year. An affordability constraint cohort (i.e., of households unable to afford rent but outside social housing thresholds) is projected to arise in 2023 and grow sharply. It will exceed 5% of all annual newly formed households in 2027 (at 6.5%), and ultimately constitute 201 households over the assessment period. These households will require affordable housing solutions.

<sup>2</sup> 'Co. Monaghan scenario'. Other scenarios, including the Core Tool default scenario, are detailed in Section 4.

<sup>3</sup> Due to how the HNDA Toolkit handles rounding, there is a slight variation in total figures.



**Monaghan County Council**  
Housing Need and Demand Assessment for Monaghan  
July 2023

## Glossary

[AHB] Approved Housing Body	[PPR] Property Price Register
[BER] Building Energy Rating	[PPSN] Personal Public Services Number
[CBI] Central Bank of Ireland	[PRS] Private Rental Sector
[CCMA] County and City Management Association	[RAS] Rental Accommodation Scheme
[CSO] Central Statistics Office	[RTB] Residential Tenancies Board
[DHLGH] Department of Housing, Local Government and Heritage	[SA] Small Area
[DSP] Department of Social Protection	[SEAI] Sustainable Energy Authority of Ireland
[ED] Electoral Division	[SSHA] Summary of Social Housing Assessments
[HA] Housing Association	[RAS] Rental Accommodation Scheme
[HAP] Housing Assistance Payment	
[HNDA] Housing Need and Demand Assessment	
[LA] Local Authority	
[LEA] Local Electoral Area	
[MCC] Monaghan County Council	
[MD] Municipal District	

## Contents

1	Introduction	7
1.1	Overview	7
1.2	Housing Need Demand Assessment (HNDA)	7
1.2.1	HNDA Guidance and Toolkit, April 2021	8
1.3	Report structure	8
2	Housing market drivers in County Monaghan	9
2.1	Key issues	9
2.2	Existing population and socio-economic profile	10
2.2.1	Population overview	10
2.2.2	Household size	14
2.2.3	Granular Analysis by Age and Tenure - 2016	14
2.2.4	Deprivation	15
2.2.5	Employment	16
2.2.6	Income	18
2.3	Housing market overview	19
2.3.1	Property sales market	19
2.3.2	Residential rental market	25
3	Existing Housing Stock and Supply	31
3.1	Key issues	31
3.2	Housing stock and composition	32
3.3	Housing tenure and type	32
3.3.1	Single rural housing	33
3.4	Issues	34
3.4.1	Housing vacancy	34
3.4.2	Housing condition	37
3.4.3	Overcrowding	38
3.5	Housing Supply	39
3.5.1	Completions and Commencements	39
3.5.2	Unfinished Housing Estates	41
3.6	Social Housing Stock	42
3.6.1	Social housing vacancy and condition	44
3.6.2	Approved Housing Bodies (AHBs)	44
4	Housing Need and Demand Assessment	46
4.1	Key issues	46
4.2	Variables	48
4.2.1	Housing supply targets	48
4.2.2	Household income projection	50
4.2.3	House price forecast	52
4.2.4	Rent price forecast	53

## Monaghan County Council

Housing Need and Demand Assessment for Monaghan  
July 2023

4.2.5	Social housing	54
4.3	Total Forecast Housing Need	55
4.4	Assessed Scenarios	56
4.5	Housing need estimate	57
4.5.1	Scenario 1: Core tool default	58
4.5.2	Scenario 2: Monaghan	60
4.5.3	Scenario 3: Monaghan (modest real income growth)	62
4.5.4	Scenario 4: Monaghan (below real income growth)	64
5	Demand for Specialist Provision of Housing	66
5.1	Key issues	66
5.2	Older People	67
5.3	People with a Disability	67
5.3.1	<i>Housing Transfer Lists</i>	70
5.3.2	Homeless Persons	71
5.3.3	Emerging Disability Need	71
5.3.4	Owner Occupied Stock	71
5.4	Traveller Accommodation	72
5.5	Accommodating Homeless Persons	72
5.6	Refugees, Asylum Seekers, and Migrants	73
5.7	Students	74

# 1 Introduction

## 1.1 Overview

This report summarises the Housing Need and Demand Assessment (HNDA) that has been prepared by KPMG Future Analytics as part of Monaghan County Council's review of the Monaghan County Development Plan 2019-2025.

As part of National Policy Objective 39<sup>4</sup>, the National Planning Framework requires each local authority to develop a Housing Need Demand Assessment (HNDA) which must underpin and support the preparation of housing strategies and housing policy. KPMG Future Analytics have applied a robust methodology to inform decision-making around the current and future housing supply and investment in housing related infrastructure and services in Co. Monaghan in accordance with the NPF and all other relevant statutory requirements.

## 1.2 Housing Need Demand Assessment (HNDA)

An evidence-based and future-proofed methodological approach has been adopted to ensure that the Housing Strategy meets the housing needs of the county and its residents while remaining in accordance with local, regional and national guidelines. Specifically, the NPF indicates that the purpose of the HNDA tool is to:

- Assist local authorities to develop long-term strategic views of housing need across all tenures.
- Provide a robust evidence base to support decisions about new housing supply, wider investment and housing related services that inform an overall national housing profile.
- Inform policies about the proportion of social and affordable housing required, including the need for different types and sizes of provision.
- Provide evidence to inform policies related to the provision of specialist housing and housing related services.

The HNDA incorporates socio-economic and demographic data in relation to current demand and supply in Co. Monaghan and projects future need over the next ten years. The analysis examines population growth, housing supply targets, incomes, mortgage capacity and rental affordability, social housing and housing needs as well as tenure, type, and dwelling size using evidence-based assumptions relating to employment growth, income levels and affordability in the housing market.<sup>5</sup>

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<sup>4</sup> NPF National Policy Objective 39: <https://www.npf.ie/wp-content/uploads/2017/10/Ireland-2040-Our-Plan-Draft-NPF.pdf>, p89

<sup>5</sup> While data used inevitably reflects a snapshot in time, best-practice statistical analysis and reasonable assumptions are applied and stated clearly throughout the strategy.

The NPF states that HNDAs are designed to give broad, long run estimates of potential future housing need, rather than precision estimates. The HNDA also fulfils a critical statutory requirement for Monaghan County Council (MCC) through assessing need for social and affordable housing in accordance with Part V of the Planning and Development Act 2000 (as amended).

### **1.2.1 HNDA Guidance and Toolkit, April 2021**

The Department of Housing, Local Government and Heritage (DHLGH) published 'Guidance on the Preparation of a Housing Need and Demand Assessment' and a HNDA Tool in April 2021. This is intended to be the first iteration of the DHLGH's HNDA Tool for use by local authorities in the preparation of housing strategies and development plans. The HNDA Toolkit produces an estimate of total future housing need in a local authority over the period 2020-2040 and an estimate of this need broken down into four tenure types:

- **Owner-occupation**
- **Private rented**
- **Social rented**
- **Affordability constraint** (i.e. households that are above the eligibility threshold for social housing but cannot afford to buy or rent privately and may require a form of affordable housing such as affordable purchase or cost rental).

The HNDA Toolkit may be amended in several ways to reflect custom scenarios and updated assumptions. Several custom variations have been agreed and applied by KPMG Future Analytics and Monaghan County Council to account for up-to-date research on the Co. Monaghan housing market, as set out in Section 4.

## **1.3 Report structure**

This report draws together a broad range of information on the current and forecast housing market and housing needs in Co. Monaghan. Section 2 provides an overview of the demographic and economic drivers behind housing in Co. Monaghan. Section 3 provides an overview of the housing stock and tenure in the county, as well as presenting data on housing condition and vacancy.

Section 4 sets out the assessment of forecast housing need over the plan period through the application of the HNDA Toolkit, including an outline of the Toolkit methodology and outputs. Additional analysis has also been undertaken to assess specific requirements and elements of future housing need set out in the NPF including household composition, dwelling type, single rural dwellings, and specialist provision. Section 5 provides an overview of specialist provision in Co. Monaghan, with reference to older people, people with a disability, travellers, homeless persons, as well as refugees, asylum seekers and migrants.



## 2 Housing market drivers in County Monaghan

### 2.1 Key issues

Area of interest	Key issues identified
Demographic issues for the local housing market	<ul style="list-style-type: none"> <li>Between 2016 and 2022, Co. Monaghan experienced a population growth of 6.4%, bringing the total population to 65,288 persons. By 2031 the population is expected to be between 69,000 and 71,000 persons.</li> <li>The age dependency rate in Co. Monaghan (37.9%) is slightly higher than that of the region or State, with locations such as Clones having a higher rate again.</li> <li>The average household size in the county in 2016 was 2.81 persons, a slight decrease on 2016. A little over half of households have only 1 or 2 persons.</li> <li>The two most prominent forms of tenure in Co. Monaghan are owner-occupation (73% of households) and renting (23%), with other tenure arrangements accounting for the remainder (4%). Renting is the prevailing tenure type of the under-35 age group and over-65s make up a significantly higher proportion of owner-occupiers than renters.</li> </ul>
Affordability issues for the local housing market	<ul style="list-style-type: none"> <li>The annual number of market residential transactions has almost tripled over the previous decade, growing from 128 in 2012 to 463 in 2022.</li> <li>The residential sales market is dominated by second-hand properties, which average 83.4% of all sales in the last decade. The number of new build units sold has varied significantly year by year.</li> <li>The largest single group of purchases has historically been former owner-occupiers (i.e. movers) but there has been a gradual increase in the volume of purchases by private companies, charities and state institutions.</li> <li>The number of joint and sole transactions in Co. Monaghan is roughly equal, with sole transactions having a lower median sale price and being conducted by slightly older buyers.</li> <li>The average purchase price for Co. Monaghan across all units has steadily increased since 2014, reaching €206,121 in 2022. Prices of new units were on average 23.8% higher between 2017 and 2022, though this varied considerably by year.</li> <li>The average standardised monthly rental price for Co. Monaghan increased by an average of 6.4% annually since 2018, reaching €764 in Q3.2022. Carrickmacross was the most expensive location to rent.</li> <li>Based on existing RTB tenancies, 2-bed and 3-bed units are in the highest demand in most of the county.</li> </ul>

Area of interest	Key issues identified
Economic issues for the local housing market	<ul style="list-style-type: none"> <li>Co. Monaghan is the 9th most deprived county on the Pobal HP index and in the mid-range for the Border region. Locally, areas identified as 'marginally below average' are largely clustered around the county's towns.</li> <li>Unemployment in Co. Monaghan has increased slightly since 2016 and is lower than the average for the Border region (8.2% vs 9.5%). Unemployment is lower in the north of the county and slightly higher in the west of the county and around the county's towns.</li> <li>The gross median household income at electoral division level in 2016 ranged between €18,780 and €52,796. Median incomes in the county's southeast are higher than the average.</li> </ul>

## 2.2 Existing population and socio-economic profile

### 2.2.1 Population overview

The population of Co. Monaghan grew by 1.5% (903 people) between 2011 and 2016, bringing the county population to 61,386<sup>6</sup>. Most of this growth took place among older cohorts (60+) with a decline of 19.1% in those aged 20-29.

Co. Monaghan experienced a sharper increase in population between 2016 and 2022, growing by 6.4% (3,902 people), bringing the total population of the county to 65,288.<sup>7</sup> 52.6% of this increase (2,055 people) was the result of natural increase, while 47.3% of (1,847 people) was the result of migration into the county. This constituted an annual rate of population increase of 10 people per 1,000, the sixth lowest in the State. This is a sharp increase compared to the annual rate between 2011 and 2016<sup>8</sup> (-4 people per 1,000, the county experiencing a net migration of -1,231 people) and a smaller increase from the figure for the 2006-2011 census period (8.2 people per 1,000, with inward migration constituting 53.1% of net population growth).

In 2022, 748 people were recorded as relocating from Co. Monaghan to another county, making up 32.6% of people who moved from a location within Co. Monaghan. This represents the 8<sup>th</sup> lowest proportion in the State of movers leaving a county where they had been previously resident. The remaining movers, 1,550 people or 67.4% of the total, moved within Co. Monaghan.<sup>9</sup>

Based in preliminary figures on an Electoral Division (ED) scale<sup>10</sup>, population growth in this period varied across the county, with areas of relative growth south of Ballybay and

<sup>6</sup> Census 2016, CSO

<sup>7</sup> Census 2022 Summary Results: <https://data.cso.ie/table/FY003A>

<sup>8</sup> CSO 2016: <https://data.cso.ie/table/E2007>

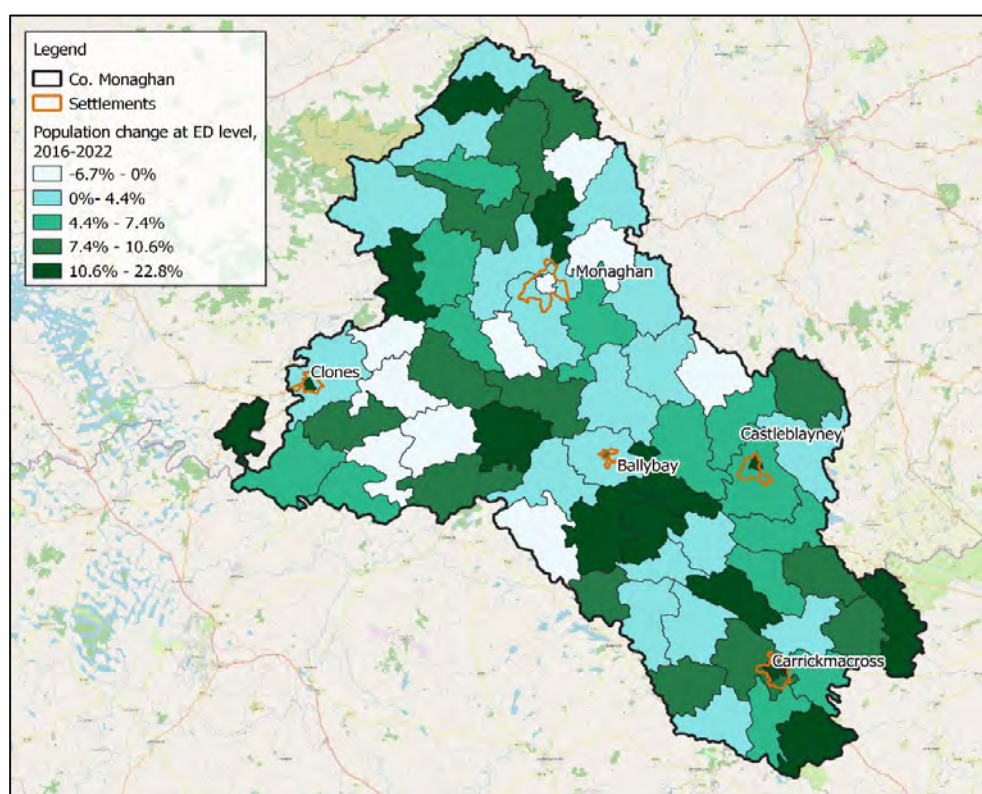
<sup>9</sup> CSO 2022: <https://data.cso.ie/table/F1037>

<sup>10</sup> Census 2022 Preliminary Results: <https://data.cso.ie/table/FP009>

**Monaghan County Council**  
Housing Need and Demand Assessment for Monaghan  
July 2023

more significant level of relative and absolute growth in the southeast of the county. However, many EDs in the county saw high relative declines between 2016 and 2022, including EDs in a north-south band between Clones and Monaghan Town. The population of Monaghan Urban ED itself decreased by 6.7%, or 162 persons.

**Figure 2.1: Population Change 2016-2022 (Electoral Divisions, CSO prelim. Results)**



Summary figures for towns from Census 2022 indicate the highest level of population growth in Carrickmacross (14.2%), with only Monaghan Town displaying a lower level of growth than the county (2.8%). When compared to the preliminary results and the decrease in Monaghan Urban ED, this suggests growth in the area around the town.

**Table 2.1: Population change, 2016-2022, by town (CSO)<sup>11</sup>**

Settlement	2016 pop.	2022 pop.	Change	Change %
<b>Co. Monaghan total</b>	61,386	65,288	3,902	6.4%
Monaghan Town	7,678	7,894	216	2.8%
Carrickmacross	5,032	5,745	713	14.2%
Castleblayney	3,607	3,926	319	8.8%
Clones	1,680	1,885	205	12.2%
Ballybay	1,241	1,329	88	7.1%

<sup>11</sup> Census 2022 Summary Results: <https://data.cso.ie/table/F1015>

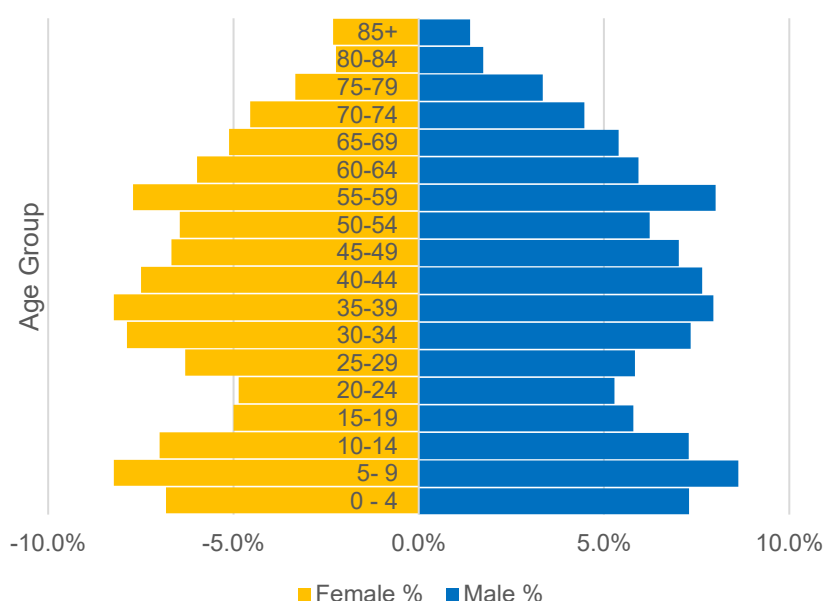
## Monaghan County Council

Housing Need and Demand Assessment for Monaghan  
July 2023

Growth on a county-scale has been forecasted as part of the National Planning Framework (NPF). NPF projections estimate that by 2031 the population of Co. Monaghan will be between 69,000 and 71,000 persons<sup>12</sup>. A simple interpolation between 2016 figures and the 2026 NPF targets (assuming an equal proportion of population growth will be delivered in each year) projected that the county population in 2022 would be between 64,800 and 65,689 persons. With a 2022 population of 65,288 persons, this suggests that population growth in Co. Monaghan is roughly in line with progression towards the NPF targets, tending toward the lower end of the estimated range, though individual towns or subcounty areas may not exhibit this exact level of growth.

The working-age cohort comprises those aged 15-64. This measure of the working-age population is an important factor in determining age dependency, which is the population both young (0-14 years) and old (65 years and above) as a ratio of those of working age. This is a strong indicator of employment and economic activity, and has a strong relationship with household formation. The population structure in Co. Monaghan by age cohort and sex is indicated below.

**Figure 2.2: Population by Age Cohort and Sex, Co. Monaghan 2022 (CSO)**



The age dependency rate in Co. Monaghan in 2022 was 37.87%, slightly higher than the average for the Border region (37.83%) and higher than the State (34.7%).<sup>13</sup> At a local level this varies slightly by settlement, with lower dependency rates in Monaghan Town (35.1%) compared to a higher rate in Clones (38.5%). The distribution of the working cohort is illustrated below.

<sup>12</sup> Implementation Roadmap for the National Planning Framework, p14, (source: <https://npl.ie/wp-content/uploads/NPF-Implementation-Roadmap.pdf>)

<sup>13</sup> Census 2022: <https://data.cso.ie/table/F1020>

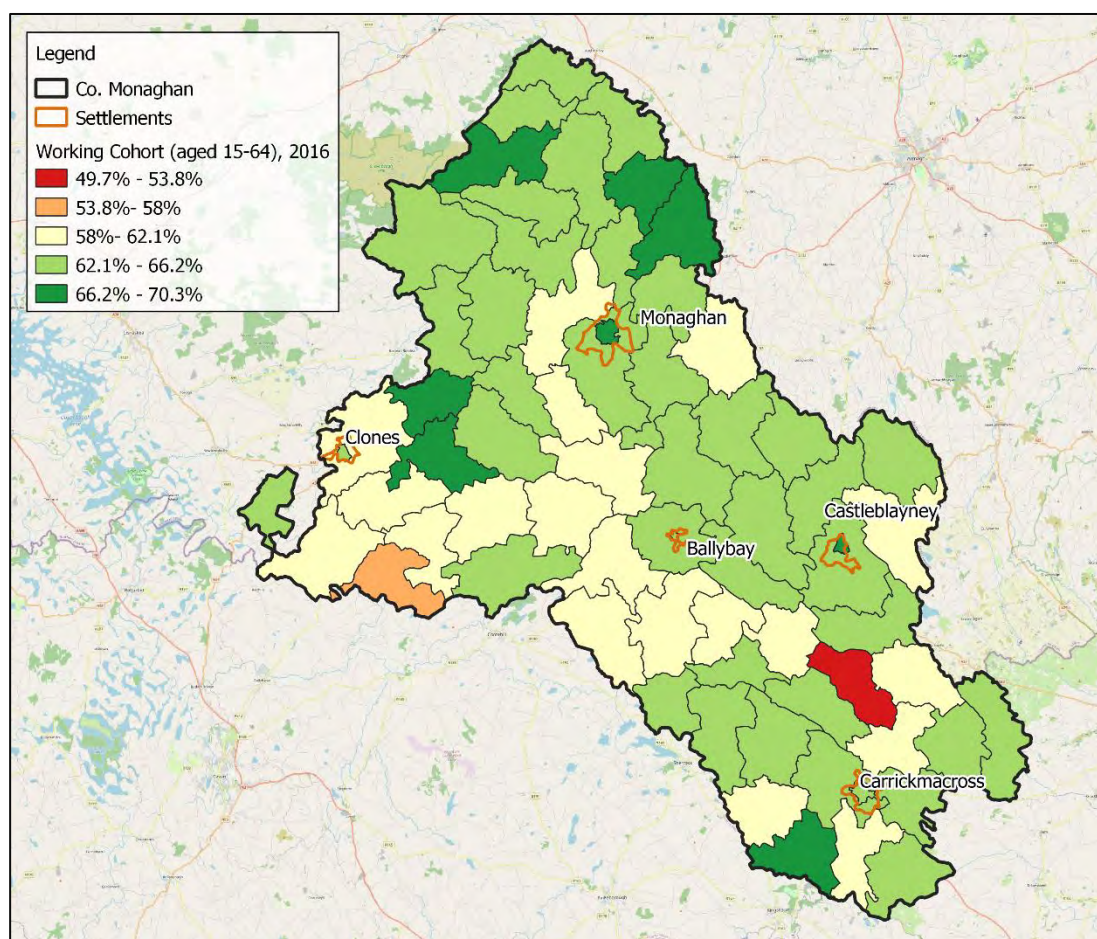


**Monaghan County Council**  
Housing Need and Demand Assessment for Monaghan  
July 2023

**Table 2.2: Age Cohorts and Age Dependency Rate in Settlements, 2022 (CSO)<sup>14</sup>**

Settlement	0-14 Cohort	15-64 Cohort	65+ Cohort	Dependency	Population
<b>Co. Monaghan total</b>	<b>21.9%</b>	<b>62.1%</b>	<b>15.9%</b>	<b>37.9%</b>	<b>65,288</b>
Monaghan Town	18.9%	64.9%	16.2%	35.1%	7,894
Carrickmacross	21.9%	64.9%	13.3%	35.2%	5,745
Castleblayney	21.5%	62.8%	15.7%	37.2%	3,926
Clones	19.7%	61.5%	18.8%	38.5%	1,885
Ballybay	21.7%	65.2%	13.1%	34.8%	1,329

**Figure 2.3: Working-Age Cohort (15-64 years), 2016 (CSO)**



<sup>14</sup> Census 2022 Summary Results: <https://data.cso.ie/table/F1015>

## 2.2.2 Household size

According to the 2022 Census, there are 22,958 private households in Co. Monaghan, an increase of 5.9% compared to 2016 (21,689 households).<sup>15</sup> The average household size in the county was 2.81 persons per household, a slight decrease from the 2016 average household size of 2.83.

A little over half (50.8%) of households in the county in 2016 had just one or two persons living in that household.<sup>16</sup> This is only slightly lower than the proportions for the same household size cohort at State level (52.1%) but diverges further from the figures for the Border region (54.5%).

**Table 2.3: Household Size Cohort, 2016 (CSO)**

No. People per Household	Households	Persons	Households %	Persons %
1-person household	5,148	5,148	23.7%	8.4%
2-person household	5,866	11,732	27.0%	19.1%
3-person household	3,595	10,785	16.6%	17.6%
4-person household	3,577	14,308	16.5%	23.3%
5+ person household	3,503	19,355	16.2%	31.6%
<b>Total</b>	<b>21,689</b>	<b>61,328</b>	<b>100%</b>	<b>100%</b>

## 2.2.3 Granular Analysis by Age and Tenure - 2016

Detailed tenure analysis<sup>17</sup> of Co. Monaghan highlights that 73% of all households in 2016 were owner-occupied, compared to c.23% rented, with the remaining c.4% either occupying their dwellings without rent or having no tenure type stated. Age profile data for the area highlights that renting is the prevailing tenure type in Co. Monaghan for the under-35 age group. It also indicates that this trend reverses in older age groups, and there are nearly 3 times as many owner-occupiers as renters in the 35-65 age group. Over-65s make up a significantly higher proportion of owner-occupiers in the county (30.8%) than renters (7.6%).

<sup>15</sup> CSO 2022: <https://data.cso.ie/table/FY004A>

<sup>16</sup> CSO 2016. Detailed results of Census 2022 for household size not yet published.

<sup>17</sup> CSO: Private Households in Permanent Housing Units 2011 to 2016. Source: <https://data.cso.ie/table/E1016>

**Table 2.4: Age Profile of Households (HHs) by Tenure Type – Co. Monaghan (CSO), 2016**

Co. Monaghan	All types of occupancy	Owner Occupied	% Owner Occupied	Rented	% Rented
Under 25 years	303	39	0.2%	237	4.8%
25 - 29 years	926	227	1.4%	618	12.6%
30 - 34 years	1,837	807	5.1%	933	19.0%
35 - 39 years	2,296	1,404	8.9%	807	16.4%
40 - 44 years	2,344	1,667	10.6%	594	12.1%
45 - 49 years	2,217	1,661	10.5%	486	9.9%
50 - 54 years	2,171	1,746	11.1%	364	7.4%
55 - 59 years	2,059	1,688	10.7%	311	6.3%
60 - 64 years	1,925	1,671	10.6%	192	3.9%
65 years +	5,534	4,859	30.8%	376	7.6%
<b>Total</b>	<b>21,612</b>	<b>15,769</b>	<b>73.0%</b>	<b>4,918</b>	<b>22.8%</b>

## 2.2.4 Deprivation

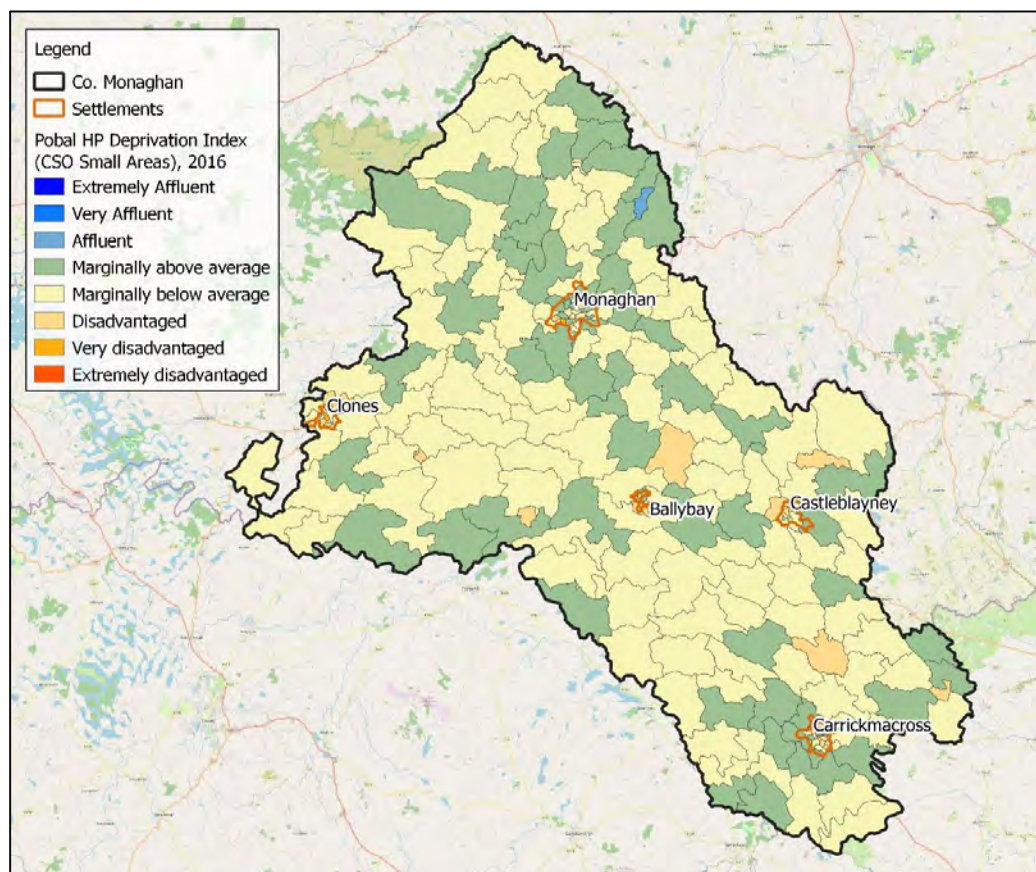
The Pobal HP Deprivation Index (2016)<sup>18</sup> provides a measure of the relative affluence or deprivation in a given area using Census data. The Index assigns a score to areas based on a national average of zero and ranging from approximately -40 (being the most disadvantaged) to +40 (being the most affluent). It is a recognised source for identifying spatial distribution of deprivation through metrics including age, population change, social class composition, educational attainment, employment, single parent households etc.

Within the national context, in 2016 Co. Monaghan was the 9th most-deprived county on the Pobal index with an average score of -3.23. This was an increase on the 2011 score (-3.97) but an overall decrease on the score in 2006 (-3.97). Co. Monaghan's score in 2016 was at the midpoint for the Border region, above Cavan and Donegal but below Leitrim and Sligo. At a local level, disadvantaged areas were most clearly identified around Tier 1-3 settlements, as is visible below. The majority of the county was split between areas classified as 'marginally below average' and 'marginally above average'.

<sup>18</sup> Pobal, 2016: <https://maps.pobal.ie/WebApps/DeprivationIndices/index.html>



**Figure 2.4: Pobal Deprivation Index, 2016 (Small Areas, Pobal)**



## 2.2.5 Employment

According to the 2022 Census, 8.2% (4,574) of the population aged 15 and over in Co. Monaghan were unemployed.<sup>19</sup> This represents an increase upon 2016, where 7.3% of the population aged 15 and over were unemployed (3,481), while still being lower than the 2011 figure (11.7% or 5,511 persons). This unemployment rate is slightly lower than both the State average (8.3%) and lower than the average for the Border region (9.5%).

By contrast, the labour force participation rate for 2022 was 61.0% of the population aged 15 and over. This represents a rise upon 2016 (53.9%) and 2011 (49.0%).

At local level, where data is currently only available for 2016<sup>20</sup>, unemployment was higher than the Co. Monaghan average in the west of the county and closer to the national average in the urban centres of Castleblayney, Clones and Ballybay. There was a higher concentration of employment in the north of the county. Local variations in employment and unemployment are shown below.

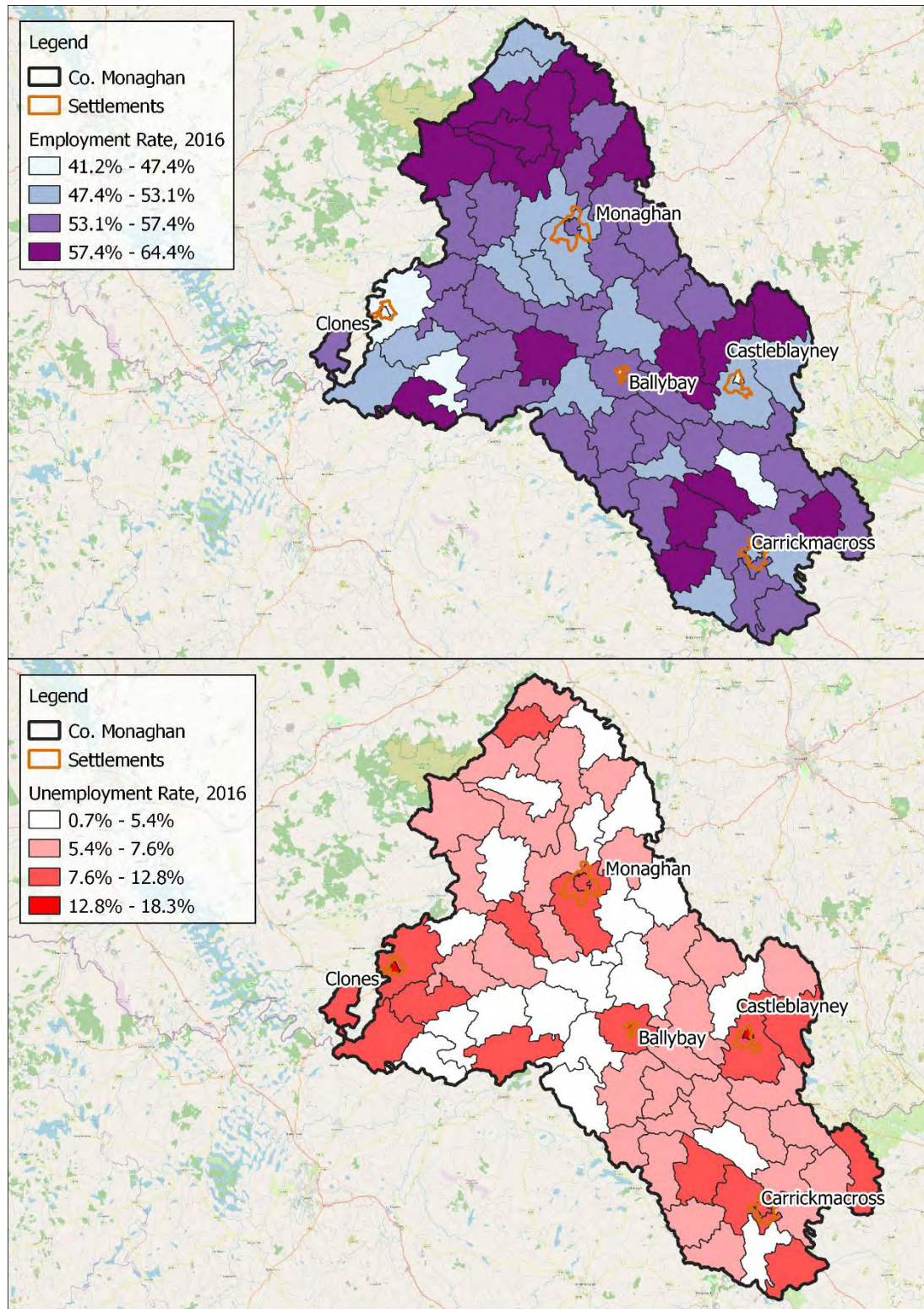
<sup>19</sup> Census 2022: <https://data.cso.ie/table/FY056A>

<sup>20</sup> Census 2016 data,



**Monaghan County Council**  
Housing Need and Demand Assessment for Monaghan  
July 2023

**Figure 2.5: Employment and unemployment in Co. Monaghan, 2016 (EDs, CSO)**

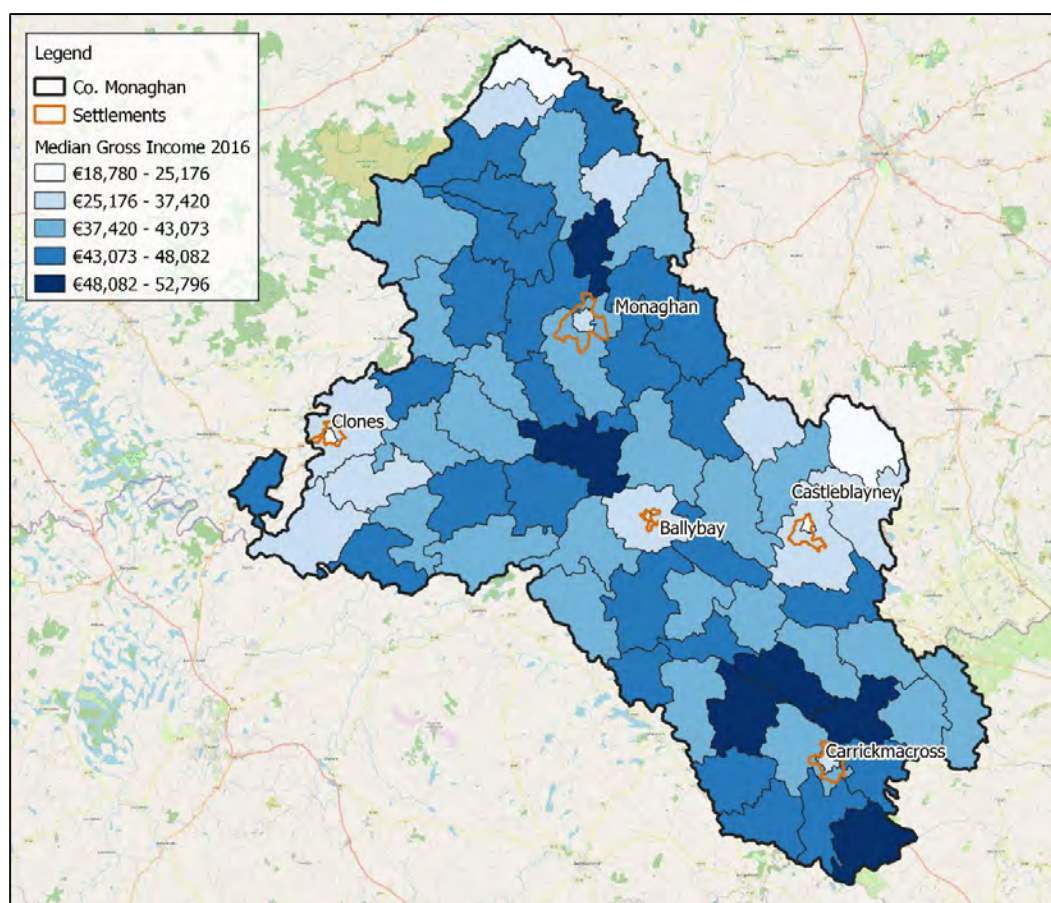


## 2.2.6 Income

Income is an important economic indicator in determining the affordability of the housing market. Household gross median income (CSO, 2016)<sup>21</sup> is the only spatially granular dataset available in Ireland and this has been considered as broadly representative of local income variation in Co. Monaghan. The HNDA Toolkit is prepopulated with data on household incomes sourced from the 2016 census, the Revenue Commissioners and Department of Social Protection data, forecasted to 2019, broken down by decile. This data is only provided at county level, forecasting an income range for Co. Monaghan of between €13,743 and €99,405.

Distribution of median household income in the county is uneven, with most Tier 1-3 settlements displaying lower incomes. Median income levels in the southeast of the county are generally higher than the county average. The distribution of gross median household income is shown below.

**Figure 2.6: Household Gross Median Income, 2016 (EDs, CSO)**



<sup>21</sup> CSO 2016: <https://www.cso.ie/en/methods/earnings/geographicalprofilesofincomeinireland2016/>



## 2.3 Housing market overview

### 2.3.1 Property sales market

Analysis of the residential property price transactions was conducted to understand the variation in transaction price and volume over time in the Co. Monaghan housing market.<sup>22</sup> Data was reviewed and configured to produce representative prices across the Co. Monaghan housing market for analysis within the HNDA. Furthermore, the prices and volumes overtime provide insight into the history of the property market.

#### 2.3.1.1 Volume of transactions

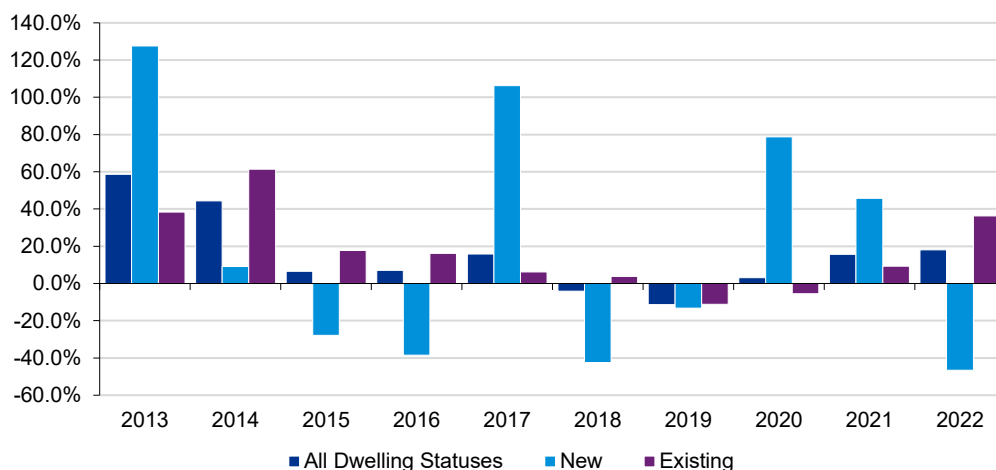
An overview of the volume of market residential transactions categorised by dwelling (new build and second-hand build) is set out below. The number of transactions per annum has almost tripled over the previous decade, growing from 128 in 2012 to 463 in 2022. Notably, there has been significant volatility in new build transactions, varying between increases of over 100% to drops of over 40% in annual quantities of transactions. While there is consistency between the number of sales generally and second-hand properties, the number of new builds sold has been unstable. This is due to the dominance of existing property in the market, averaging 83.4% of all sales over the 10-year period.

**Table 2.5 Residential property price transactions in Co. Monaghan (2012-Q1.2023, CSO/PPR)**

Year	All Dwellings	New build	Existing
2012	128	29	99
2013	203	66	137
2014	293	72	221
2015	312	52	260
2016	334	32	302
2017	387	66	321
2018	371	38	333
2019	329	33	296
2020	339	59	280
2021	392	86	306
2022	463	46	417
Q1.2023	110	16	95

<sup>22</sup> Data gathered from the Residential Dwelling Property Transactions for 2012-2022 (source: <https://data.cso.ie/table/HPA02>) and the Property Price Register for 2023 (<https://www.propertypriceregister.ie/>)

**Figure 2.7: Change over time in property transaction volume by dwelling status, Co. Monaghan 2013-2022 (CSO)**



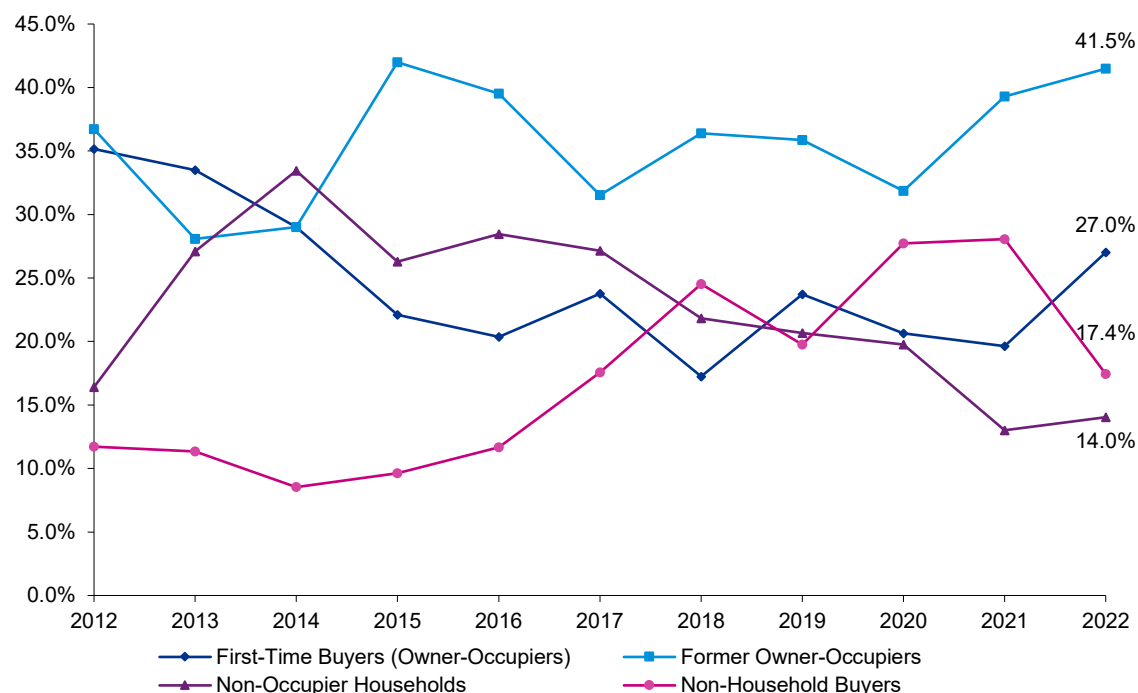
### 2.3.1.2 Purchaser characteristics

The analysis of the type of purchaser for residential dwelling property transactions<sup>23</sup> indicate that the largest group of purchasers in Co. Monaghan is former owner-occupiers (i.e. movers), averaging 35.6% of all transactions since 2012. This has increased in recent years with an all-time high of 41.5% in 2022. After this, the largest group of buyers are first-time buyers averaging 24.7% over the decade, showing general consistency since 2015 but with an upturn in 2022.

There has been a gradual overall decline in the volume of purchases by non-occupier buyers since a high of 33.4% in 2018. There has also been a gradual increase in the volume of purchases by non-household buyers (private companies, charitable organisations, and state institutions) since 2014, a trend which has accelerated since 2021. The relationship of volume by type of buyer is shown below.

<sup>23</sup> Residential Dwelling Property Transactions (source: <https://data.cso.ie/table/HPA02>)

**Figure 2.8: Volume of transactions by type of buyer – Co. Monaghan, 2013-2022 (CSO)**



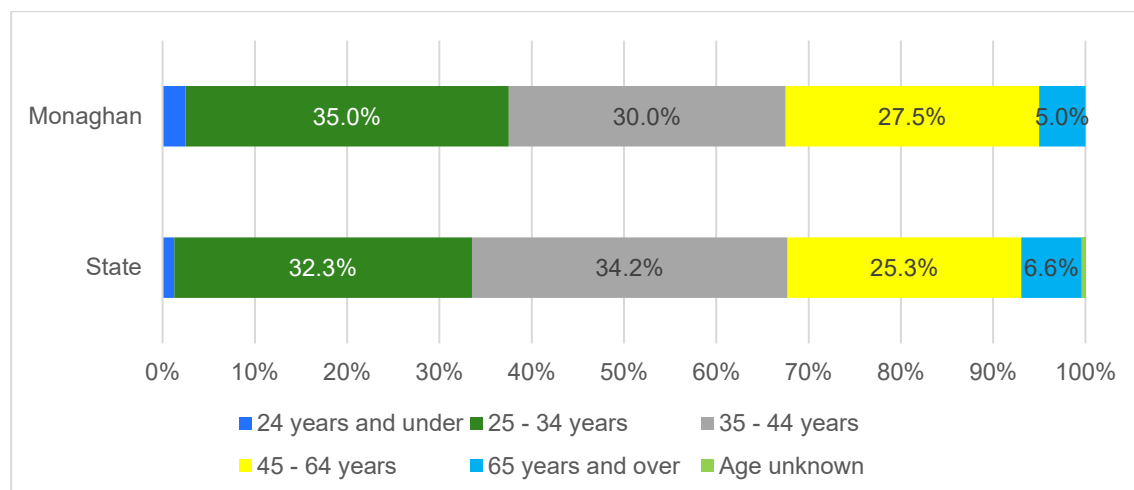
Leveraging the CSO Frontier Series data<sup>24</sup> with respect to residential property purchaser characteristics allows for more detailed analysis of the housing market within Co. Monaghan. The data is published by the CSO for the period from 2010-2019 and utilises new statistical methods or data sources which are currently under development and may require additional refinement over time. Despite these limitations, this data illustrates some dynamics of the residential property market in Co. Monaghan.

The Local Authority level data on annual sales shows that in 2019 some 37.5% of residential properties sold in Co. Monaghan were purchased by people under the age of 34, with 35.0% of sales attributed to persons aged 35-44 and 2.5% to those aged 25-34. These figures are slightly higher than is exhibited in national trends, with 33.5% of purchases reported at State level in 2019 being carried out by people under the age of 34.

<sup>24</sup> CSO Frontier Series – Characteristics of Residential Property Purchasers 2010-2019.

Source: <https://www.cso.ie/en/releasesandpublications/FP/FP-CROPP/characteristicsofresidentialproperty purchasers2010-2019/>

**Figure 2.9: Age Profile of Home Purchasers - Co. Monaghan and State, 2019 (CSO).**



With respect to the type and volume of annual transactions, a slim majority of sales executed in 2019 were joint transactions, with 54% recorded in Co. Monaghan, compared to 62% nationally. The number of joint transactions nationally has steadily increased by 1-2% per annum, to reach 62% of all sales in 2019. Within Co. Monaghan, a more even split between sole (46%) and joint transactions (54%) was observed in 2019. This represents a slight decline on the proportion of sole transactions between 2012 and 2016, where they made up an average of 55% of all purchases.

The median sales prices in 2019 for sole and joint transactions were respectively 36% and 41% lower in Co. Monaghan than national figures. Median income by transaction type was about 20% lower than the national equivalent.

**Table 2.6: Transaction Types – State and Co. Monaghan, 2019 (CSO).**

Area	State		Co. Monaghan	
	Sole Transaction	Joint Transaction	Sole Transaction	Joint Transaction
Volume	38%	62%	46%	54%
Median Age	42	38	43	37
Median Sale Price	€ 205,000	€ 290,000	€ 131,000	€ 170,000
Median Income	€ 42,600	€ 81,200	€ 34,000	€ 64,500

Locational data for the area<sup>25</sup> also indicates that about 77% of residential properties sold in Co. Monaghan in 2019 were purchased by buyers with a local address, followed by about 5% with a Co. Louth address. This represents a higher average rate of 'same county' purchasers within Co. Monaghan than elsewhere in the State (66%). A lower number of purchasers with Co. Dublin addresses were recorded in Co. Monaghan (4%)

<sup>25</sup> <https://data.cso.ie/table/CRP05>

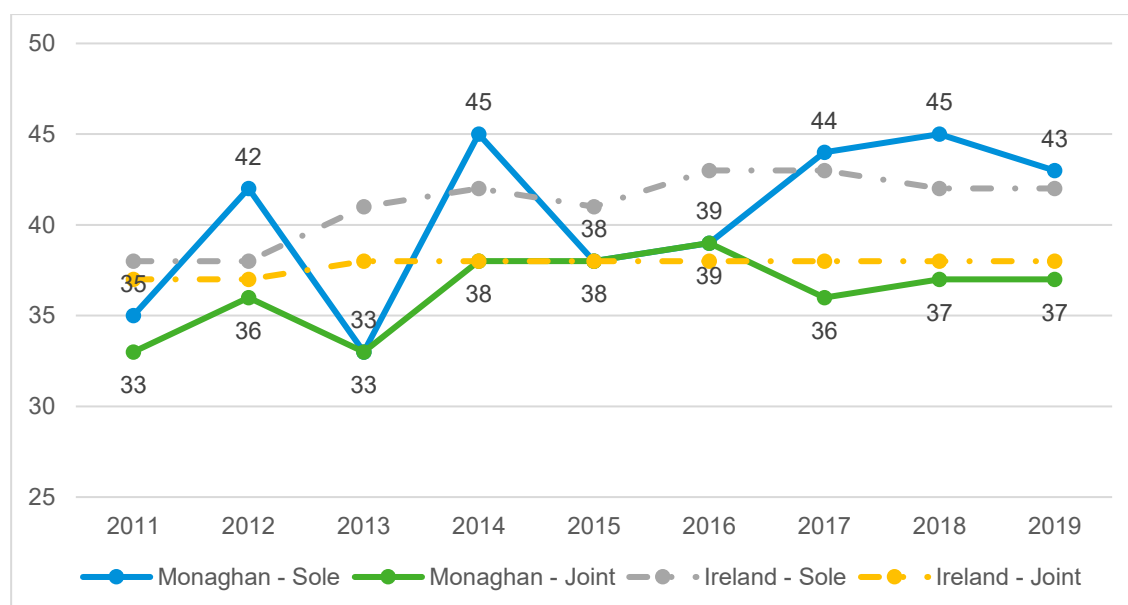
## Monaghan County Council

Housing Need and Demand Assessment for Monaghan  
July 2023

compared to the State average of about 10%. Notably, Co. Monaghan recorded a higher proportion of purchasers from Northern Ireland, namely 3%, than any other county besides Co. Donegal (15%).

The median age of purchasers varies by transaction type, with sole transactions being undertaken by slightly older individuals within Co. Monaghan (median age of 42) compared to joint transactions (median age of 37). The ages of purchasers in both categories were comparable to State-level figures for this period (median age of 42 and 38). Sole transactions appear to be increasingly made by older individuals, who likely require smaller properties and have higher incomes or savings to apply to a home purchase than the relatively younger joint purchasers (aged 36-38 years).

**Figure 2.10: Median Age of Purchasers (Sole & Joint) - Co. Monaghan, 2011-2019 (CSO).**



Some regional data is also available with respect to the family composition of purchasers, which gives insight as to the characteristics of purchasers who do and do not have children. Our analysis of the Border region (incl. Co. Monaghan) identified that many individual purchasers (sole transactions) do not have children and that the median age of purchasers for both sole and joint transactions is slightly higher for those without children.

As illustrated below, 81% of purchases by persons with children are joint transactions, while sole transactions predominate to a greater extent among purchasers without children. It is also worth noting that the sale prices for purchasers in the 'with children' group are higher than the 'without children' group for both sole and joint transactions, most likely reflecting the demand for larger unit sizes.

**Table 2.7: Purchaser Characteristics - Border Region, 2019 (CSO)**

Border Region	With Children		Without Children	
	Sole Transaction	Joint Transaction	Sole Transaction	Joint Transaction
Volume	19%	81%	59%	41%
Median Age	43	39	44	47
Median Sale Price	€ 110,000	€ 165,000	€ 113,500	€ 147,600
Median Income (€)	€ 35,100	€ 71,400	€ 33,100	€ 60,300

### 2.3.1.3 Property prices

To develop representative average change figures for the Co. Monaghan housing market assessment in the HNDA model, the following statistics were considered:

**Table 2.8: Median price per transaction by dwelling status, Co. Monaghan (market sales, all buyer types, all unit types – CSO/PPR)**

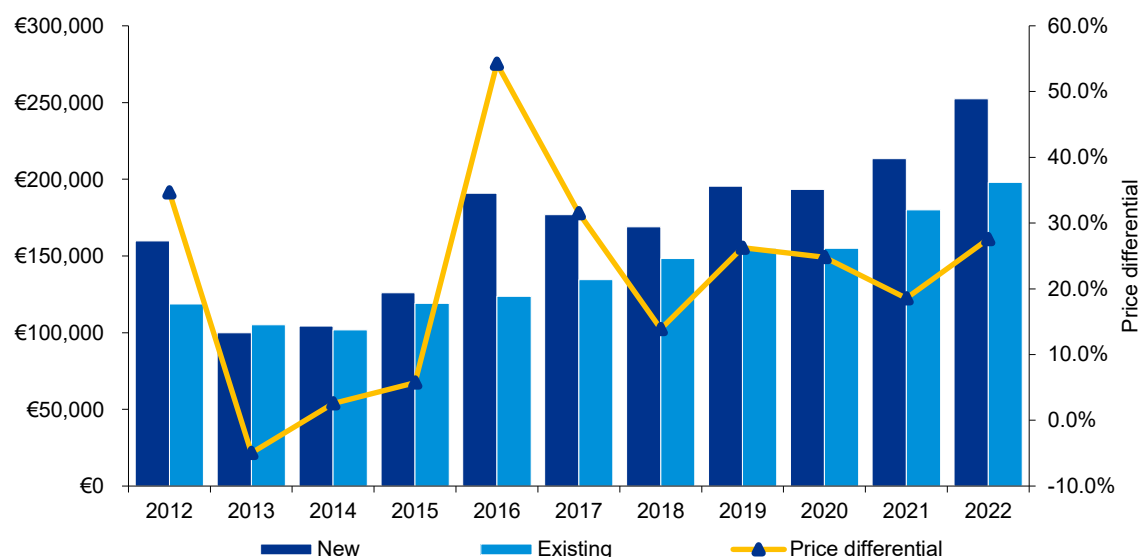
Year	All Dwelling Statuses	% Annual change	New	Existing
2012	€112,226	-	€147,550	€100,000
2013	€87,000	-22.5%	€97,500	€81,000
2014	€87,000	0.0%	€96,210	€80,500
2015	€110,000	26.4%	€123,375	€106,500
2016	€125,000	13.6%	€186,424	€113,500
2017	€140,000	12.0%	€188,000	€130,000
2018	€140,000	0.0%	€177,962	€137,000
2019	€155,000	10.7%	€195,793	€148,250
2020	€150,000	-3.2%	€221,962	€140,000
2021	€177,250	18.2%	€206,042	€170,000
2022	€205,000	15.7%	€252,408	€197,885
Q1.2023	€223,928	9.2%	€274,927	€215,248

The average price for all unit types has steadily increased since 2014, with a slight dip in 2020 (€150,000) before reaching its highest point in Q1.2023 (€223,928). There is a notable (though unstable) disparity in price between new builds and second-hand averaging a difference of 23.8% in price between 2017 and 2022, reaching a 27.7% difference in Q1.2023. The variation in price by dwelling status is illustrated below.

A notable quality of the price history in Co. Monaghan has been the volatility of annual change in median prices, with multiple years seeing significant growth followed by decline or no change. In this light, an average figure for price change (8.9% since 2017, as per Table 2.8) is observed over a 6-year period and has been used for forecasting future change in Section 4.2.3.



**Figure 2.11: Property transaction prices by dwelling status (CSO/PPR)**



## 2.3.2 Residential rental market

### 2.3.2.1 Price variability

Residential Tenancies Board (RTB) data published by the CSO for the period 2012-2022<sup>26</sup> has been analysed to identify the rental market profile in Co. Monaghan. The data available on rental price is less granular and comprehensive than sales price data (particularly outside of urban areas) with only average unit prices by aggregate area available as outlined in the table below. The average prices (for all property types) were analysed to identify spatial variation. No rental data was available for Clones.

The average standardised monthly rental price in Co. Monaghan in Q3.2022 was €764, an increase of 26.4% on 2018 rents. The most expensive single location was Carrickmacross at €895, in comparison to Ballybay which was the cheapest at just €695. Monaghan Town and Castleblayney exhibited the lowest and highest increases in rents in the last five years respectively, at 24.8% and 43.1%.

**The average annual rental price increase for the county between 2017 and 2022 was 6.5% (the 6-year average).** Monaghan Town exhibited the lowest average annual increase of towns apparent in the data at 5.3% and Castleblayney exhibited the highest at 8.5%. The change over time in average monthly rent is illustrated in the table below, showing a slight slow-down in annual rental price increases between 2017 and 2021, followed by a sharp increase in 2022.

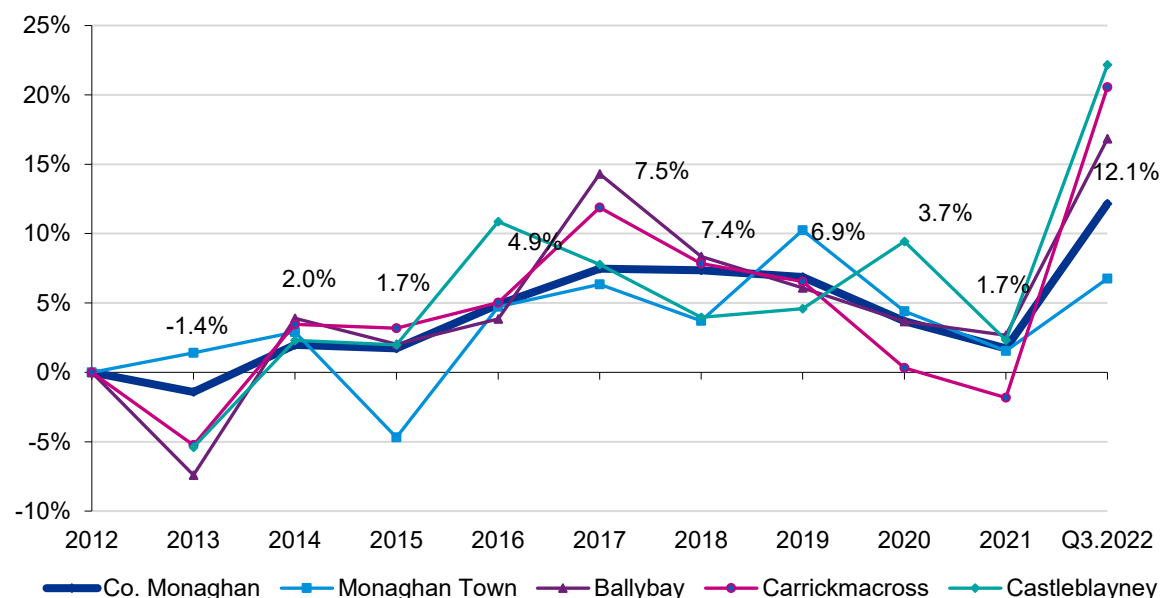
<sup>26</sup> RTB Average Monthly Rent report. Q3.2022 most recent available data. Source: <https://data.cso.ie/table/RIQ02>

**Monaghan County Council**  
Housing Need and Demand Assessment for Monaghan  
July 2023

**Table 2.9: Average monthly rent in Co. Monaghan (all unit types, CSO/RTB)<sup>27</sup>**

Location	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Q3. 2022
<b>Co. Monaghan</b>	<b>€488</b>	<b>€481</b>	<b>€491</b>	<b>€499</b>	<b>€524</b>	<b>€563</b>	<b>€604</b>	<b>€646</b>	<b>€670</b>	<b>€681</b>	<b>€764</b>
Monaghan Town	€526	€534	€549	€524	€548	€583	€605	€667	€696	€707	€755
Ballybay	€417	€387	€402	€410	€425	€486	€527	€559	€579	€595	€695
Carrickmacross	€552	€523	€541	€558	€586	€656	€707	€754	€756	€742	€895
Castleblayney	€484	€457	€468	€477	€529	€570	€593	€620	€678	€694	€848

**Figure 2.12: Average rent change over time in Co. Monaghan (all unit types, CSO/RTB)**



**Table 2.10: Average rent change over time in Co. Monaghan (all unit types, CSO/RTB)<sup>28</sup>**

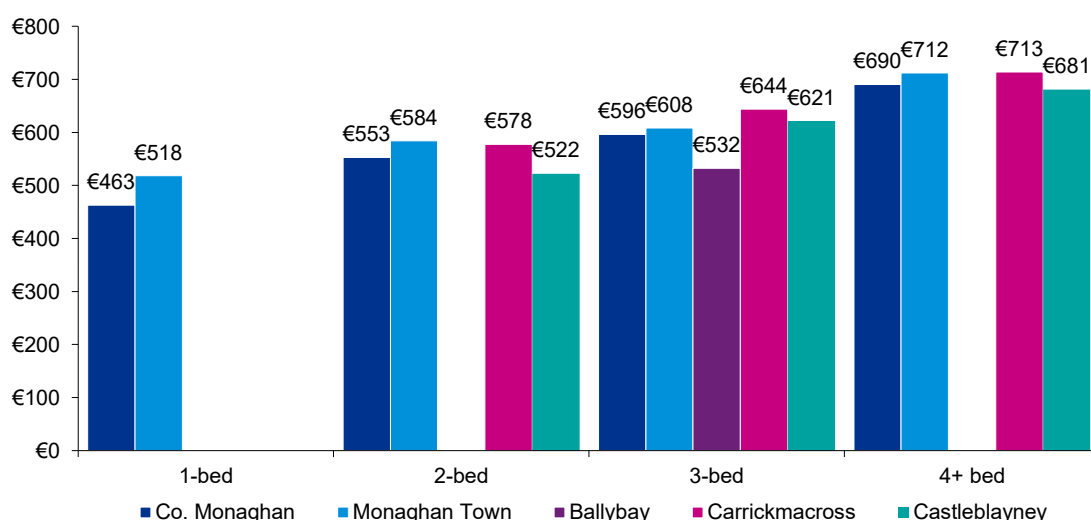
Location	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Q3. 2022
<b>Co. Monaghan</b>	<b>-3.5%</b>	<b>-1.4%</b>	<b>2.1%</b>	<b>1.6%</b>	<b>5.0%</b>	<b>7.4%</b>	<b>7.3%</b>	<b>7.0%</b>	<b>3.7%</b>	<b>1.6%</b>	<b>12.2%</b>
Monaghan Town	3%	1%	3%	-5%	5%	6%	4%	10%	4%	2%	7%
Ballybay	-7%	-7%	4%	2%	4%	14%	8%	6%	4%	3%	17%
Carrickmacross	0%	-5%	3%	3%	5%	12%	8%	7%	0%	-2%	21%
Castleblayney	-4%	-5%	2%	2%	11%	8%	4%	5%	9%	2%	22%

<sup>27</sup> Note that no rental data was available through the CSO/RTB for Clones.

<sup>28</sup> Note that no rental data was available through the CSO/RTB for Clones.

The variation between rental prices for different unit sizes are shown below in Figure 2.13. In some cases, price points were not available for each location for all unit types (likely due to a low number of renters in those areas).

**Figure 2.13: Average rent by unit size in Co. Monaghan (Q3.2023, CSO/RTB)<sup>29</sup>**



**Table 2.11: Average rent by unit size in Co. Monaghan (Q3.2023, CSO/RTB)<sup>30</sup>**

Location	1-bed	2-bed	3-bed	4+ bed
Co. Monaghan	€463	€553	€596	€690
Monaghan Town	€513	€584	€608	€712
Ballybay	-	-	€532	-
Carrickmacross	-	€578	€644	€713
Castleblayney	-	€522	€621	€681

### 2.3.2.2 Existing Private Tenancies

An analysis of the raw RTB tenancy database for Co. Monaghan was conducted to evaluate rental tenancy volume by unit size (number of beds) within the county. An overview of RTB tenancies by unit size in Co. Monaghan is set out below. We would note that the overall volume of RTB-registered tenancies in Co. Monaghan decreased from c.800 in June 2022 to 541 in June 2023. The small volume of rental properties is particularly visible outside of Monaghan Town, with a related effect on unit size choice.

<sup>29</sup> Note that no rental data was available through the CSO/RTB for Clones.

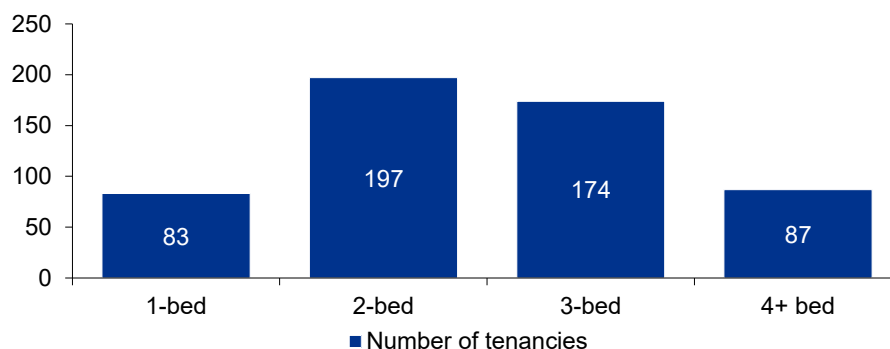
<sup>30</sup> Note that no rental data was available through the CSO/RTB for Clones.

**Monaghan County Council**  
Housing Need and Demand Assessment for Monaghan  
July 2023

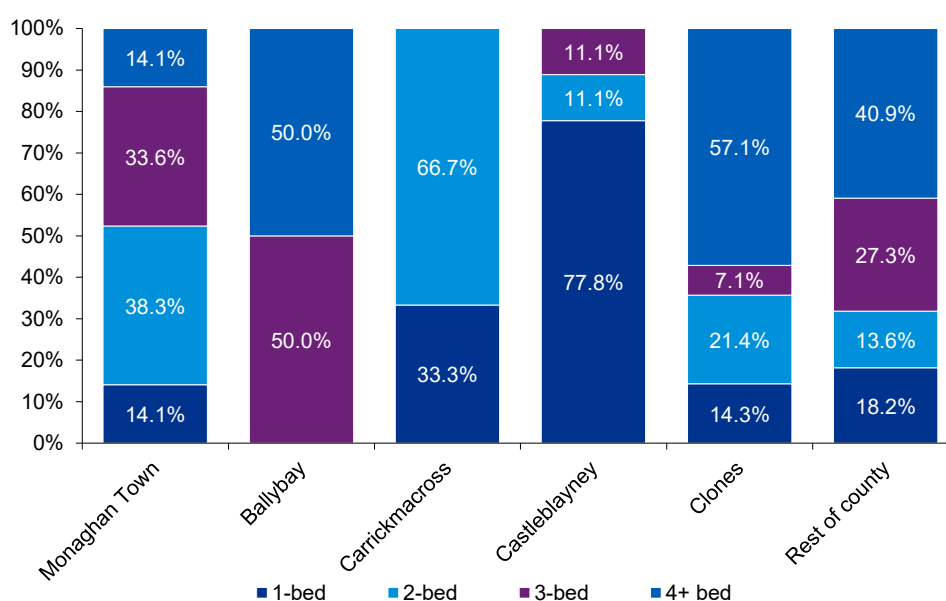
**Table 2.12: RTB Tenancies by Unit Size – Co. Monaghan, June 2023 (RTB)**

Town	1-bed	2-bed	3-bed	4+ bed	Total
Monaghan Town	69	188	165	69	<b>491</b>
Ballybay	-	-	1	1	<b>2</b>
Carrickmacross	1	2	-	-	<b>3</b>
Castleblayney	7	1	1	-	<b>9</b>
Clones	2	3	1	8	<b>14</b>
Rest of county	4	3	6	9	<b>22</b>
<b>Total</b>	<b>115</b>	<b>283</b>	<b>268</b>	<b>134</b>	<b>541</b>
<b>% of tenancies</b>	<b>14.4%</b>	<b>35.4%</b>	<b>33.5%</b>	<b>16.8%</b>	<b>100.0%</b>

**Figure 2.14: RTB Unit Size Demand – Co. Monaghan, June 2023 (RTB)**



**Figure 2.15: Proportional RTB Unit Size Demand - Co. Monaghan, June 2023 (RTB)**



### 2.3.2.3 *Rental supports*

There are several types of housing support in operation through the local government, the primary among these being access to social housing, followed by the Housing Assistance Payment (HAP).

Housing Assistance Payments (HAP) are the second form of social housing support available to people who have a long-term housing need, specifically for those persons or families who are eligible for social housing but are unable to be assigned an appropriate social housing unit. Under HAP, a local authority can make a monthly payment to a landlord, subject to terms and conditions including rent limits, on a tenant's behalf.

Under the current HAP legislation, limits for HAP payments are based on the number of people in a household and the rental market in the area. Local authorities have limited additional flexibility to exceed the maximum rent limits on a case-by-case basis. As of June 2022, the Department of Housing, Local Government and Heritage proposed further flexibility for local authorities, permitting them to exceed rent limits by up to 35%.<sup>31</sup>

**Table 2.13: Maximum HAP Monthly Payments in Co. Monaghan, Band 3, 2023 (DHLGH)**

HAP Overview	Monthly Payments
Single	€330
Couple – no dependents	€390
Couple/lone parent with 1 child	€500
Couple/lone parent with 2 children	€515
Couple/lone parent with 3 or more children	€530
Single in shared accommodation	€200
Couple in shared accommodation	€220

As of 2021, the most recent year for which data is available, there were 494 HAP properties listed in Co. Monaghan, a decrease on the number listed for 2020 (549).<sup>32</sup> These properties were concentrated in Monaghan Town (218 properties between Monaghan Urban and Monaghan Rural EDs), with smaller concentrations also found in Carrickmacross, Clones, Castleblayney and Ballybay.

While HAP is intended to offer increased affordability for lower income households and has potential to significantly reduce the proportion of monthly disposable income a household allocates toward rent, it has been noted that it offers support for a wider range of renters (16.7% of renters supported by HAP are in the top half of income

<sup>31</sup> Prior to July 2022, this flexibility extended to 20% above the rent limits. Note that in practice not every household whose rent exceeds the limit but falls within this 35% additional threshold will receive HAP. Source: [https://www.citizensinformation.ie/en/housing/renting\\_a\\_home/housing\\_assistance\\_payment.html](https://www.citizensinformation.ie/en/housing/renting_a_home/housing_assistance_payment.html)

<sup>32</sup> CSO 2021: <https://data.cso.ie/table/HAP16>

**Monaghan County Council**

Housing Need and Demand Assessment for Monaghan  
July 2023

distribution<sup>33</sup>). It has also been suggested that HAP has an inflationary effect on rental prices in the private sector<sup>34</sup>.

We note that HAP has not been factored into the current assessment model due to the complexity around identification of applicable deciles under HAP eligibility criteria and assumed uptake of this support.

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<sup>33</sup> Low Income Renters and Housing Supports, Esri (source: [https://www.esri.ie/system/files/publications/RS141\\_1.pdf](https://www.esri.ie/system/files/publications/RS141_1.pdf))

<sup>34</sup> <https://businessplus.ie/news/hap-rents/>

## 3 Existing Housing Stock and Supply

### 3.1 Key issues

Area of interest	Key issues identified
Stock, tenure and composition	<ul style="list-style-type: none"> <li>Over 95% of households in Co. Monaghan reside in houses or bungalows, though up to c.13% of households in urban areas such as Monaghan Town reside in apartments.</li> <li>Over 70% of households in the county are owner-occupied, with 16% renting on the private market and c.8% socially renting.</li> <li>Urban areas display higher proportions of private renters (c.29% in Monaghan Town) and high proportions of households in social housing (16% in Castleblayney).</li> <li>One-off houses, including single rural housing, have made up the majority of planning permissions granted since 2012, though this has declined to an average of 60% over the last five years.</li> </ul>
Vacancy, condition and overcrowding	<ul style="list-style-type: none"> <li>Residential vacancy in Co. Monaghan is 10.8%, a higher rate than that of the State but lower than other Border counties. Hotspots for vacancy include Ballybay (c.18%) and Clones (c.14%).</li> <li>The most commonly listed reasons for vacancy is that the dwelling is a rental property and that the owner is deceased, though the third most frequent reason given for vacancy is that the dwelling is an abandoned farmhouse, at almost double the proportion for the State.</li> <li>As measured by the HNDA Toolkit, Co. Monaghan has a lower housing obsolescence rate than the State or the Border region.</li> <li>c.14,800 dwellings in Co. Monaghan, or c.65%, were constructed pre-2001.</li> <li>As measured by the HNDA Toolkit, Co. Monaghan has an overcrowding rate of 0.21% of households, a lower figure than the State but higher than the Border region average.</li> </ul>
Supply	<ul style="list-style-type: none"> <li>Almost two-thirds of dwelling completions in Co. Monaghan have been for single houses, with another third for houses in schemes. Only 5% of completions have been for apartments.</li> <li>Housing completions have accelerated since 2019, even accounting for slowdowns arising from COVID-19, with a sharp increase in 2022. Carrickmacross-Castleblayney MD has consistently displayed the greatest number of completions per annum.</li> </ul>



Area of interest	Key issues identified
	<ul style="list-style-type: none"> <li>Completion of social housing units in 2022 was predominantly provided by Monaghan County Council, with AHBs providing a smaller proportion than the State average.</li> <li>60% of social housing stock is directly owned by Monaghan County Council, with AHBs providing a further c.20% and the majority of remaining stock provided through HAP.</li> </ul>

## 3.2 Housing stock and composition

The overall stock of housing in the county in 2016 was 25,311 permanent dwellings. Based on preliminary results from the 2022 census, this had risen to 26,548 units, a net increase of 4.9%.<sup>35</sup>

## 3.3 Housing tenure and type

The vast majority of households in Co. Monaghan in 2022 reside in houses or bungalows (95.4%) with only 4.5% of the housing stock comprising apartments and flats. However, based on subcounty data published in 2016, apartments comprise a slightly higher proportion of units in some towns as shown in Table 3.1. In 2022, a further 0.02% of homes in the county are bedsits, caravans or mobile homes, or cases where the form of accommodation was not stated.

**Table 3.1: Household type, 2022<sup>36</sup>/2016<sup>37</sup> (CSO)**

Location	House/Bungalow	Flat/Apartment	Other <sup>38</sup>	Total
<b>Co. Monaghan (2022)</b>	<b>95.4%</b>	<b>4.5%</b>	<b>0.02%</b>	<b>22,855</b>
Co. Monaghan (2016)	93.9%	4.2%	2.0%	21,689
Monaghan Town (2016)	85.5%	12.7%	0.1%	3,233
Carrickmacross (2016)	91.2%	6.5%	0.1%	2,286
Castleblayney (2016)	87.3%	10.6%	0.1%	1,775
Clones (2016)	95.2%	2.4%	0.4%	976
Ballybay (2016)	94.4%	4.0%	0.3%	730

Household tenure across Co. Monaghan varies greatly. At county level in 2022, 70.6% of households are owner-occupied (both with and without mortgages). That said, based on sub-county data published for 2016, owner-occupation varies significantly within the settlements identified in Table 3.2, with notably lower rates in all towns. All settlements

<sup>35</sup> CSO 2022: <https://data.cso.ie/table/FP008>

<sup>36</sup> CSO 2022: <https://data.cso.ie/table/FY033A>

<sup>37</sup> CSO 2016: <https://data.cso.ie/table/SAP2016T6T1ED>

<sup>38</sup> Includes bedsits, caravans, mobile homes, and cases where form of accommodation was not stated.

have higher proportions of social housing than the county average, with a high of 16.1% in Castleblayney. The private rental market is relatively small at 16.0% overall in the county in 2022 but with considerably higher proportions of renters in all towns in 2016, particularly Monaghan Town at 28.6%.

**Table 3.2: Household tenure, 2022<sup>39</sup>/2016<sup>40</sup> (CSO)**

Location	Owner Occupied	Privately Rented	Social Housing	Other	Total
<b>Co. Monaghan (2022)</b>	<b>70.6%</b>	<b>16.0%</b>	<b>7.7%</b>	<b>5.7%</b>	<b>22,855</b>
Co. Monaghan (2016)	73.0%	14.2%	8.6%	4.3%	21,689
Monaghan Town (2016)	53.3%	28.6%	14.7%	3.4%	3,230
Carrickmacross (2016)	57.7%	23.9%	15.1%	3.3%	2,283
Castleblayney (2016)	57.5%	20.2%	16.1%	6.1%	1,774
Clones (2016)	66.5%	14.9%	13.7%	4.9%	976
Ballybay (2016)	57.6%	22.4%	14.8%	5.2%	730

### 3.3.1 Single rural housing

The analysis of planning permission data from 2012 to 2022 has been carried out to determine the need for single rural housing in Co. Monaghan. The data helps to understand typical quantum per annum of one-off houses being permitted in the county and the proportion of overall residential permissions they comprise.

One-off houses have historically made up the greatest part of granted planning permission in Co. Monaghan, constituting 67.3% of all units between 2012 and 2022. This rate reflects the county's rural character but makes up a higher proportion of overall planning permissions than is apparent for the Border region (63.3%) and a considerably higher proportion than is apparent at the State level (27.7%).

Though the average annual number of units granted permission increased between 2018 and 2022, the proportion of one-off houses has decreased, with the 5-year average decreasing from 83.4% to 60.2%.

<sup>39</sup> CSO 2022: <https://data.cso.ie/table/FY034A>

<sup>40</sup> CSO 2016: <https://data.cso.ie/table/SAP2016T6T3CON17>

**Table 3.3: Planning permissions granted in Co. Monaghan between 2012 and 2022 by housing type<sup>41</sup> (CSO)**

Year	One-off houses	Total units granted permission	One-off houses as %
2012	94	112	83.9%
2013	87	93	93.5%
2014	109	118	92.4%
2015	114	223	51.1%
2016	115	120	95.8%
2017	148	168	88.1%
2018	207	351	59.0%
2019	165	371	44.5%
2020	148	206	71.8%
2021	219	311	70.4%
2022	150	237	63.3%

It should be noted however that these figures include both urban and rural one-off housing and can be assumed to represent the upper limit of rural one-off housing figures per annum, even in a predominantly rural county such as Co. Monaghan.

National Policy Objective 20 of the NPF requires Local Authorities to ‘Project the need for single housing in the countryside through the local authority’s overall Housing Need Demand Assessment (HNDA) tool and county development plan core strategy processes.’ It should be noted however that in its current implementation, the HNDA Toolkit does not permit this function to be carried out. This is anticipated as a future feature of the Toolkit.

## 3.4 Issues

### 3.4.1 Housing vacancy

Census data indicated that residential vacancy (including those classed as temporarily absent, holiday homes, and vacant) in Co. Monaghan in 2016 was 11.4 % compared to 14.8% for the State overall, though there is some variation between settlements with Clones and Ballybay exhibiting vacancy rates higher than the national average. Unoccupied holiday homes account for only 1.0% of the total stock.

Based on preliminary results from the 2022 census<sup>42</sup>, the county-level vacancy rate decreased to 10.8%, a higher rate than that of the State (7.8%), but the lowest in the Border region<sup>43</sup>. Variation was apparent at the local level, with most settlements seeing

<sup>41</sup> CSO 2022: <https://data.cso.ie/table/BHA12>

<sup>42</sup> CSO Housing Stock and Vacant Dwellings 2022 (preliminary results): <https://data.cso.ie/table/FP010>

<sup>43</sup> Cavan: 11.8%, Donegal: 11.4%, Leitrim: 15.5%, Sligo: 11.8%

a slight decrease. Clones saw the largest drop in vacancy rate, from 18.1% to 13.7% while Monaghan Town saw a slight increase, from 11.5% to 12.3%.

**Table 3.4: Residential vacancy in Co. Monaghan, 2016 and 2022 (CSO)**

Location	2016			2022 (preliminary)		
	Vacant	Total	Vacancy Rate	Vacant	Total	Vacancy Rate
<b>Co. Monaghan total</b>	<b>2,884</b>	<b>25,311</b>	<b>11.4%</b>	<b>2,873</b>	<b>26,548</b>	<b>10.8%</b>
Monaghan Town	431	3,751	11.5%	476	3,864	12.3%
Carrickmacross	284	2,643	10.7%	294	2,842	10.3%
Castleblayney	212	2,037	10.4%	180	2,158	8.3%
Clones	223	1,229	18.1%	176	1,284	13.7%
Ballybay	163	916	17.8%	166	934	17.8%

Of the 2,884 vacant units present in Co. Monaghan in 2016, 48.5% (1,399 units) were occupied in 2022. Of the 2,873 vacant units present in Co. Monaghan in 2022, 4.1% (1,079 units) were also vacant in 2016, and 2.1% (549 units) had been vacant since 2011. When compared with other counties, Co. Monaghan ranked 9<sup>th</sup> in the State for the proportion of dwellings that have been vacant for 7 years and ranked 7<sup>th</sup> for the proportion of dwellings that have been vacant for 11 years.

The 2022 census recorded a vacancy reason for each vacant dwelling. We would note that while a dwelling may have had more than one reason for being vacant (e.g., a property for sale with a recently deceased owner), only a single reason was recorded. The 'Other' category includes all dwellings where no clear reason for vacancy could be ascertained.

In Co. Monaghan the leading reasons recorded for vacancy were that the dwelling was a rental property (21.7%) and that the owner was deceased (20.3%). This matches the national trend, where these are also the leading reasons, but the proportion of vacant properties falling into these categories in Co. Monaghan is higher in both cases. Considering the relatively high proportion of dwellings that have been vacant for 7 or more years, this may indicate a large number of dwellings unable to be released to the market due to probate-related situations following the deaths of owners.

The third most frequently given reason for vacancy in the county is that the dwelling is an abandoned farmhouse (13.8%). Abandoned farmhouses comprise nearly double the proportion of vacant properties in Co. Monaghan than on the State level. Given this, particular focus should be directed to solutions targeting these vacant properties.

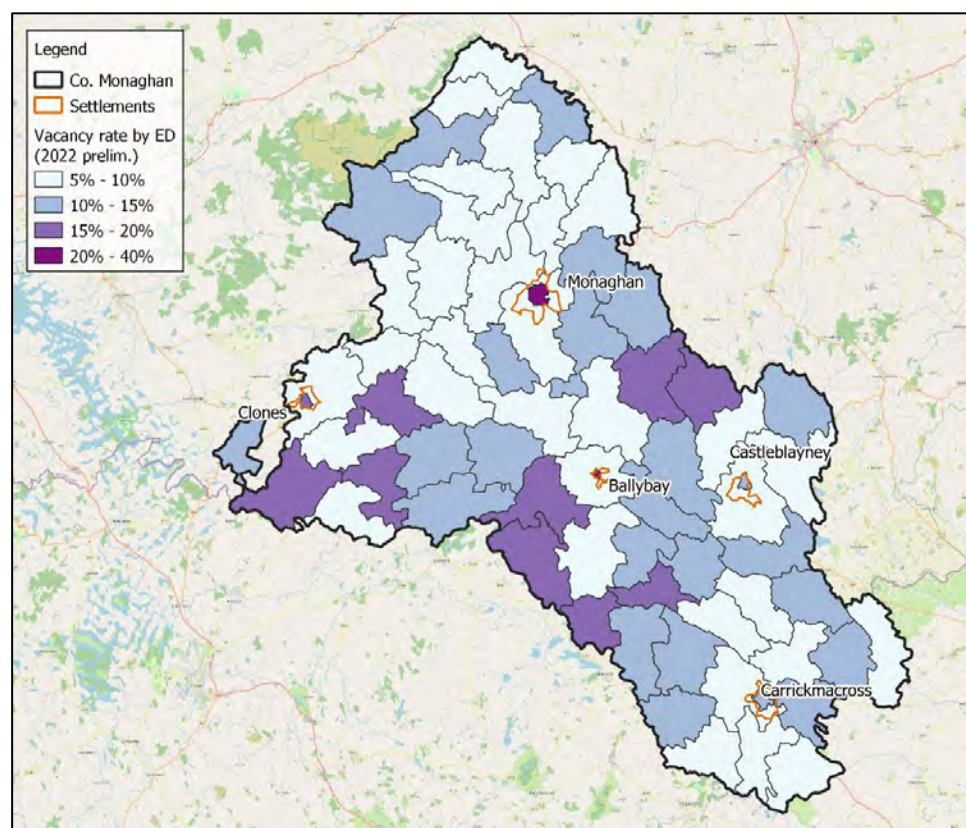
**Monaghan County Council**  
Housing Need and Demand Assessment for Monaghan  
July 2023

**Table 3.5: Reasons for vacancy, 2022 (CSO)**

Location	Reason for vacancy, 2022 (preliminary)				
	Rental Property	Deceased	Abandoned Farmhouse	Renovation	Other
Co. Monaghan	21.7%	20.3%	13.8%	11.5%	11.2%
State	21.2%	16.5%	7.4%	14.2%	14.7%

Location	Reason for vacancy, 2022 (preliminary), continued				
	For Sale	New Build	Nursing Home / Hospital	With Relatives	Emigrated
Co. Monaghan	6.1%	5.6%	5.2%	3.1%	1.5%
State	10.7%	4.0%	6.7%	3.1%	1.5%

**Figure 3.3.1: Vacancy rates by electoral division (CSO 2022 preliminary results)<sup>44</sup>**



<sup>44</sup> CSO Housing Stock and Vacant Dwellings 2022 (preliminary results): <https://data.cso.ie/table/FP010>

### 3.4.2 Housing condition

There is no locally available data regarding the condition of houses. Useful indicators include rates of vacancy (discussed above), rates of obsolescence, year of construction and Building Energy Rating (BER) data.

The HNDA Toolkit provides obsolescence rates at State and county levels, indicating losses of housing units due to dilapidation or demolition for replacement with new units, which can act as an indicator of housing condition. This has been calculated by taking the change in housing stock in the intercensal period, 2011– 2016, and subtracting it from the actual number of new dwellings constructed in the same period.

Between 2011 and 2016 Co. Monaghan experienced a net increase in housing stock of 255, whereas the number of new units constructed in the same period was 485. The difference is 230 dwellings or 46 per annum over the 5-year period between 2011 and 2016. With a total housing stock of 25,311 dwellings in 2016, this gives an annual obsolescence rate of 0.18%. This is shown in the table below, indicating that Co. Monaghan has a lower obsolescence rate than both the State and the Border region.

**Table 3.6: Obsolescence rate (2011-2016, DHLGH HNDA Toolkit<sup>45</sup>)**

Location	HNDA Toolkit obsolescence rate (2011-2016)
State	0.20%
Border region	0.35%
Co. Monaghan	0.18%

In addition, age of housing stock can be used as a rough indicator of housing condition. The table below shows the period of construction of the housing stock in Co. Monaghan as indicated in the 2022 census, recorded by occupied household<sup>46</sup>. 64.8% of dwellings (14,816 units) were constructed pre-2001 and are 22+ years old.

**Table 3.7: Construction period of housing stock in Co. Monaghan, 2022 (CSO)<sup>47</sup>**

Period Built	Households	Proportion
Pre 1919	2,288	10.0%
1919 - 1945	1,580	6.9%
1946 - 1960	1,340	5.9%
1961 - 1970	1,221	5.3%
1971 - 1980	3,178	13.9%
1981 - 1990	2,351	10.3%
1991 - 2000	2,858	12.5%

<sup>45</sup> DHLGH HNDA Toolkit: <https://www.gov.ie/en/publication/eea99-housing-need-and-demand-assessment-hnda/>

<sup>46</sup> CSO 2022: <https://data.cso.ie/table/FY102>

<sup>47</sup> CSO 2022: <https://data.cso.ie/table/FY102>



## Monaghan County Council

Housing Need and Demand Assessment for Monaghan  
July 2023

Period Built	Households	Proportion
2001 - 2010	5,864	25.7%
2011 - 2015	716	3.1%
2016 or later	1,029	4.5%
Not stated	430	1.9%
<b>Total</b>	<b>22,855</b>	<b>100.0%</b>

The table below has been sourced from the Sustainable Energy Authority of Ireland (SEAI) and indicates the typical BER ratings for houses by age for various fuel types, reflecting typical building regulations at the time of construction. This suggests that the 64.8% of units in the county built prior to 2001 have a maximum BER rating of C3. We would note that a target of the Climate Action Plan 2019 is to complete 500,000 home retrofits nationally to achieve a BER rating of B2.

This does not take account of units which have undergone renovation to achieve a higher BER. An indicator of the number of these units is the number of home energy grants availed of for insulation, heating, and renewable energy upgrades. As of 2018<sup>48</sup>, a total of 3,930 home energy grants and 1,806 free energy upgrades were granted for Co. Monaghan, equivalent to 26.5% of the total housing stock across all ages.

**Figure 3.2: Indicative BER ratings for housing units by age<sup>49</sup>**

Oil/gas central heating		Standard electric heating		Solid fuel central heating	
Year of construction	Typical energy rating	Year of construction	Typical energy rating	Year of construction	Typical energy rating
2012+	A3	2012+	A3	2012+	A3
2010-2011	B1	2010-2011	B1	2010-2011	B1
2008-2009	B3	2008-2009	C3	2008-2009	B3
2005-2007	C1	2005-2007	D1	2005-2007	C2
1994-2004	C3	1994-2004	E1	1994-2004	D1
1978-1993	D1	1978-1993	E2	1978-1993	D2
Pre 1978	D2/E1/E2	Pre 1978	G	Pre 1978	F

### 3.4.3 Overcrowding

Overcrowding is an important factor when considering housing demand and is pre-programmed into the HNDA Toolkit as a set variable. This variable is based on households which share a dwelling with other persons or with another household with unrelated persons, and where the ratio of the number of persons in the dwelling to the number of rooms is 2.0 or greater. We should note that this measure of overcrowding is derived from census data on the number of rooms and persons per dwelling, cross

<sup>48</sup> The Energy Efficiency of Irish Homes, Conor Callaghan, UCD, PublicPolicy.ie ([https://publicpolicy.ie/downloads/papers/2019/The\\_energy\\_efficiency\\_of\\_irish\\_homes.pdf](https://publicpolicy.ie/downloads/papers/2019/The_energy_efficiency_of_irish_homes.pdf))

<sup>49</sup> A Guide to Building Energy Rating for Homeowners, SEAI: <https://www.seai.ie/publications/Your-Guide-to-Building-Energy-Rating.pdf>



tabulated with housing composition. This measure does not conform to that set out by Eurostat<sup>50</sup> and as such is best considered a rough proxy. It is anticipated that forthcoming data arising from the full publication of the 2022 census will provide an improved measure due to the inclusion of a specific question on the number of bedrooms.

For Co. Monaghan, the HNDA Toolkit presumes there are 22 overcrowded households in the county, or an overcrowding rate of 0.21%. This is considerably lower than the State average of 0.7% but slightly above the average for the Border region of 0.14%.

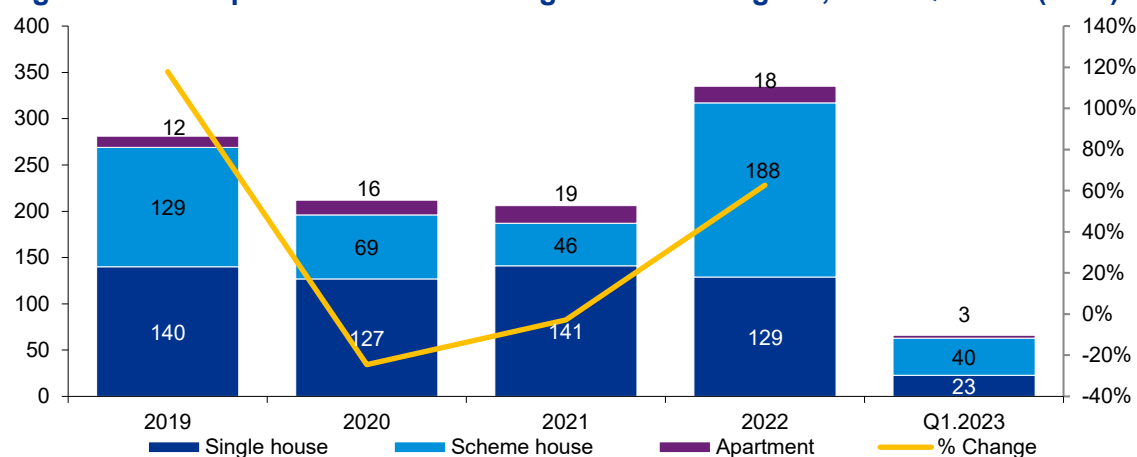
## 3.5 Housing Supply

### 3.5.1 Completions and Commencements

Between 2012 and 2022, 1,776 new dwellings have been completed in Co. Monaghan.<sup>51</sup> Of these, 62.8% were for single houses, 32.2% for houses in schemes, and only 5.0% of apartments. This represents the 8<sup>th</sup> highest proportion of single houses for any county and is well above the State average (29.1%).

Completions have increased significantly since 2019, even taking into account any COVID-19-related slowdown in 2020 and 2021. The proportion of completed apartments has also increased, making up 6.2% of completions between 2019 and 2022, though this is still less than half the State average for apartments in the same period (20.1%).

**Figure 3.3: Completion of new dwellings in Co. Monaghan, 2019-Q1.2023 (CSO)<sup>52</sup>**



Based on completion figures shown below, the highest number of completions has been in the Carrickmacross-Castleblayney municipal district (MD), at 809 units between 2012

<sup>50</sup> [https://ec.europa.eu/eurostat/statistics-explained/index.php?title=Glossary:Overcrowding\\_rate](https://ec.europa.eu/eurostat/statistics-explained/index.php?title=Glossary:Overcrowding_rate)

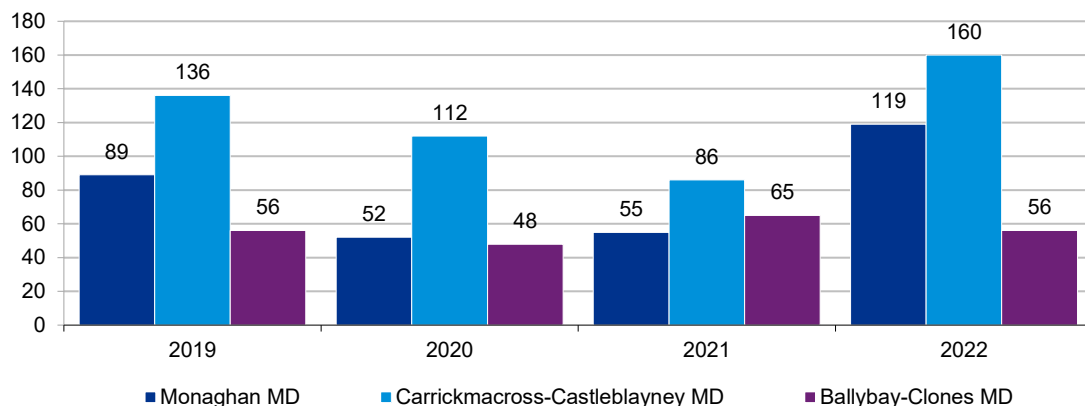
<sup>51</sup> Note that the CSO prepares figures for completions of new dwellings based on connections to the ESB network. This different source and methodology accounts for the slight difference between these figures and those shown in Table 3.7, which were gathered as part of Census 2022 and include dwellings for which no construction date was recorded.

<sup>52</sup> CSO 2022: <https://data.cso.ie/table/NDQ06>

**Monaghan County Council**  
Housing Need and Demand Assessment for Monaghan  
July 2023

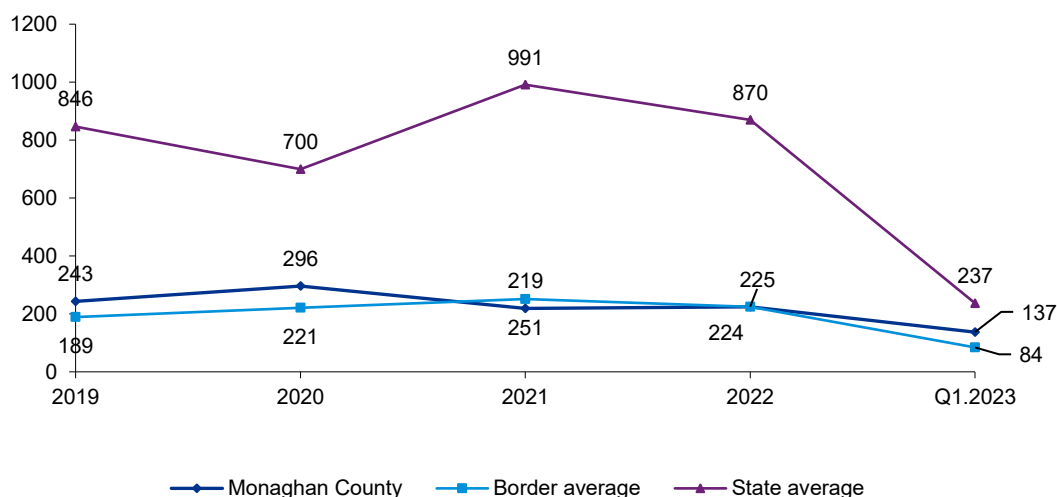
and 2021. This is followed by 554 completed units in Monaghan MD and 420 in Ballybay-Clones MD.

**Figure 3.4: Completion of new dwellings in Co. Monaghan by MD, 2019-2022 (CSO)<sup>53</sup>**



Commencements in Co. Monaghan have averaged between 200 and 299 units since 2018. This is above the annual average for the Border region but is considerably below the average for all counties in the State, which is buoyed by the presence of large urban areas.

**Figure 3.5: Average commencement of new units per year, 2019-Q1.2023 (CSO)<sup>54</sup>**



Completion of new social housing in 2022 was predominantly provided by the local authority itself, with 82.5% of all new-build social housing units and 'turnkey' acquisitions

<sup>53</sup> CSO 2022: <https://data.cso.ie/table/NDA05>

<sup>54</sup> CSO 2023: <https://data.cso.ie/table/HSM13>

coming through MCC. This was above the State-level proportion, where AHBs provided 41.3% of all social housing completions.

**Table 3.8: Social housing completions 2022 (DHLGH) <sup>55</sup>**

Location	LA builds	LA turnkey acquisitions	Approved Housing Body (AHB) builds	Approved Housing Body (AHB) acquisitions
<b>Co. Monaghan</b>	82.5%	2.2%	15.3%	0.0%
<b>State</b>	41.3%	9.1%	45.0%	4.7%

### 3.5.2 Unfinished Housing Estates

The National Housing Development Survey<sup>56</sup> indicates that there were 5 unfinished housing developments in 2017. 4 of these were completed or saw substantial construction activity by 2020, leaving 1 development classified as unfinished.

<sup>55</sup> DHLGH Overview of Social Housing Activity 2022: <https://www.gov.ie/en/collection/6060e-overall-social-housing-provision/#overview>

<sup>56</sup> <https://www.gov.ie/en/publication/cb57d-unfinished-housing-developments-progress-update-from-2017-to-2020-by-local-authority/>

## 3.6 Social Housing Stock

In accordance with Section 9 of the Housing Act 1988, housing authorities are required to undertake an assessment of housing need in their administrative area. The social housing stock of MCC as of June 2023 consists of 2,927 units, variously owned by MCC, directly leased by MCC, provided by an Approved Housing Body (AHB), or leased through RAS or HAP.

The breakdown of this stock by type is as follows:

**Table 3.9: Social housing stock type in Co. Monaghan, 2023 (MCC)<sup>57</sup>**

Stock type	No. of Units
Directly owned by LA	1,761
RAS	65
HAP	513
AHB (independent units)	483
AHB (group home beds)	100
Directly leased by LA	5
<b>Total</b>	<b>2,927</b>

Data on new social housing delivered by local authorities since 2015 is available through the Department of Housing, Local Government and Heritage (DHLGH). The numbers of new units delivered are shown below, broken down by mode of delivery.

**Table 3.10: New social housing delivered in Co. Monaghan, 2015-2022 (DHLGH)<sup>58</sup>**

Year	New build <sup>59</sup>	Acquisition <sup>60</sup>	Leasing	RAS <sup>61</sup>	HAP <sup>62</sup>	Total
2015	9	45	4	0	182	240
2016	0	28	0	0	171	199
2017	46	69	1	0	203	319
2018	37	16	45	19	198	315
2019	121	18	4	7	215	365
2020	59	32	3	4	200	298
2021	58	35	15	27	102	237
2022	140	3	8	31	85	267
<b>Total</b>	<b>321</b>	<b>170</b>	<b>68</b>	<b>57</b>	<b>918</b>	<b>1,534</b>

<sup>57</sup> Data provided by MCC

<sup>58</sup> DHLGH Overview of Social Housing Activity 2022: <https://www.gov.ie/en/collection/6060e-overall-social-housing-provision/#overview>

<sup>59</sup> Figures for new build units include those units delivered by the MCC, AHBs, and through Part V agreements with private developers.

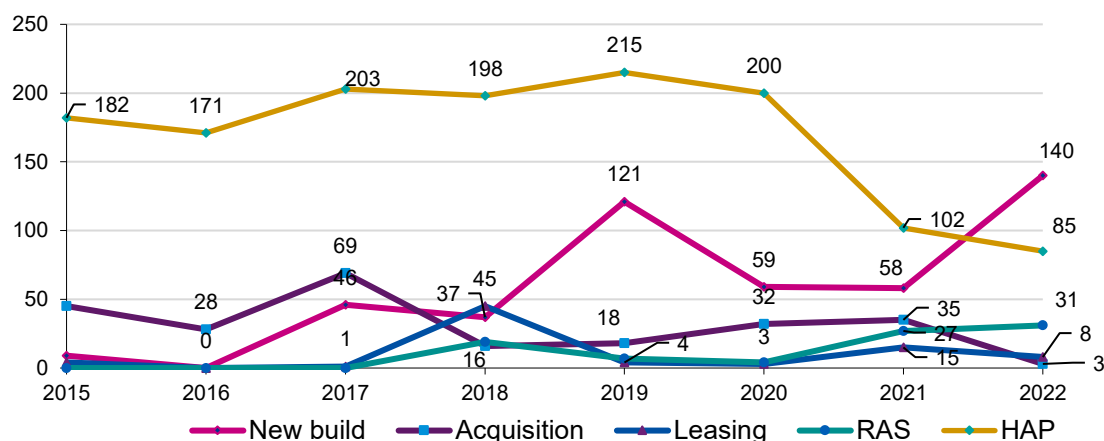
<sup>60</sup> Acquisitions include units acquired by MCC (through the Housing Agency Acquisition Fund and through regeneration of derelict or vacant units) and through AHBs.

<sup>61</sup> Rental Accommodation Scheme

<sup>62</sup> Housing Assistance Payment

**Monaghan County Council**  
Housing Need and Demand Assessment for Monaghan  
July 2023

**Figure 3.6: New social housing delivered in Co. Monaghan, 2015-2022 (DHLGH)<sup>63</sup>**



Units made available through the Housing Assistance Payment (HAP) scheme constitute the largest proportion of new social housing, at 59.8% of all units made available for social housing since 2015, or 918 units. New builds constitute the next largest proportion of all units, at 20.9%, or 321 units.

Social housing delivery increased significantly across all modes of delivery from 2016 onwards, with an average delivery of 300 units per annum between 2017 and 2022. Delivery has decreased slightly since 2020, most likely due to slowdowns in construction and a tightening of the rental market associated with the COVID-19 pandemic, though the number of units delivered as new builds increased sharply in 2022, making up 52.4% of all deliveries and surpassing the number of deliveries via HAP for the first time.

These stock levels can be compared to the number of households which qualified for social housing support. As of December 2022, 306 households were subject to assessment and deemed qualified for social housing support by MCC.

**Table 3.11: Number of households qualifying for social housing support in Co. Monaghan (Housing Agency)<sup>64</sup>**

Year	No. of households	% Change
2017	476	-7.4%
2018	505	6.1%
2019	530	5.0%
2020	413	-22.1%
2021	393	-4.8%
2022	306	-22.1%

<sup>63</sup> DHLGH Overview of Social Housing Activity 2022: <https://www.gov.ie/en/collection/6060e-overall-social-housing-provision/#overview>

<sup>64</sup> Housing Agency Summary of Social Housing Assessments: <https://www.housingagency.ie/publications/summary-social-housing-assessments-ssha-2022>

### 3.6.1 Social housing vacancy and condition

Based on data provided by MCC, there were 20 vacant social housing units in the county as of December 2022.

Age of housing stock can be used as a rough indicator of housing condition. Based on data provided by MCC, 781 social housing dwellings, or 26.7% of the social housing stock, were constructed pre-2001 and are over 22 years old. This represents a considerably lower proportion than observed for the county's wider housing stock, where 64.8% of dwellings were constructed pre-2001.

As in section 3.32, BER ratings can also be used as an indicator of housing condition. Data provided by the SEAI on housing stock age suggests that this 26.7% of social housing stock has a maximum BER rating of C3. This does not take account of units which have undergone renovation to achieve a higher BER.

### 3.6.2 Approved Housing Bodies (AHBs)

AHB's provide social housing and are formed for the purpose of relieving housing need and the provision and management of housing. They are established by a voluntary management board to benefit the community in which they are based and are approved and funded by the Department of Housing, Planning and Local Government. Housing cooperatives can provide both social rented housing and housing to purchase. Housing cooperatives are self-help and jointly owned member/user housing associations or societies. Projects undertaken may be in response to the needs of the elderly, people with disabilities, homeless persons or families and single people on low incomes. Some housing associations may be formed to specialise in meeting a particular housing need, others develop with broader aims. The specific housing services offered will depend on the aims or concerns of the members, the needs of tenants as well as the financial and other resources available for both capital costs and ongoing management running costs.

In December 2019, DHPLG issued a Circular (Housing Circular 40/2019) directing all local authorities to commence the establishment of a **Local Authority and Approved Housing Body Housing Delivery Forum** to represent their local authority area. This Circular followed a series of consultations events with local authorities and AHBs as well as detailed engagement with the CCMA Housing and Building Committee and the Irish Council for Social Housing. The overall objective is for each local authority to establish a local AHB forum to involve the key AHBs that are active in its area. The key concerns to be considered by the AHB forum are as follows:

- Agree and implement a Protocol for local authority/AHB engagement on the Delivery of Housing.
- Review delivery targets under Rebuilding Ireland to monitor delivery and identify opportunities.
- Agree and implement a Protocol to co-ordinate the provision of the additional support services available from those AHBs that work with households experiencing acute issues (homelessness, disability etc).

**Monaghan County Council**

Housing Need and Demand Assessment for Monaghan

July 2023

- To monitor and improve operational issues including the allocation process, agreeing rents etc.
- Bring to the attention of the Department/CCMA/national AHB Forum, strategic or national issues that require agreement or solutions at the Departmental/CCMA level.

MCC has been working closely together with the following voluntary and co-operative housing bodies that are active in the towns and villages in the county:

- Castleblayney Care Association
- Respond
- Newgrove Housing Association
- Tuath
- Clúid Housing
- North & East Housing Association
- Monaghan Housing Association
- Monaghan Parents and Friends
- Oaklee
- Broomfield HA
- Camphill Community
- Clones Special Needs Ltd
- Lisdoonan HA
- Castleblayney Trust
- Lord Blayney Trust
- Cuan Mhuire
- Home for Life Partnership
- Clanmil Housing Association
- iCare Housing



## 4 Housing Need and Demand Assessment

### 4.1 Key issues

Area of interest	Key issues identified
Variables	<ul style="list-style-type: none"> <li>• The HNDA Toolkit estimates housing need broken down by tenure type on the basis of projected incomes and purchase/rental prices. Households are classified into one of four exclusive categories: <ul style="list-style-type: none"> <li>○ buyers (those who can purchase a home)</li> <li>○ private rental sector (those who cannot afford to purchase a home but can afford market rents)</li> <li>○ social housing (those who are eligible to access social housing provision)</li> <li>○ affordability constraint (those who fall outside the social housing income thresholds but cannot afford market rents, and are in need of affordable housing solutions)</li> </ul> </li> <li>• Based on the projections used as part of the HNDA Toolkit, 2,754 new households requiring housing are anticipated to arise in Co. Monaghan between 2023 and 2031. Accounting for existing need based on homelessness and overcrowding adds a further 39 households, leading to a total of 2,788 households.</li> <li>• Household income projections are modelled as rising by c.2% per annum in the HNDA Toolkit. This is broadly in line with forecasts by the Central Bank of Ireland, though higher and lower income growth rates have also been explored for other modelled scenarios.</li> <li>• House purchase prices are modelled as growing by 2.25% per annum by default in the HNDA Toolkit. Given the difference between these figures and observed historic price growth, a conservative estimate of 8.9% growth per annum (based on the 6-year historic trend) has been adopted for other modelled scenarios, and it has been assumed that this level of price growth will decrease by 0.25% per annum (see section 4.2.3).</li> <li>• Rental prices are modelled as growing by 2.25% per annum by default in the HNDA Toolkit. Given the difference between these figures and observed historic price growth, a conservative estimate of 6.5% growth per annum (based on the 6-year historic trends) has been adopted for other modelled scenarios, and it has been assumed that this level of price growth will decrease by 0.25% per annum (see section 4.2.4).</li> <li>• As per the social housing thresholds set out in January 2023, households whose net income falls below €30,000 per annum are eligible for social housing support and are assigned to the social housing cohort in the HNDA Toolkit.</li> </ul>

Area of interest	Key issues identified
Scenarios	<ul style="list-style-type: none"> <li>Four scenarios were evaluated to account for local conditions in Co. Monaghan and to explore differing levels of income growth.</li> <li>Using the HNDA Toolkit default settings, 1,316 households (c.47%) are projected to be buyers and 663 (c.24%) can rent in the private rental sector. 792 households (c.29%) are projected to require social housing and 6 (0.2%) are projected to require affordable housing.</li> <li>Using the <b>preferred scenario</b> which accounts for local factors in Co. Monaghan (i.e. rental and sales prices in line with historic trends rather than the flat growth assumed by the HNDA Toolkit), 928 households (c.33%) are projected to be buyers, 745 (c.27%) can rent in the private rental sector, and 916 (c.33%) are projected to require social housing. 201 households (c.7%) are projected to be unable to afford market rents while being unable to access social housing, and as such require affordable housing solutions.</li> <li>A scenario which assumes income growth will grow at a higher rate than inflation leads to higher projected proportions of buyers and renters, while fewer households are projected to require affordable or social housing.</li> <li>A scenario which assumes income growth will grow at a lower rate than inflation leads to lower projected proportions of buyers and renters, while more households are projected to require affordable or social housing.</li> </ul>

This section provides an overview of the pre-set and modifiable variables included in the HNDA Toolkit, the scenarios appropriate for Co. Monaghan that were run using the Toolkit, and the housing need estimates broken down by tenure type. The assessment was carried out for the period from 2023-2031.

The Toolkit models tenure type distributions through a county-level affordability assessment that is based on the median household income, the 25<sup>th</sup> percentile house sales cost and median rental costs. This is prepared for a baseline year and projected forward, while working with county-level household projections to quantify the number of new households which are distributed into each of the tenure categories.

The Toolkit distributes the projected new households into four categories:

- 1 **Buyers** – households that can afford to purchase homes on the market.
- 2 **Private Rental Sector (PRS)** – remaining households that can afford median rent for 35% or less of their disposable income.
- 3 **Social Rent** – households that fall within income brackets for social housing provision (€30,000 in Co. Monaghan).
- 4 **Affordability Constraint** – households with income above the social housing brackets but cannot afford median rental at 35% of disposable income, i.e.

those who do not qualify for social housing but are also priced out of the rental market.

## 4.2 Variables

The HNDA Toolkit incorporates a number of pre-set variables for population/household formation projections, macroeconomic scenarios, changes in the level and distribution of household incomes, and price growth for housing sales and rent. Some of these variables are fixed as part of the Toolkit, some permit minor changes to be made, and some permit wholesale replacement with 'custom' variables that are more appropriate to the local authority area under assessment.

The guidance associated with the Toolkit emphasises that *"Unless local authorities can present strong evidence that would suggest departure from the default options, they should opt for the default scenarios provided. Decisions taken to vary the default values in the tool should be fully recorded within the HNDA assessment with a complete rationale provided for the choice of any alternative value used."*<sup>65</sup>

Details of the variables are provided below, including where this assessment has deviated from the defaults included in the Toolkit.

### 4.2.1 Housing supply targets

The HNDA Tool incorporates population and household projections produced at county and local authority level by the ESRI in December 2020 as a key evidence base<sup>66</sup>. Population projections under the four scenarios modelled by ESRI are included for each local authority in supplementary material released by DHLGH. The four scenarios are:

- **Baseline:** net international migration nationally declines linearly from +33,700 in 2019 to +15,000 by 2024 and remains constant thereafter.
- **50:50 city:** 50% of national population growth between 2016 and 2040 in Eastern/Midlands region and additional population growth focused on major cities within each region, aligning with the NPF.
- **High migration:** net international migration of nationally +30,000 in 2020 and remaining constant thereafter.
- **Low migration:** net internal migration nationally drops to +5,000 by 2022 and adjusts towards baseline scenario over following five years.

<sup>65</sup> 'Guidance on the Preparation of a Housing Need and Demand Assessment', p22 (Source: <https://www.gov.ie/en/publication/ea99-housing-need-and-demand-assessment-hnda/>)

<sup>66</sup> DHLGH, 'Housing Supply Target Methodology for Development Planning: Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended)', December 2020.

Population projections for Co. Monaghan up to 2031 (a key milestone year in the National Planning Framework) are shown below.

**Table 4.1: Population projections for Co. Monaghan, 2020-2031 (ESRI/HNDA Toolkit)**

Year	Baseline	50:50 City	High Migration	Low Migration
<b>2016 (Actual)</b>	<b>61,386</b>	<b>61,386</b>	<b>61,386</b>	<b>61,386</b>
<b>2020</b>	63,262	62,682	63,267	62,966
<b>2021</b>	63,775	63,052	63,821	63,213
<b>2022</b>	<b>64,237</b>	<b>63,373</b>	<b>64,360</b>	<b>63,437</b>
<b>2023</b>	64,650	63,647	64,888	63,701
<b>2024</b>	65,014	63,876	65,407	64,007
<b>2025</b>	65,332	64,061	65,918	64,300
<b>2026</b>	65,638	64,233	66,423	64,581
<b>2027</b>	65,938	64,395	66,925	64,854
<b>2028</b>	66,233	64,552	67,428	65,124
<b>2029</b>	66,527	64,705	67,934	65,390
<b>2030</b>	66,821	64,857	68,444	65,657
<b>2031</b>	67,117	65,010	68,962	65,927

It is worth noting that based on the summary results of the 2022 census, the population of Co. Monaghan (65,228 persons<sup>67</sup>) exceeds the projected figure used in the HNDA Toolkit in all four projected population scenarios.

The above population projections were used by ESRI to inform projections of household formation. There are five scenarios inbuilt into the tool which form a basis for the calculation of housing need across all tenures:

- **Convergence:** based on ESRI 50:50 City Scenario and incorporating unmet demand in years 2017-2019 inclusive over the period 2020-2031.
- **Baseline**
- **50:50 city**
- **High migration**
- **Low migration**

The additional, newly formed households forecast under these scenarios form the structural housing demand for Co. Monaghan over the plan period and beyond and are shown in table below.

<sup>67</sup> Census 2022 Summary Results: <https://data.cso.ie/table/FY003A>

**Table 4.2: Population projections for Co. Monaghan, 2020-2031 (ESRI/HNDA Toolkit)**

Year	Convergence	Baseline	50:50 City	High Migration	Low Migration
2020	313	337	291	338	254
2021	294	320	273	331	241
2022	280	308	261	330	235
2023	309	335	288	368	284
2024	300	326	279	372	300
2025	298	324	277	382	307
2026	281	309	261	371	293
2027	275	305	256	370	289
2028	321	348	299	416	334
2029	324	352	301	423	338
2030	331	359	308	433	346
2031	315	344	293	421	332

The HNDA Toolkit by default incorporates the household formation projections from the Convergence scenario.

#### 4.2.2 Household income projection

The HNDA Toolkit provides several pre-set forecasts for growth of median income. By default it is assumed that, nationally, median incomes will grow uniformly at an inflation rate of 2% per annum nationally. A modest growth scenario of 3.5% per annum and a below-inflation scenario of 0.5% per annum are also available.

- **2% per annum:** this is the default scenario used in the HNDA Toolkit and assumes that median incomes will rise in line with projections of inflation from 2020, leading to “*no real growth*”. We would note that this rate of income growth is broadly in line with that forecast by the Central Bank of Ireland (CBI) as per their Spring 2023 Quarterly Bulletin.<sup>68</sup>
- **0.5% per annum:** this scenario assumes that median incomes will rise at a lower rate than projections of inflation from 2020, leading to “*below real growth*”
- **3.5% per annum:** this scenario assumes that median incomes will rise at a higher rate than projections of inflation from 2020, leading to “*modest real growth*”

<sup>68</sup> CBI, March 2023: <https://www.centralbank.ie/news-media/press-releases/quarterly-bulletin-2023-1-inflation-easing-but-expected-to-remain-elevated>

These three pre-set forecasts have been used for the HNDA assessment in lieu of attempting to incorporate bespoke high-level forecasts of income inflation into the modelling process.

No change was made to the default Toolkit assumption of ‘no change’ to income distribution.

**Table 4.3: Forecast household incomes in Co. Monaghan, 2023-2031 (2% increase per annum, “no real growth”) (HNDA Toolkit)**

	Median income	75 <sup>th</sup> Percentile Income	25 <sup>th</sup> Percentile Income
<b>2023</b>	€45,256	€73,359	€25,840
<b>2024</b>	€46,161	€74,827	€26,357
<b>2025</b>	€47,084	€76,323	€26,884
<b>2026</b>	€48,026	€77,850	€27,422
<b>2027</b>	€48,987	€79,407	€27,970
<b>2028</b>	€49,966	€80,995	€28,529
<b>2029</b>	€50,966	€82,615	€29,100
<b>2030</b>	€51,985	€84,267	€29,682
<b>2031</b>	€53,025	€85,952	€30,276

**Table 4.4: Forecast household incomes in Co. Monaghan, 2023-2031 (0.5% increase per annum, “below real growth”) (HNDA Toolkit)**

	Median income	75 <sup>th</sup> Percentile Income	25 <sup>th</sup> Percentile Income
<b>2023</b>	€42,652	€69,138	€24,353
<b>2024</b>	€42,865	€69,484	€24,475
<b>2025</b>	€43,080	€69,832	€24,597
<b>2026</b>	€43,295	€70,181	€24,720
<b>2027</b>	€43,512	€70,532	€24,844
<b>2028</b>	€43,729	€70,884	€24,968
<b>2029</b>	€43,948	€71,239	€25,093
<b>2030</b>	€44,167	€71,595	€25,218
<b>2031</b>	€44,388	€71,953	€25,345

**Table 4.5: Forecast household incomes in Co. Monaghan, 2023-2031 (3.5% increase per annum, “modest real growth”) (HNDA Toolkit)**

	Median income	75 <sup>th</sup> Percentile Income	25 <sup>th</sup> Percentile Income
2023	€47,977	€77,771	€27,394
2024	€49,657	€80,493	€28,353
2025	€51,395	€83,310	€29,345
2026	€53,193	€86,226	€30,372
2027	€55,055	€89,244	€31,435
2028	€56,982	€92,367	€32,535
2029	€58,977	€95,600	€33,674
2030	€61,041	€98,946	€34,853
2031	€63,177	€102,409	€36,073

### 4.2.3 House price forecast

By default, the HNDA Toolkit assumes a flat, uniform, annual growth in sales prices of 2.25%. Using this assumption, the default median sales price in Co. Monaghan is forecast to rise from €164,509 in 2023 to €196,561 in 2031, as shown in Table 4.6.

For this assessment, a review of historic price changes (detailed in Section 2.3) indicated that **price growth in Co. Monaghan diverged significantly from the values assumed in the Toolkit’s default price growth scenario**. As such a custom price growth scenario was prepared.

For this scenario, it was assumed that price change between 2022 and 2023 would match the historic six-year average of county-level price changes between 2017 and 2022, an increase of 8.89% (as discussed in Section 2.3.1.3).

As a consistent annual 8.89% growth in house prices through to 2031 would be fundamentally unsustainable, a conservative tapering effect was applied. It was assumed that this 8.89% rate of price increase would gradually reduce by 0.25% annually, i.e., the growth rate between 2023-24 was assumed to be 8.75%, the growth rate between 2024-25 was assumed to be 8.50% and so on, ultimately declining to 7.00% by 2031.

**Though this modelling approach cannot capture severe fluctuations in price which might arise in a given year, on the scale of a decade it can account for changing market dynamics.**

As a result, in this scenario the median sales price is forecast to increase significantly over the assessment period, rising from the Dept. Toolkit’s 2019-era default pricing to a modelled €199,647 in 2023 and €366,084 by 2031; approximately 86% higher than the median price forecast using the default scenario.



**Table 4.6: Projected sales prices in Co. Monaghan, 2023-2031 (flat 2.25% annual increase, HNDA Toolkit default)<sup>69</sup>**

	Mean Price	Median Price	25 <sup>th</sup> Percentile Price
<b>2023</b>	€171,676	€164,509	€120,239
<b>2024</b>	€175,539	€168,210	€122,945
<b>2025</b>	€179,489	€171,995	€125,711
<b>2026</b>	€183,527	€175,865	€128,539
<b>2027</b>	€187,657	€179,822	€131,431
<b>2028</b>	€191,879	€183,868	€134,389
<b>2029</b>	€196,196	€188,005	€137,412
<b>2030</b>	€200,611	€192,235	€140,504
<b>2031</b>	€205,124	€196,561	€143,665

**Table 4.7: Projected sales prices in Co. Monaghan, 2023-2031 (8.9% annual increase with conservative tapering applied and declining to 7% by 2031)<sup>69</sup>**

	Mean Price	Median Price	25 <sup>th</sup> Percentile Price
<b>2023</b>	€208,346	€199,647	€145,922
<b>2024</b>	€226,576	€217,116	€158,690
<b>2025</b>	€245,835	€235,571	€172,178
<b>2026</b>	€266,116	€255,006	€186,383
<b>2027</b>	€287,405	€275,406	€201,294
<b>2028</b>	€309,679	€296,750	€216,894
<b>2029</b>	€332,905	€319,007	€233,161
<b>2030</b>	€357,041	€342,135	€250,065
<b>2031</b>	€382,034	€366,084	€267,570

#### 4.2.4 Rent price forecast

By default, the HNDA Toolkit assumes a flat, uniform, annual growth in rental prices of 2.25%. Using this assumption, the median weekly rental price in Co. Monaghan is forecast to rise from €164 (€8,526 annually) in 2023 to €196 (€10,187 annually) in 2031.

For this assessment, a review of historic rental price changes (detailed in Section 2.3) indicated that **price growth in Co. Monaghan diverged significantly from the values assumed in the Toolkit's default scenario**. As such a custom rental price growth scenario was prepared.

<sup>69</sup> Note that these figures are built from 2019-era DHLGH HNDA Toolkit pricing for Co. Monaghan, against which either the Toolkit default growth scenario (Table 4.6) or the Preferred Scenario (Table 4.7) is being applied. Prices therefore differ from observed market values as presented in Section 2.3, as a consequence of this modelling, though are closer in alignment using the Preferred Scenario.

## Monaghan County Council

Housing Need and Demand Assessment for Monaghan  
July 2023

For this scenario, it was assumed that the price change between 2022 and 2023 would match the historic average of county-level price change between 2016 and 2022, a 6.5% increase (as discussed in Section 2.3.1.3). A conservative tapering effect was then applied whereby it was assumed that this rate of rental price increase would gradually reduce by 0.25% annually, i.e., the growth rate between 2023-24 was assumed to be 6.25%, the growth rate between 2024-25 was assumed to be 6.0% and so on, ultimately declining to 4.25% by 2031. Though this approach cannot capture severe fluctuations in price which might arise in a given year, on the scale of a decade it can account for changing market dynamics.

As a result, the median rental price is forecast to increase significantly over the assessment period, rising from €176 (€9,148 annually) in 2023 to €243 (€12,242 annually) in 2031, approximately 20% higher than the median rent forecast using the default scenario.

**Table 4.8: Projected median rental prices in Co. Monaghan (2023-2031, HNDA Toolkit)<sup>70</sup>**

Year	Flat 2.25% annual increase		Tapered 6.5% annual increase	
	Median weekly rent	Median annual rent	Median weekly rent	Median annual rent
2022	€160	€8,338	€167	€8,692
2023	€164	€8,526	€178	€9,257
2024	€168	€8,718	€189	€9,836
2025	€171	€8,914	€200	€10,426
2026	€175	€9,115	€212	€11,025
2027	€179	€9,320	€224	€11,632
2028	€183	€9,529	€235	€12,242
2029	€187	€9,744	€247	€12,854
2030	€192	€9,963	€259	€13,465
2031	€196	€10,187	€271	€14,071

### 4.2.5 Social housing

A household's eligibility for social housing is based on thresholds for net income. These thresholds were revised upwards in January 2023 to include households with higher incomes<sup>71</sup>. In Co. Monaghan, this means that household with an annual net income of less than €30,000 is eligible for social housing, whereas pre-2023 only households with incomes of less than €25,000 were eligible. This change means that a larger number of households in Co. Monaghan are now eligible for social housing support.

<sup>70</sup> Note that these figures are built from 2018-era DHLGH HNDA Toolkit rental pricing for Co. Monaghan, against which either the Toolkit default growth scenario (2.25%) or the Preferred Scenario (6.5%) is being applied. Rents therefore differ from observed market values as presented in Section 2.3, as a consequence of this modelling, though are closer in alignment using the Preferred Scenario.

<sup>71</sup> <https://www.gov.ie/en/press-release/7e024-government-approves-increase-in-social-housing-income-eligibility-thresholds/>

Social income thresholds vary based on household size and number of children<sup>72</sup> but the HNDA Toolkit operates based on the maximum net income thresholds for a single person, i.e. €30,000 for Co. Monaghan. As modelled, arising households with income that falls within this threshold are allocated to the 'social rent' cohort.

### 4.3 Total Forecast Housing Need

The total housing need figure over the plan period used in the HNDA is a combination of a structural demand forecast provided as part of a household projection scenario (in this case the Convergence scenario) and an estimate of existing unmet housing need.

This estimate of unmet need includes an estimate of overcrowded households from the 2016 Census (22 households in Co. Monaghan) combined with existing homeless households. The HNDA Toolkit includes a 2019 figure for 3 existing homeless households, resulting in a combined unmet need of 25 households.

MCC have provided a total figure of 17 homeless households as of 2021. This results in a combined unmet need of 39 households, permitting an updated existing need figure to be used in assessments tailored towards circumstances in Co. Monaghan, in lieu of that assumed by default in the Toolkit.

The Toolkit assumes that clearance of this unmet need figure, whether the default or the updated figure, will be equally distributed across the assessment period, as shown in the tables below. Note that due to how the HNDA Toolkit handles rounding of figures in order to avoid the projection of 'half households', there is a slight variation between these figures and when they are broken down into tenure cohorts in Section 4.5.

**Table 4.9: Total annual housing need, 2023-2031 (HNDA Toolkit default existing need)**

	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
<b>Total</b>	<b>311.5</b>	<b>302.5</b>	<b>300.5</b>	<b>283.5</b>	<b>277.5</b>	<b>323.5</b>	<b>326.5</b>	<b>333.5</b>	<b>317.5</b>	<b>2,777</b>
<b>Convergence projection</b>	309	300	298	281	275	321	324	331	315	<b>2,754</b>
<b>Existing need</b>	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	<b>25</b>

**Table 4.10: Total annual housing need, 2023-2031 (MCC updated existing need)**

	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
<b>Total</b>	<b>313</b>	<b>304</b>	<b>302</b>	<b>285</b>	<b>279</b>	<b>325</b>	<b>328</b>	<b>335</b>	<b>319</b>	<b>2,789</b>
<b>Convergence projection</b>	309	300	298	281	275	321	324	331	315	<b>2,754</b>
<b>Existing need</b>	5	4	4	4	4	4	4	4	5	<b>39</b>

<sup>72</sup> DHLGH Illustrative table of net income limits, 2023:  
<https://www.gov.ie/pdf/?file=https://assets.gov.ie/236056/59ecede4-f862-4c5d-bf5a-e1a1d4ff9a63.pdf>

## 4.4 Assessed Scenarios

Four scenarios were assessed using the HNDA Toolkit as part of this assessment.

The first scenario, '*Core tool default*' includes the default variables prepared as part of the Toolkit for Co. Monaghan and is best understood as a comparator for the other scenarios.

The second scenario, '*Monaghan*', incorporates updated existing need figures provided by MCC as well as forecasts for growth in purchase price and rents derived from the Property Price Register (PPR) and Residential Tenancies Board (RTB) data between 2016 and 2021. The third and fourth scenarios, '*Monaghan (modest real income growth)*' and '*Monaghan (below real income growth)*' are variations on the second scenario that use different forecasts for income growth in the county.

**The second scenario, '*Monaghan*', was chosen as the preferred scenario** as it takes account of local conditions (existing need, forecast sales and rental prices based on the average of historic change rates) and projects income growth in line with recent CBI forecasts.<sup>73</sup>

**Table 4.11: Comparison of scenarios assessed for Co. Monaghan using the HNDA Toolkit**

Variable	1. Core tool default	2. Monaghan	3. Monaghan (modest real income growth)	4. Monaghan (below real income growth)
1. Household Projections	Convergence scenario	Convergence scenario	Convergence scenario	Convergence scenario
2. Total existing need	25 (2016 overcrowded figure & 2019 homeless figure)	39 (2016 overcrowded figure & 2021 homeless figure)	39 (2016 overcrowded figure & 2021 homeless figure)	39 (2016 overcrowded figure & 2021 homeless figure)
3. Income growth	2% ("no real growth")	2% ("no real growth")	3.5% ("modest real growth")	0.5% ("below real growth")
4. Sales growth assumption	2.25% (Esri forecast)	8.9% (projection based on average of last 5 years' PPR) reducing to 7% by 2031	8.9% (projection based on average of last 5 years' PPR) reducing to 7% by 2031	8.9% (projection based on average of last 5 years' PPR) reducing to 7% by 2031
5. Rental growth assumption	2.25% (Esri forecast)	6.5% (projection based on average of last 5 years' rental prices) reducing to 4.25% by 2031	6.5% (projection based on average of last 5 years' rental prices) reducing to 4.25% by 2031	6.5% (projection based on average of last 5 years' rental prices) reducing to 4.25% by 2031

<sup>73</sup> CBI, March 2023: <https://www.centralbank.ie/news-media/press-releases/quarterly-bulletin-2023-1-inflation-easing-but-expected-to-remain-elevated>

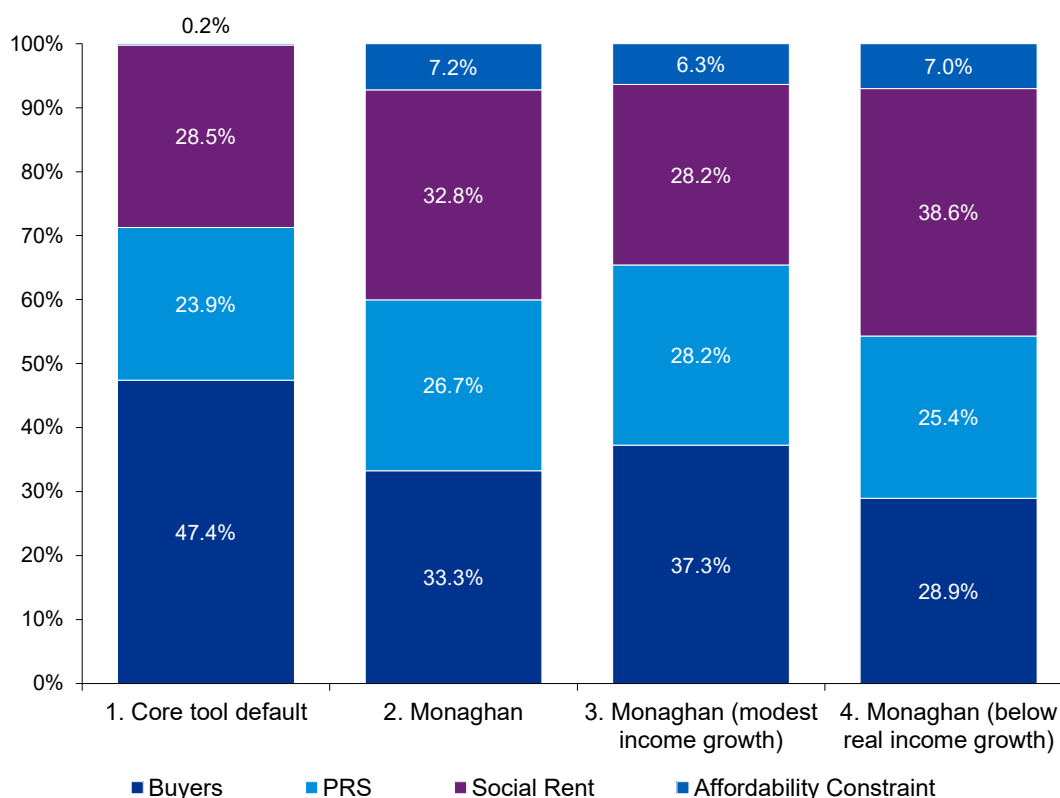
## 4.5 Housing need estimate

Based on the application of the additional anticipated households in the HNDA model and the scenarios for existing need, incomes, affordability criteria, house prices, and rental prices as described in Section 4.3, the HNDA Toolkit calculates total housing need for each year and how many forecast households can afford to purchase homes in the private market. Of those who cannot, it calculates how many can afford to rent privately, how many require social housing, and how many are 'affordability constrained' and require a form of affordable housing tenures (such as Cost Rental or affordable purchase).

The following tables summarise this estimate of housing need across all tenures. Over the assessment period of 2023-2031, there will be a need to house an estimated 2,754 newly formed households in Co. Monaghan, based on the Convergence projections. In addition, based on information provided by MCC on existing unmet need, a further 39 existing households will need to be housed.

A breakdown of tenure type distribution (between the discrete cohorts for 'Buyers', 'PRS', 'Social Rent', and 'Affordability Constraint') for the 4 assessed scenarios is provided below and a comparison of the proportions of different tenure types shown in Figure 4.1.

**Figure 4.1: Tenure type distribution for Co. Monaghan for total projected households across assessed scenarios, 2022-2031**



#### 4.5.1 Scenario 1: Core tool default

The following section details the tenure distribution estimated when the default settings for Co. Monaghan are used with the HNDA Toolkit.

Over the assessment period of 2023-2031, there is an estimated need for 792 social homes in Co. Monaghan (28.5% of the total) and 6 affordable homes (0.2%); 663 households (23.9%) are estimated to be able to access private ownership based on average projected prices for Co. Monaghan, while 1,316 households (47.4%) are estimated to be able to meet their needs in the private rental market.

**Table 4.12: Estimated housing need by tenure, 2023-2031 (households)**

Tenure	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Social rent	86	84	86	81	80	92	96	96	91	792
Affordability Constraint	0	0	0	0	0	0	0	3	3	6
PRS <sup>74</sup>	76.75	74.09	72.30	68.15	67.03	78.29	76.04	77.04	73.45	663.15
Buyers	149	145	142	134	131	153	154	158	150	1,316
Total	312	303	300	283	278	323	326	334	317	2,777

**Table 4.13: Estimated housing need by tenure, 2023-2031 (%)**

Tenure	2023	2024	2025	2026	2027	2028	2029	2030	2031
Social rent	27.6%	27.7%	28.6%	28.6%	28.8%	28.5%	29.4%	28.7%	28.7%
Affordability Constraint	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	0.9%
PRS	24.6%	24.4%	24.1%	24.1%	24.1%	24.2%	23.3%	23.1%	23.1%
Buyers	47.8%	47.8%	47.3%	47.3%	47.1%	47.3%	47.2%	47.3%	47.3%

Figures 4.2 and 4.3 below illustrate the estimate of housing need by tenure. The constant rate of growth in incomes, sales prices and rental prices used in the HNDA Toolkit's core settings for Co. Monaghan result in a picture of relatively consistent tenure cohorts across the assessment period.

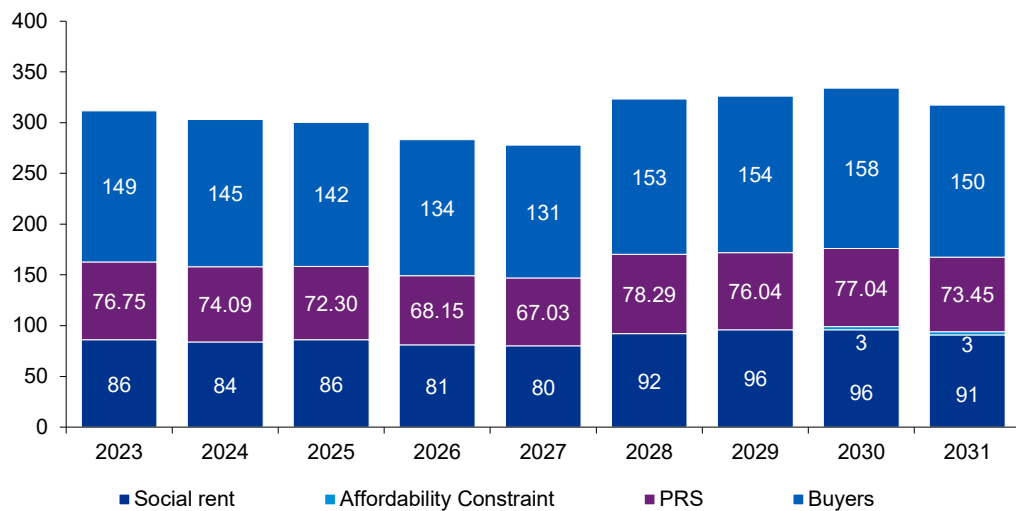
An affordability constraint cohort is only anticipated to arise in 2030, i.e. households that are unable to afford rents while falling outside the social housing income thresholds are

<sup>74</sup> Note that rounding applied to the PRS figures would result in a study period total of 662 households in the PRS cohort, due to the functionality of HNDA Toolkit an operating figure of 663 households is used.

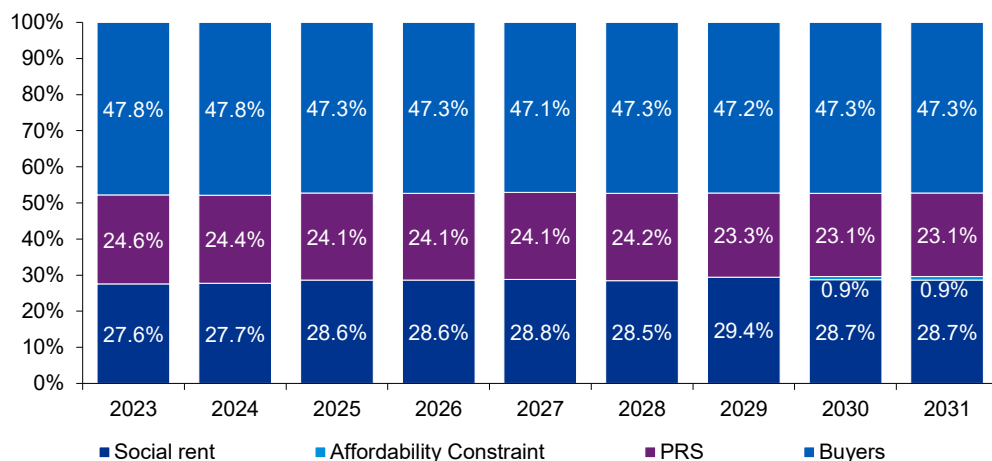
**Monaghan County Council**  
Housing Need and Demand Assessment for Monaghan  
July 2023

only anticipated from 2030 onwards. We would note that this can in part be attributed to the January 2023 revision of social housing thresholds to include Co. Monaghan households with incomes of €30,000 or less rather than €25,000 or less. When modelled under the pre-January 2023 threshold, an affordability constraint was forecast to arise in 2025.

**Figure 4.2: Estimated housing need by tenure, 2023-2031 (households)**



**Figure 4.3: Estimated housing need by tenure, 2023-2031 (%)**





## 4.5.2 Scenario 2: Monaghan

The following section details the tenure distribution estimated when updated existing need figures provided by MCC and custom forecasts for growth in purchase price and rents are used with the HNDA Toolkit. Income growth is assumed to be 2%.

Over the assessment period of 2023-2031, there is an estimated need for 916 social homes in Co. Monaghan (32.8% of the total) as well as 201 affordable homes (7.2% of the total); 745 households (26.7%) are estimated to be able to access private ownership based on average projected prices for Co. Monaghan, while 928 households (33.3%) are estimated to be able to meet their needs in the private rental market.

**Table 4.14: Estimated housing need by tenure, 2022-2031 (households)**

Tenure	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Social rent	98	102	107	101	96	109	106	103	94	916
Affordability Constraint	2	1	1	10	18	27	37	50	55	201
PRS	83	81	80	74	73	89	90	89	86	745
Buyers	130	120	113	100	92	101	95	93	84	928
Total	313	304	301	285	279	326	328	335	319	2,790 <sup>75</sup>

**Table 4.15: Estimated housing need by tenure, 2022-2031 (%)**

Tenure	2023	2024	2025	2026	2027	2028	2029	2030	2031
Social rent	31.3%	33.5%	35.5%	35.4%	34.4%	33.5%	32.3%	30.7%	29.5%
Affordability Constraint	0.6%	0.3%	0.3%	3.5%	6.5%	8.3%	11.3%	14.9%	17.2%
PRS	26.6%	26.7%	26.7%	26.0%	26.2%	27.2%	27.4%	26.6%	26.9%
Buyers	41.5%	39.5%	37.5%	35.1%	33.0%	31.0%	29.0%	27.8%	26.3%

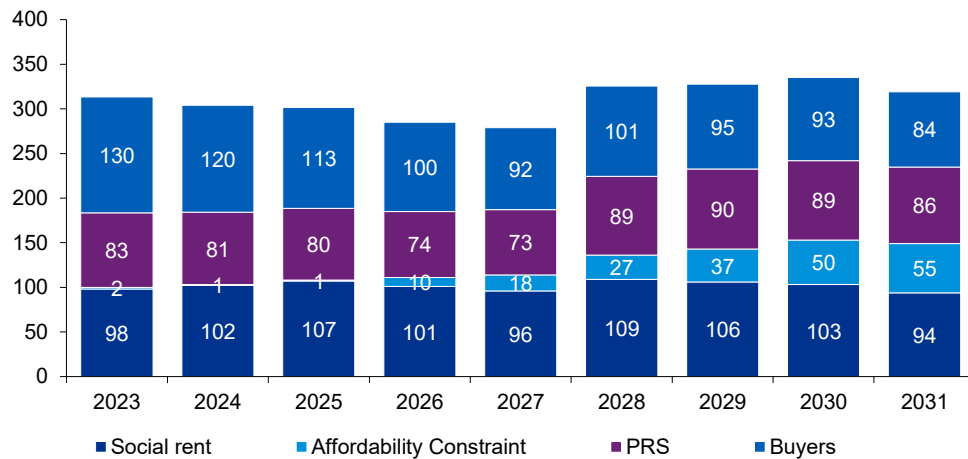
Figures 4.4 and 4.5 below illustrate the estimate of housing need by tenure. With house prices projected to rise at a considerably higher rate than incomes, we can observe a shrinking cohort of buyers over the assessment period. Though rental prices are also projected to increase at a higher rate than incomes, leading to some households falling out of the PRS, the increasing number of households who cannot afford to purchase are shunted into the 'upper end' of the PRS, leading to a growing cohort of renters. Social housing thresholds remain the same, resulting in a consistent cohort. The affordability constraint cohort is projected to arise by 2023 and grow sharply. It will exceed 5% of all

<sup>75</sup> Due to rounding some variance in total exists. Further, due to existing need figures and the use of rounding in the HNDA Toolkit, the total number of households differs slightly between scenarios.

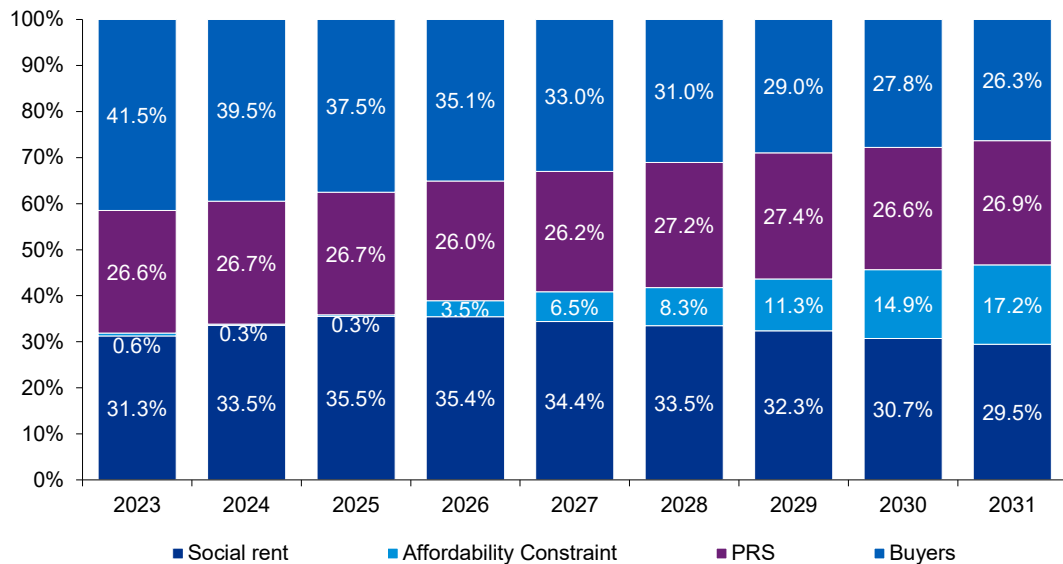
**Monaghan County Council**  
Housing Need and Demand Assessment for Monaghan  
July 2023

annual newly formed households in 2027 (at 6.5%), and ultimately constitute 201 households over the assessment period.

**Figure 4.4: Estimated housing need by tenure, 2023-2031 (households)**



**Figure 4.5: Estimated housing need by tenure, 2023-2031 (%)**



### 4.5.3 Scenario 3: Monaghan (modest real income growth)

The following section details the tenure distribution estimated when updated existing need figures provided by MCC and custom forecasts for growth in purchase price and rents are used with the HNDA Toolkit. Income growth is assumed to be 3.5%.

Over the ten-year assessment period of 2022-2031, there is an estimated need for 787 social homes in Co. Monaghan (28.2% of the total) as well as 177 affordable homes (6.3% of the total); 1,039 households (37.3%) are estimated to be able to access private ownership based on average projected prices for Co. Monaghan, while 786 households (28.2%) are estimated to be able to meet their needs in the private rental market.

**Table 4.16: Estimated housing need by tenure, 2022-2031 (households)**

Tenure	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Social rent	92	93	95	87	82	92	87	83	76	787
Affordability Constraint	2	1	1	10	15	24	34	43	47	177
PRS	84	84	84	78	78	92	94	98	94	786
Buyers	136	126	121	110	104	117	113	111	101	1,039
Total	314	304	301	285	279	325	328	335	318	2,789 <sup>76</sup>

**Table 4.17: Estimated housing need by tenure, 2022-2031 (%)**

Tenure	2023	2024	2025	2026	2027	2028	2029	2030	2031
Social rent	29.3%	30.6%	31.5%	30.5%	29.4%	28.3%	26.5%	24.8%	23.9%
Affordability Constraint	0.6%	0.3%	0.3%	3.5%	5.4%	7.4%	10.4%	12.9%	14.8%
PRS	26.7%	27.7%	28.0%	27.4%	27.8%	28.3%	28.7%	29.2%	29.6%
Buyers	43.4%	41.4%	40.1%	38.6%	37.3%	36.0%	34.4%	33.2%	31.7%

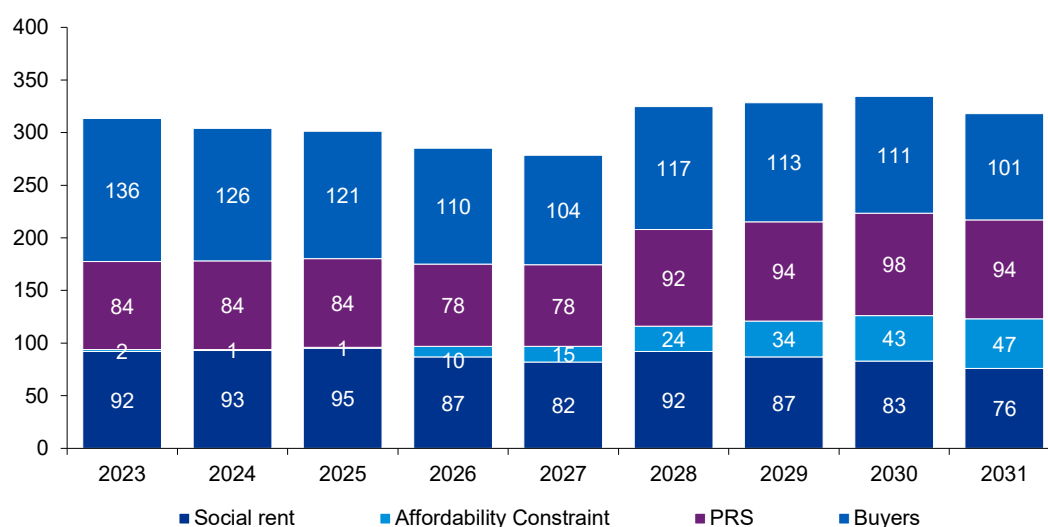
Figures 4.6 and 4.7 below illustrate the estimate of housing need by tenure. With house prices projected to rise at a considerably higher rate than incomes, even assuming modest real income growth, we can observe a gradually shrinking cohort of buyers over the assessment period, though one that is larger than in Scenario 2, with c.33% of newly

<sup>76</sup> Due to rounding some variance in total exists. Further, due to existing need figures and the use of rounding in the HNDA Toolkit, the total number of households differs slightly between scenarios.

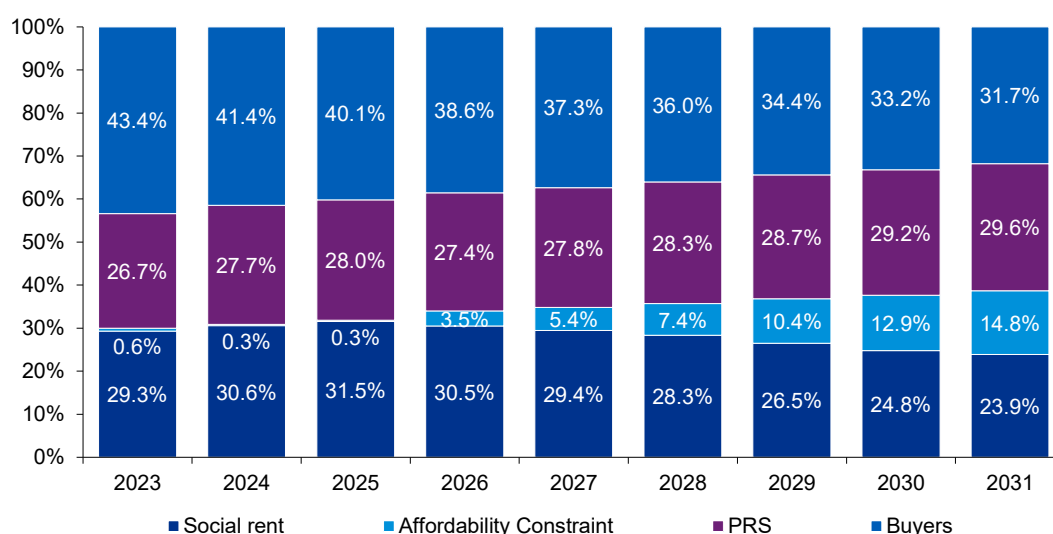
**Monaghan County Council**  
Housing Need and Demand Assessment for Monaghan  
July 2023

formed households in 2031 able to afford purchase prices. Though rental prices are also projected to increase at a higher rate than incomes, leading to some households falling out of the PRS, the increasing number of households who cannot afford to purchase are shunted into the 'upper end' of the PRS, leading to a growing cohort of renters. Social housing thresholds remain the same, resulting in a consistent cohort. The affordability constraint cohort is projected to arise in 2023 and grow sharply. It will exceed 5% of all annual newly formed households in 2027 (at 5.4%), and ultimately constitute 177 households over the assessment period.

**Figure 4.6: Estimated housing need by tenure, 2022-2031 (households)**



**Figure 4.7: Estimated housing need by tenure, 2022-2031 (%)**



#### 4.5.4 Scenario 4: Monaghan (below real income growth)

The following section details the tenure distribution estimated when updated existing need figures provided by MCC and custom forecasts for growth in purchase price and rents are used with the HNDA Toolkit. Income growth is assumed to be 0.5%.

Over the ten-year assessment period of 2022-2031, there is an estimated need for 1,078 social homes in Co. Monaghan (38.7% of the total) as well as 196 affordable homes (7.0% of the total); 807 households (28.9%) are estimated to be able to access private ownership based on average projected prices for Co. Monaghan, while 708 households (25.4%) are estimated to be able to meet their needs in the private rental market.

**Table 4.18: Estimated housing need by tenure, 2022-2031 (households)**

Tenure	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Social rent	105	114	122	115	113	128	129	129	123	1,078
Affordability Constraint	1	1	1	7	15	30	37	50	54	196
PRS	84	78	77	73	70	82	83	82	80	708
Buyers	123	111	102	90	81	85	79	74	62	807
Total	313	304	302	285	279	325	328	335	319	2,789 <sup>77</sup>

**Table 4.19: Estimated housing need by tenure, 2022-2031 (%)**

Tenure	2023	2024	2025	2026	2027	2028	2029	2030	2031
Social rent	33.5%	37.5%	40.5%	40.4%	40.5%	39.4%	39.3%	38.6%	38.6%
Affordability Constraint	0.3%	0.3%	0.3%	2.5%	5.4%	9.2%	11.3%	14.9%	16.9%
PRS	26.9%	25.7%	25.4%	25.6%	25.2%	25.2%	25.3%	24.4%	25.0%
Buyers	39.3%	36.5%	33.8%	31.6%	29.0%	26.2%	24.1%	22.1%	19.5%

Figures 4.8 and 4.9 below illustrate the estimate of housing need by tenure. With house prices projected to rise at a considerably higher rate than incomes, we can observe a gradually shrinking cohort of buyers, with only c.20% of newly formed households able to buy in 2031. Though rental prices are also projected to increase at a higher rate than

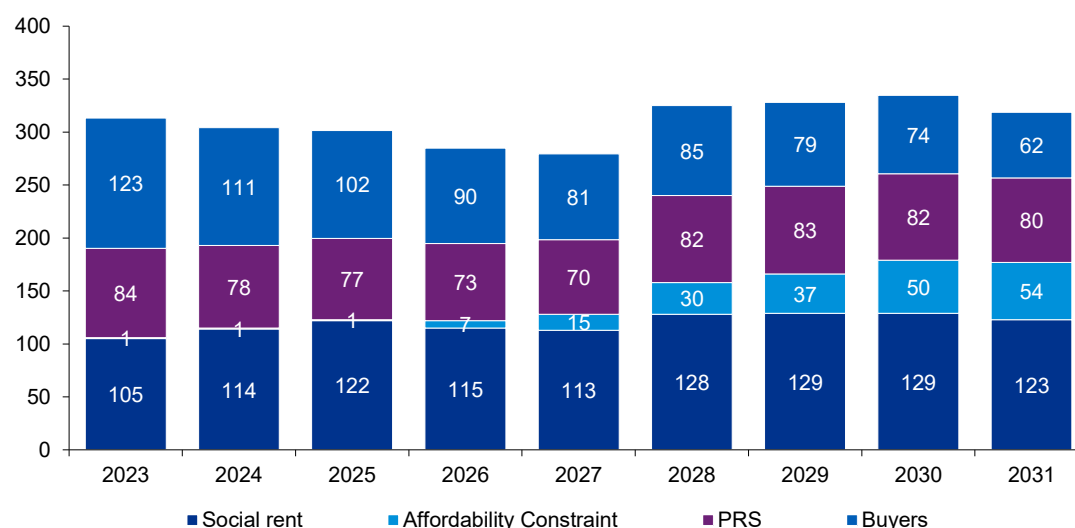
<sup>77</sup> Due to rounding some variance in total exists. Further, due to existing need figures and the use of rounding in the HNDA Toolkit, the total number of households differs slightly between scenarios.

## Monaghan County Council

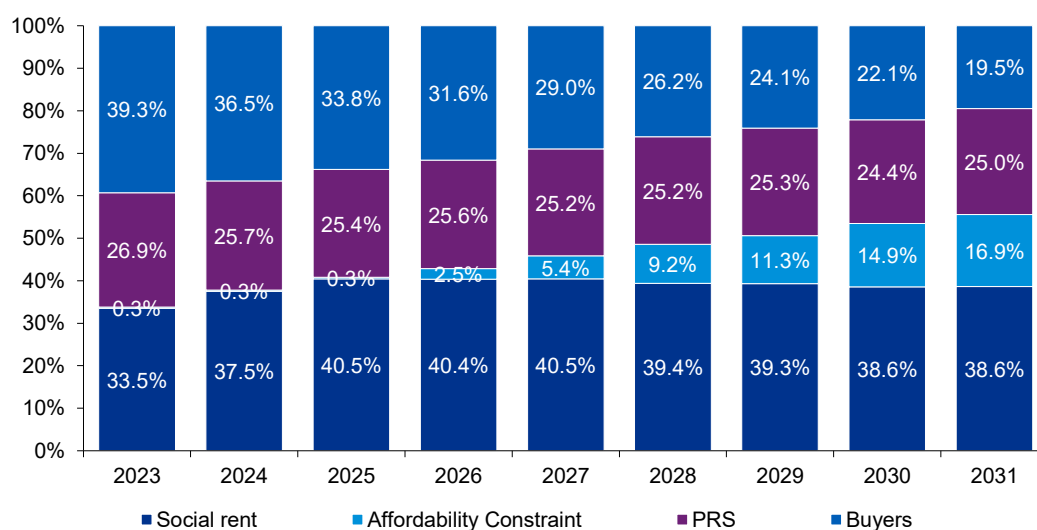
Housing Need and Demand Assessment for Monaghan  
July 2023

incomes, leading to some households falling out of the PRS, the increasing number of households who cannot afford to purchase are shunted into the 'upper end' of the PRS, leading to a growing cohort of renters but one that remains smaller than was modelled in other scenarios. Social housing thresholds remain the same, resulting in a broadly consistent cohort. The affordability constraint cohort is projected to arise in 2023 and grow quickly. It will exceed 5% of all annual newly formed households in 2027 (at 5.4%), and ultimately constitute 196 households over the assessment period. This is a larger number of households than in Scenario 3, where income growth leads to a greater proportion in the PRS and buyer cohorts, but smaller than Scenario 2, where a flat 2% income growth sees fewer households falling into the social rent cohort.

**Figure 4.8: Estimated housing need by tenure, 2022-2031 (households)**



**Figure 4.9: Estimated housing need by tenure, 2022-2031 (%)**



## 5 Demand for Specialist Provision of Housing

This section provides an analysis of demand for Specialist Provision of Housing. As specified in the County Development Plan 2019-2025 and the Strategic Plan for Housing Persons with Disabilities, MCC recognises the need to accommodate the housing requirements of groups with special housing needs, such as the elderly, people with disabilities, the homeless, Travellers, and international protection applicants.

### 5.1 Key issues

Area of interest	Key issues identified
Older people	<ul style="list-style-type: none"> <li>There are 10,397 people over the age of 65 living in Co. Monaghan, representing a higher proportion of the population than at State level but a lower proportion than for the Border region.</li> <li>2,692 people over the age of 65 live alone in Co. Monaghan. 1,403 people over the age of 75 live alone.</li> <li>As of 2021 there were 306 private bed available in nursing homes in Co. Monaghan, a 12% decrease from 2020.</li> <li>By 2030, demand for nursing homes is anticipated to grow between 40% and 54% on 2015 figures.</li> </ul>
People with a disability	<ul style="list-style-type: none"> <li>12,282 people in Co. Monaghan were recorded as having a disability, a lower proportion than the State but higher than in 2016.</li> <li>In 2016, 11% of people with a disability in Co. Monaghan lived in social housing.</li> <li>63 households on the social housing waiting list have special accommodation requirements due to disability or medical needs.</li> </ul>
Traveller accommodation	<ul style="list-style-type: none"> <li>The total current need and projected housing needs for the Travelling Community in Co. Monaghan is sixty households by 2024</li> </ul>
Homelessness	<ul style="list-style-type: none"> <li>123 adults and 28 children presented themselves to Monaghan County Council as homeless in 2022.</li> </ul>
Refugees, asylum seekers, and Migrants	<ul style="list-style-type: none"> <li>As of February 2023, 500 Ukrainian arrivals have been given PPS numbers, constituting 0.8% of the county's population. The Ballybay-Clones LEA has the highest proportion of these arrivals.</li> </ul>
Students	<ul style="list-style-type: none"> <li>In 2022, 5,274 residents of Co. Monaghan reported their principle economic status as being students, constituting 10.3% of all those aged 15 and over.</li> </ul>



## 5.2 Older People

As of 2022, there were 10,397 people over the age of 65 living in Co. Monaghan, constituting 15.9% of the population.<sup>78</sup> This proportion is higher than the State figure (15.1%) but lower than the average for the Border region (17.2%). In the context of accommodation, 9,894 (95.2%) of this cohort reside in private households<sup>79</sup>, indicating that 1,043 live in non-private households/communal establishments including nursing homes.<sup>80</sup>

2,692 people over the age of 65 live alone in Co. Monaghan, of which 1,403 are over the age of 75. People living alone constitute 27.2% of all over-65s in private households in the county, a higher proportion than observed at a State level (25.9%).<sup>81</sup>

According to the latest Nursing Home Survey carried out by BDO and Nursing Homes Ireland (NHI) in 2021, there were 306 private beds available in nursing homes across the county, a decrease of 42 beds or 12.1% from 2020.

Demand for nursing homes is not modelled as part of the HNDA Toolkit but is anticipated to grow, with demand increasing on a national level to between 40,700 and 44,600 places by 2030, an increase of between 40% and 54% on 2015 figures. The Monaghan County Development Plan 2019-2025 recommends that nursing homes and other appropriate facilities for older people be located within the Tier 1-3 settlements, where public utilities are available and where greater opportunities for social inclusion and integration into the community are available.

## 5.3 People with a Disability

The National Housing Strategy for People with Disability 2022-2027<sup>82</sup> uses the term “disability” in reference to four categories of disability, namely sensory, mental health, physical, and intellectual disability. In 2022, 12,282 people were recorded in the census as having a disability, representing 18.8% of the overall population.<sup>83</sup> Though lower than the national figure of 21.5%, this is an increase on the figure of 12% reported in 2016. In Co. Monaghan, 7.0% of the population (4,576 people) self-reported as having a “disability to a great extent”, while 11.8% (7,706 people) self-reported as having “a disability to some extent”.

More granular detail on the types of disabilities and conditions reported by people in Co. Monaghan was available for 2016, as summarised in Table 5.1.

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<sup>78</sup> CSO 2022: <https://data.cso.ie/table/F1020>

<sup>79</sup> CSO 2022: <https://data.cso.ie/table/FY010A>

<sup>80</sup> Other forms of non-private households include hotels, hostels, guest houses, hospitals, welfare institutions, group homes, boarding schools and prisons.

<sup>81</sup> CSO 2022: <https://data.cso.ie/table/FY010A>

<sup>82</sup> Government of Ireland (2022). *National Housing Strategy for Disabled People 2022 – 2027*. Available from: [gov.ie - National Housing Strategy for Disabled People 2022 – 2027 \(www.gov.ie\)](https://www.gov.ie/en/publications/national-housing-strategy-for-disabled-people-2022-2027/)

<sup>83</sup> CSO 2022: <https://data.cso.ie/table/FY084>

**Table 5.1: Overview of Disability Conditions in County Monaghan, 2016**

Type of Disability	People
Difficulties with basic physical activities	3,143
Difficulty with pain, breathing, or other chronic illness/condition	3,080
Learning difficulty	1,781
Deafness or serious hearing impairment	1,214
Mental health	1,196
Intellectual disability	811
Blindness or a serious vision impairment	670

Source: Disability Federation of Ireland (2016). *Disability Profile: County Monaghan* (<https://www.disability-federation.ie/publications/disability-profile-monaghan/>)

As far as the housing needs of people with a disability are concerned, 11% of people with a disability in Co. Monaghan lived in social housing<sup>84</sup> at the time of the 2016 Census, compared to 7% of the general population<sup>85</sup>. These figures have been largely reflected in Co. Monaghan's social housing waiting list as recorded in the annual Summary of Social Housing Assessments (SSHA) exercises.

According to the latest SSHA<sup>86</sup> count, as of November 2022, there were 306 households on the Monaghan Social Housing Waiting List, representing a decrease from 392 in 2021. This figure excludes households placed on the transfer list as well as those accommodated in a Housing Assistance Payment (HAP) tenancy, whose social housing needs are considered to have been met.

Identifying households with a disability in the SSHA is not entirely straightforward. The social housing application form does not specifically ask whether applicants or household members have a disability. Nevertheless, households whose need for social housing is assessed as a disability or who require specific accommodation due to a disability are captured in the data under two fields, namely 'Basis of Need' and 'Specific Accommodation Requirements'. These two fields may overlap when households are recorded as both having a disability basis of need and a specific accommodation requirement due to a disability. Conversely, applicants who may have a disability but require specific accommodation to suit other requirements, such as old age, may not be counted under the disability category. Therefore, the SSHA does not provide a comprehensive count of all households on the waiting list who have a disability<sup>87</sup>.

<sup>84</sup> People aged 15 years and over who were renting from the Local Authority or an Approved Housing Body.

<sup>85</sup> Disability Federation of Ireland (2016). *Disability Profile: County Monaghan*. Available from: [Publications | Disability Federation of Ireland \(disability-federation.ie\)](https://www.disability-federation.ie/publications/disability-profile-monaghan/)

<sup>86</sup> The Housing Agency (2023). *Summary of Social Housing Assessment 2022*. Available from: [gov.ie - Summary of Social Housing Assessments 2021 – Key Findings \(www.gov.ie\)](https://www.gov.ie/en/publications/summary-of-social-housing-assessments-2021-key-findings/)

<sup>87</sup> For more details on how to identify households with a disability in the SSHA, see Oona Kenny (2021). *Analysis of Households with a Disability Basis of Need for Social Housing 2016 – 2020*. Dublin: The Housing Agency.

## Monaghan County Council

Housing Need and Demand Assessment for Monaghan  
July 2023

Of the 306 households placed on Co. Monaghan's social housing waiting list, 25 have specific accommodation requirements<sup>88</sup>, as detailed in Table 5.2. The change in needs for specific accommodation requirements for Co. Monaghan over the 2017-2021 period is presented. While the number of households requiring special accommodation due to old age, homelessness, and traveller specific needs has either slightly decreased or remained constant, the number of households waiting for social housing with specific accommodation requirements due to one of the household members having a disability has increased from 16 in 2017 to 37 in 2020 and 2021, falling to 24 in 2022.

**Table 5.2: Overview of Specific Accommodation Requirements in Co Monaghan (DHLGH)**

Year	Enduring physical, sensory, mental health or intellectual issues	Homeless	Traveller	Aged 65 or more	Total
2017	16	0	1	3	20
2018	23	1	1	2	27
2019	23	1	1	1	26
2020	37	1	1	0	39
2021	37	1	1	0	39
2022	24	0	1	0	25

Source: Summary of Social Housing Assessments 2017-2021. Available from: [gov.ie - Summary of Social Housing Assessments \(www.gov.ie\)](https://www.gov.ie/en/publications/summary-of-social-housing-assessments-2017-2021/).

A longer-term perspective on special needs accommodation can also be grasped by considering the basis of need for social housing (i.e., if a household's current accommodation is unsuitable due to a physical, sensory, mental health/or intellectual disability). In addition to the four types of disability, the basis of need field includes an option for "Exceptional medical needs or compassionate grounds". While this option is not formally related to a disability need, it is possible that these households may require special needs accommodation in the future.

The proportion of households assessed as having either medical or a disability-related basis of need as well as changes over the 2017-2022 period are presented in Table 5.3. This data shows the number of households with an intellectual disability has doubled from 2017 to 2022. Conversely, the number of households with exceptional medical needs has been steadily decreasing. Altogether, 63 households on Co. Monaghan's social housing waiting list can be considered to have special accommodation requirements due to either disability or medical needs conditions.

<sup>88</sup> Specific Accommodation Requirements in the Summary of Social Housing Assessments (SSHA) refer to the classification of accommodation requirements as set out in the Social Housing Assessment Regulations 2011 and are used to determine the form of social housing support appropriate for a household that qualifies for social housing support.

**Table 5.3: Overview of Basis of Need for Social Housing Support in Co. Monaghan, 2017-2022<sup>89</sup>**

Year	Physical disability	Sensory disability	Mental health disability	Intellectual disability	Unspecified disability	Medical needs	Total
2017	5	0	3	7	1	138	154
2018	5	0	2	14	0	116	137
2019	6	3	2	16	0	108	135
2020	4	2	4	17	0	73	100
2021	4	2	4	18	0	64	92
2022	4	1	2	14	0	42	63

Co. Monaghan's Strategic Plan for Housing Persons with Disabilities<sup>90</sup> provides additional sources of housing needs for people with a disability, as follows

### 5.3.1 Housing Transfer Lists

Annually, several tenants require alternative accommodation on grounds of medical or disability need. In 2016, there were 16 transfers granted on the grounds of medical need. Additionally, ten tenants in social housing support units were also seeking transfers on medical grounds. Table 5.4 shows the breakdowns of social housing tenants who were seeking transfers on disability or medical grounds.

**Table 5.4: People with a disability in social housing support units seeking transfers, 2016 (MCC)**

Disability	Individuals
Physical	9
Sensory	1
Mental Health	0
Intellectual	0
<b>Total</b>	<b>10</b>

Source: Monaghan County Council (2016). *Strategic Plan for Housing Persons with Disabilities*.

<sup>89</sup> Summary of Social Housing Assessments, DHLGH: <https://www.gov.ie/en/collection/62486-summary-of-social-housing-assessments/>

<sup>90</sup> Monaghan County Council (2019). *Strategic Plan for Housing Persons with Disabilities*. Available from: [Strategic-Plan-for-Housing-Persons-with-a-Disability.pdf \(monaghan.ie\)](https://www.monaghan.ie/monaghan-county-council/strategic-plan-for-housing-persons-with-a-disability.pdf)

### 5.3.2 Homeless Persons

Individuals who are engaged with Homeless Services may also be living with a disability. Table 5.5 shows the number of individuals who engaged with the services in 2016. As noted in the Council's Strategic Plan for Housing Persons with Disabilities, individuals with addiction issues are included as persons with mental health problems, although these may be masking other medical problems. In 2016, this was the case for 19 additional presentations to the Homeless Services.

**Table 5.5: People with a disability engaging with Homeless Services, 2016 (MCC)**

Disability	Individuals
Physical	1
Sensory	0
Mental Health	27
Intellectual	2
<b>Total</b>	<b>30</b>

Source: Monaghan County Council (2016). *Strategic Plan for Housing Persons with Disabilities*.

### 5.3.3 Emerging Disability Need

Table 5.6 forecasts the likely emerging disability needs in Co. Monaghan based on past evidenced presentations and projections from individuals under 18 who are currently in receipt of care. In 2016, Enable Ireland recorded nine children with potential need for housing adaptation in the future.

**Table 5.6: Emerging Disability Need in County Monaghan, 2016 (MCC)**

Source	Description	Likely Disability	Annual Forecast of Presenting Numbers
Enable Ireland	Early Intervention (0-6 years)	Physical	9 children with potential need for housing adaptations in the future

Source: Monaghan County Council (2016). *Strategic Plan for Housing Persons with Disabilities*.

### 5.3.4 Owner Occupied Stock

Requirements for adaption or alternative accommodation due to disability arise in owner occupied properties as well. From a housing authority perspective, such housing needs can be inferred from the number of applications made annually for either Housing Adaption Grants or Mobility Aids Grants. Table 5.7 provides the number of applications made annually under these schemes for the 2012-2016 period.

**Table 5.7: Applications for Housing Adaptation and Aid Grants, Co Monaghan (MCC)**

Applications	2012	2013	2014	2015	2016
Housing Adaptation Grants	54	44	70	48	45
Mobility Aids Grants	69	52	64	53	41
<b>Total</b>	<b>123</b>	<b>96</b>	<b>134</b>	<b>101</b>	<b>86</b>

Source: Monaghan County Council (2016). *Strategic Plan for Housing Persons with Disabilities*.

## 5.4 Traveller Accommodation

MCC's Traveller Accommodation Programme 2019-2024<sup>91</sup> sets out the Council's targets for meeting the housing needs of the Travelling Community in Co. Monaghan through the provision of accommodation. MCC carried out an assessment of need for the current programme and identified that there are 47 families in need of long-term housing. A further 13 families are projected to require accommodation in the long term, which will be met through HAP. Overall, the total current need and projected housing needs for the Travelling Community is 60 households.

The 2019-2024 Programme will seek to meet these housing needs through direct provision of Local Authority housing, RAS leasing private rented accommodation, HAP, and voluntary housing. In addition, as specified in the County Development Plan 2019-2025, travellers who seek accommodation in Traveller-specific accommodation will be considered subject to availability at Gortakeegan Park.

## 5.5 Accommodating Homeless Persons

The number of adults presenting themselves as homeless in Co. Monaghan increased from 54 in 2013 to 80 in 2016, before dropping to 65 in 2019 and then more than doubling to 147 in 2020. Similarly, the numbers of children presenting as homeless increased from 46 to 72 over the 2013-2016, dropped to 36 in 2019 and increased to 44 in 2020. In 2021, the level of homeless presentations was at one of their lowest levels in Co. Monaghan, with 60 adults and 11 children.

This then increased to 123 adults and 28 children in 2022, the third highest number of homeless presentations on record. Table 5.8 summarises homeless presentations statistics over the 2013-2022 period.

<sup>91</sup> Monaghan County Council (2019). *Traveller Accommodation Programme 2019-2024*. Available from: [Traveller Accommodation Programme 2019 2024 - Housing \(monaghan.ie\)](https://www.monaghan.ie/traveller-accommodation-programme-2019-2024-housing)

**Table 5.8: Homeless Presentations, Co. Monaghan (MCC)**

Year	Presentations	
	Adults	Children
2013	54	46
2016	80	72
2019	65	36
2020	147	44
2021	60	11
2022	123	28

Source: *Monaghan County Development Plan 2019-2025* and Monaghan County Council, Homeless Services (June 2023 Correspondence)

## 5.6 Refugees, Asylum Seekers, and Migrants

Statistics released by the Central Statistics Office (CSO) for the week ending 13 February 2023 show that 500 Ukrainian arrivals who are availing of support and services from the Department of Social Protection and have been given PPS numbers are living in Co. Monaghan, constituting 0.8% of the county's population. Table 5.9 details the number of PPSN allocations by local electoral area in County Monaghan.

**Table 5.9 PPSN Allocations to Arrivals from Ukraine in Co. Monaghan (CSO, Feb.2023)<sup>92</sup>**

Local Electoral Area	Number
Monaghan	152
Carrickmacross-Castleblayney	150
Ballybay-Clones	198

As in the past, people who have been granted refugee status have the right to apply for local authority housing and St Patricks Accommodation Centre in Monaghan Town operates as a direct provision centre for persons seeking asylum. This centre has the capacity to accommodate 200 people.

<sup>92</sup> Number and location (based on PPSN allocations data) of arrivals from Ukraine: <https://data.cso.ie/table/UA05>



**Monaghan County Council**

Housing Need and Demand Assessment for Monaghan

July 2023

## **5.7 Students**

According to the 2022 census, 5,274 residents of Co. Monaghan reported their principle economic status as being students (or 10.3% of all those aged 15 and over), representing a slight increase on figures in 2016 (10.3%)<sup>93</sup>. In 2016, where sub-county data is available, students made up an average of 9% of the population of the county's towns, with Carrickmacross exhibiting the highest proportion at 9.8%, most likely due to the proximity of Dundalk Institute of Technology.

There are no third level institutions in Co. Monaghan but as part of the Monaghan County Development Plan 2019-2025, it is the policy of MCC *“to facilitate, promote and encourage the development of third level education facilities in County Monaghan”*. It is anticipated that furthering this policy would lead to increased demand for student housing.

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<sup>93</sup> CSO 2022: <https://data.cso.ie/table/FY047A>



**Monaghan County Council**  
Housing Need and Demand Assessment for Monaghan  
July 2023

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# **Appendix 20**

## **List of Consultees**

<b>County Councillors</b>	
Cllr. Aidan Campbell	Cllr. Cathy Bennett
Cllr. Colm Carthy	Cllr. David Maxwell
Cllr. Pat Treanor	Cllr. Seamus Coyle
Cllr. Peter Conlon	Cllr. Noel Keelan
Cllr. Raymond Aughey	Cllr. PJ O'Hanlon
Cllr. Sean Conlon	Cllr. Richard Truell
Cllr. Bronagh McAree	Cllr. Seamus Treanor
Cllr. Pauric Clerkin	Cllr. Sean Gilliland
Cllr. Sinéad Flynn	Cllr. Paul Gibbons
<b>Government Departments and Prescribed Bodies</b>	
Department of Children, Equality, Disability, Integration and Youth	Tegasc
Department of Rural and Community Development	Minister for Housing, Local Government and Heritage
National Transport Authority	Office of the Planning Regulator
Office of Public Works	An Bord Pleanala
Minister for Agriculture, Food and the Marine	Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media
Minister for Environment, Climate and Communications	Minister for Defence
Minister for Education	Minister for Transport
An Chomhairle Ealaíon	Dublin Airport Authority plc
EirGrid	Environmental Protection Agency
ESB	Electric Ireland
Department of Enterprise, Trade and Employment	Health Service Executive
Fáilte Ireland	Health and Safety Authority
Heritage Council	Transport Infrastructure Ireland
Inland Fisheries Ireland	Cavan County Council Planning Department
An Taisce	Meath County Council Planning Department
Louth County Council Planning Department	Northern & Western Regional Assembly
Monaghan Local Community Development Committee	Uisce Éireann
Eastern and Midland Regional Assembly	
<b>Non-Prescribed Bodies</b>	
Armagh City, Banbridge and Craigavon Borough Council	Mid Ulster District Council
Fermanagh and Omagh District Council	Newry, Mourne and Down District Council
Cavan and Monaghan Education and Training Board	Chief Superintendent (Monaghan Garda Station)
Comhairle na nÓg c/o Monaghan County Council	Enterprising Monaghan
Enterprise Ireland	Federation of Irish Sports
Housing Agency	IDA Ireland
Local Health Office, Primary Community and Continuing Care Directorate	Local Link Cavan / Monaghan
Monaghan County Athletic Board	Monaghan County Childcare Committee
Monaghan Integrated Development	Monaghan Youth Federation
Monaghan GAA County Board	Sport Ireland

Youth Work Ireland	3 Ireland
Bord Gáis	Eircom Ltd
Vodafone Ireland Ltd	
<b>Schools</b>	
Ballybay Community College	Beech Hill College
Castleblayney Community College	Coláiste Oiriall Inver College
Inver College	Largy College
Monaghan Collegiate School	Our Ladys Secondary School
Patrician High School	St Louis Convent
St Macartans College	

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# **Appendix 21**

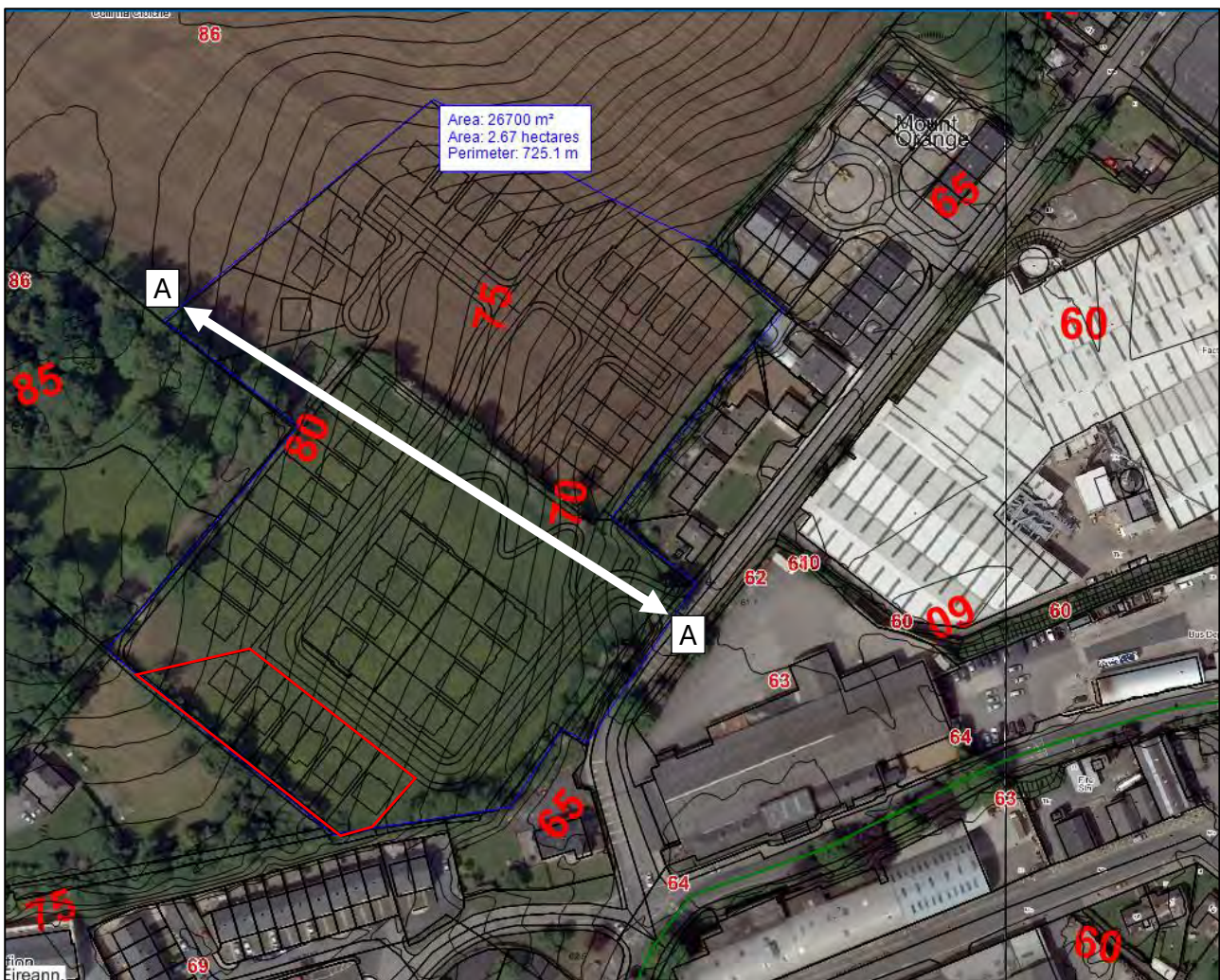
## **Housing Densities**

## Housing Densities

It is accepted by the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, that the practical application of multiplying a site area by a density assumption to produce an estimate of site capacity is more complicated in reality. In drumlin counties such as Monaghan, issues of topography play a significant role in determining the density of a proposal for residential development. An example of this in Monaghan Town is set out below.

The site of this housing development, which was permitted under application ref. 18/307, is located on the edge of the urban core/town centre. However, due to topography issues the density that can be achieved is limited. The level at the entrance to the site is 62m OD, while the level at highest part of the site is 84m OD. This is a difference in levels over cross section A-A of 22 metres. This poses challenges in achieving suitable road and footpath gradients and also in achieving a quality standard of development with useable open space and a tenure that is appropriate to the location, but also attractive to prospective purchasers in this area.

The area encompassed in blue is 2.67 hectares and the total number of housing units constructed within the site is 43. The net housing density in the area encompassed in red below, which contains a mixture of house types and measures 1.45 hectares, is 40.8 dwellings to the hectare, and thus is in keeping with the density prescribed in the guidelines for an urban neighbourhood. However, the average gross density over the entire site when facilitating works are provided and appropriate gradients are achieved is 16.1 units per hectare. Furthermore, the general rule of thumb set out in the guidelines is that the net site area would be between 65 to 80 percent (approx.) of the gross area, whereas in this case the ratio of net site area to gross site area is 54.3 percent.



Having regard to the above, for the purpose of the Core Strategy, the appropriate average gross density for residential development in the large towns of Monaghan Town and Carrickmacross is considered to be 18 units per hectare. Having regard to the guidelines in respect of medium, small and rural towns the appropriate average gross density for residential development in the towns of Castleblayney and Clones for the Core Strategy is considered to be 15 units per hectare, and for Ballybay to be 10 units per hectare.