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Comhairle Contae Mhuineacháin
MONAGHAN COUNTY COUNCIL
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MONAGHAN COUNTY DEVELOPMENT PLAN
2025-2031
DRAFT MINISTERIAL DIRECTION

Notice is hereby given pursuant to Section 31 (7) of the Planning & Development Act 2000 (as amended) and consequent to a recommendation made to him by the Office of the Planning Regulator, that the Minister for Housing, Local Government and Heritage has issued a Draft Ministerial Direction regarding the Monaghan County Development Plan 2025 - 2031 to Monaghan County Council as follows:

"Development Plan" means the Monaghan County Development Plan 2025-2031.

"Planning Authority" means Monaghan County Council.

"RSES" means the Regional Spatial and Economic Strategy for the Northern and Western Region.

"NPF" means the National Planning Framework First Revision (2025).

- The Planning Authority is hereby directed to take the following steps with regard to the Development Plan:
 - Delete the following Material Alterations from the adopted Development Plan:
 - MA: Chapter 9, No.2** - i.e. the footnote at table 9.3 Land Use Zoning Matrix which states 'Retail (Convenience) and Retail (Comparison) are acceptable in principle at the Monaghan Retail Park'.
 - MA: MTDp1 No.15** - i.e. that portion of the subject lands within Flood Zone A reverts to the zoning objective in the Draft Plan i.e. from Industry / Enterprise / Employment to Landscape Protection / Conservation.
 - Apply all necessary consequential updates to the text of the plan consistent with the foregoing.

STATEMENT OF REASONS

- The Development Plan includes a Material Alteration to the Draft County Development Plan to insert a footnote at Table 9.3, Land Use Zoning Matrix which states 'Retail (Convenience) and Retail (Comparison) are acceptable in principle at the Monaghan Retail Park'. The location of the Monaghan Retail Park at a distance of approximately 1.5 km from the core retail area and outside the CSO boundary does not support the regeneration and rejuvenation of the town centre or the location of retail in town centres, and does not facilitate linked trips but rather, due to its location, will likely generate additional car-based rather than pedestrian or cycle trips for convenience and comparison retailing. The Material Alteration is therefore inconsistent with NPO 14 of the NPF to regenerate and rejuvenate towns, NPO 107 to support the delivery of the National Strategic Outcomes of the NPF relating to compact growth, sustainable mobility and the transition to a carbon neutral and climate resilient society, RPO 4.45 of the RSES to support retail in town centres, and section 10(2)(n) of the Act which requires objectives (which the planning authority has a general duty to secure under section 15 of the Act) for the promotion of sustainable settlement and transportation strategies, including the promotion of specific measures having regard to the location of development.
- The Development Plan includes a Material Alteration (MA: MTDp1 No.15) to the Draft County Development Plan to amend the zoning objective of land located in Flood Zone A from Landscape Protection/Conservation to Industry/Enterprise/Employment in circumstances where the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) (Flood Guidelines), issued under section 28 of the Act, indicate that such uses are not appropriate unless a Justification Test is passed. As the Justification Test has not been passed, the Material Alteration is therefore inconsistent with NPO 78 of the NPF which requires the planning authority to avoid inappropriate development in areas at risk of flooding that do not pass the Justification Test in accordance with the Flood Guidelines; and RPO 3.10 of the RSES to ensure flood risk management in forms development by avoiding inappropriate development in areas at risk of flooding and to assess flood risk by implementing the recommendations of the Flood Guidelines.

DISPLAY OF DRAFT DIRECTION

The Draft Direction can be viewed at

<https://monaghan.ie/planning/monaghan-county-development-plan-2025-2031-july25/>

Additionally, a hard copy of the Draft Direction is available for inspection at the following locations:

- The Planning Office, 1 Dublin Street, Monaghan Town, H18 X982 from 9.15am-1.00pm and 1.30pm-5.00pm
- Monaghan Municipal District Office, The Glen, Monaghan Town, H18 YT50 from 9.00am- 1.00pm and 1.30pm-5.00pm
- Castleblayney-Carrickmacross Municipal District Office, Riverside Road, Carrickmacross, A81 HY83 from 9.00am-5.00pm
- Ballybay-Clones Municipal District Office, The Diamond, Clones, Co. Monaghan, H23 X378 from 9.15am-5.15pm

SUBMISSIONS/OBSERVATIONS

Written submissions or observations in respect of the Draft Direction may be made from **Thursday 17th July 2025 to 5pm on Thursday 31st July 2025** inclusive. Submissions or observations can be made via the following options:

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

Written submissions or observations in respect of the Draft Direction during the period stipulated above shall be taken into consideration by the Office of the Planning Regulator before it makes a recommendation to the Minister on the matter.

Late submissions will not be considered.

Submissions or observations should be made by **ONE** medium only and must include the full name and address of the person(s) making the submission or observation and where relevant, the body or organisation represented.

Please note that submissions (redacted for privacy purposes) will be published on the website of Monaghan County Council in accordance with Section13(3)(a) of the Planning and Development Act 2000 (As Amended).

If you would like further information about the Development Plan process or wish to speak to a member of the Forward Planning Team, please call 047 30532.

Kevin McNally

A/Director of Economic Development, Planning & Capital Projects

17th July 2025

Comhairle Contae Mhuineacháin

Ba mhian le Comhairle Contae Mhuineacháin a chur in iúl go bhfuil eolas maidir leis na bóithre atá sé i gceist a dhúnadh agus na bóithre ar aontaíodh iad a dhúnadh ar <https://www.mapalserter.ie/monaghan> agus ar ár suíomh gréasáin <https://monaghan.ie/roadtransport/category/notices/>

Má tá aon cheist agat maidir le dúnadh na mbóithre seo, déan teagmháil le hoifig chuí an Cheantair Bhardsaigh

Ceantar Bardasach Mhuineacháin (047) 73777 nó ríomhphost monaghanmunicipaldistrict@monaghancoco.ie
Ceantar Bardasach Bhéal Átha Beithe/Chluain Eois (047) 51018 nó ríomhphost clones@monaghancoco.ie
Ceantar Bardasach Charragh Mhachaire Rois/Bhaile na Lorgan (042) 9661236 nó ríomhphost carrickmacross@monaghancoco.ie

Temporary Closing
of Roads

Monaghan County Council gives notice of its intention to extend the following road closure in the Municipal District of Ballybay/Clones in County Monaghan:

Date of Closure: Friday 1st August 2025 to Friday 12th September 2025
Times: 24hr Closure – No Through road at the location of the bridge works
To Facilitate: Bridge Replacement Works
Road Closed: LT-63101-0 from the R-189-7 to the junction of the LT-63101-0/LT-63102-0 in the Townlands of Aghareagh, Drumary and Mullaghmore.

Diversion Routes:
Southbound traffic on the R189 wishing to travel on the L-63101 will be diverted by continuing on the R189, then turning left onto the L-63103, then continuing on to the L-63101.
Northbound traffic on the R189 wishing to travel on the L-63101 will be diverted by continuing on the R189, then turning right onto the L-2310, then turning right onto the L-6310, then continuing on to the L-63101.
Traffic travelling from the L-2311 wishing to travel on the L-63101 road in the direction of R189 will continue along the L-63101, then turn left on to the L-63102, then adjoin the R189.

This notice complies with the Roads Act 1993 (Section 75)
Signed: Bernadette McArdle, A/Senior Engineer, Roads and Transportation
17th July 2025

Temporary Closing
of Roads

Monaghan County Council gives notice of its intention to close the following road in the Municipal District of Monaghan in County Monaghan:

Date of Closure: For any period of 2 weeks between Monday 28th July – 30th September 2025
Times: 8am -7pm
To Facilitate: Road resurfacing
Road Closed: LP-1600 Tullycroman to Tullybryan

Diversion Routes:
Traffic wishing to proceed Southwest bound on the LP-1600 will be diverted Southeast bound via the R-186, then West bound via the N-54.
Traffic wishing to proceed Northeast on the LP-1600 will be diverted East bound via the N-54, then Northwest bound via the R-186.
Road will be open to Local Access Only.

Any interested person may lodge an objection in writing to the closing of the above-mentioned roads with the A/Senior Engineer, Monaghan County Council, MTEK II Building, Knockaconny, Monaghan not later than 22nd July. Any objections must be clearly marked on envelope "Objection To Road Closure".
If you have any queries concerning this Road Closure, please contact the Monaghan Municipal District office, Glen Road, Monaghan at 047 73777 or email monaghan@monaghancoco.ie.
All Detours will be signposted in order to direct the Traffic. (Local Access and Emergency Vehicles will be catered for at all times).
This notice complies with the Roads Act 1993 (Section 75)
Signed: Bernadette McArdle, A/Senior Engineer, Roads and Transportation
17th July 2025

Plean Forbartha Chontae Mhuineacháin,
2025-2031
DRÉACHTORDACHÁN ÓN AIRE

Tugtar fógra leis seo de bhun Alt 31 (7) den Acht um Pleanáil agus Forbairt, 2000 (arna leasú) agus mar thoradh ar mholadh a thug Oifig an Rialálaí Pleanála dó, gur eisigh an tAire Tithíochta, Rialtais Áitiúil agus Oidhreacht Dréachtordachán ón Aire a mhéid a bhaineann le Plean Forbartha Chomhairle Contae Mhuineacháin 2025 - 2031 chuig Comhairle Contae Mhuineacháin mar a leanas:

Is ionann "Plean Forbartha" agus Plean Forbartha Chontae Mhuineacháin 2025-2031.

Is ionann "Údarás Pleanála" agus Comhairle Contae Mhuineacháin.

Is ionann "RSES" agus Straitéis Réigiúnach Spáis agus Eacnamaíoch do Cheantar an Tuaiscirt agus an Iarthair.

Is ionann "NPF" agus an Chéad Athbheithiú ar an gCreat Pleanála Náisiúnta (2025).

- Leis seo, ordaítear don Údarás Pleanála na céimeanna seo a leanas a ghlacadh maidir leis an bPlean Forbartha:
 - Na hAthruithe Ábhartha seo a leanas a scríosadh ón bPlean Forbartha glactha:
 - AA: Caibidil 9, Uimh.2** - i.e. an fonóta i dtábla 9.3 Maitris Chriosaithe Úsáid Talún a deir go bhfuil 'Miondíol (Áise) agus Miondíol (Comparáide) inghlactha i bprionsabal i bPáirc Mhiondíola Mhuineacháin'.
 - AA: MTDp1 Uimh.15** -téann an sciar sin den talamh faoi chaibidil laistigh de Chrios Tuilte A ar ais chuig an sprioc chriosaithe sa Dréacht-Phlean i.e. 6 Thionscal / Fiontar / Fostaíocht chuig Cosaint / Caomhnú Tirdhreacha.
 - Gach nuashonrú iarmhartach a chur i bhfeidhm ar théacs an phlean, i gcomhréir leis an méid thuasluaite.

RÁITEAS CÚISEANNA

- Tá athrú ábhartha sa Phlean Forbartha ar an Dréacht-Phlean Forbartha Contae chun fonóta a chur i dtábla 9.3, Maitris Chriosaithe Úsáid Talún a deir go bhfuil 'Miondíol (Áise) agus Miondíol (Comparáide) inghlactha i bprionsabal i bPáirc Mhiondíola Mhuineacháin'. Fágann suíomh Pháirc Mhiondíola Mhuineacháin atá thart ar 1.5km ón bpríomhlímistéar miondíola agus taobh amuigh de theorainn CSO, nach dtacaítear le hathbheochan agus athnuachan lár an bhaile, nó suíomh na miondíola i lár bailte, agus ní dhéantar éascaíocht ar thurais nasctha, ach a mhalairt, mar gheall ar a suíomh, agus d'fhéadfadh sé go mbeadh tuilleadh turas bunaithe ar an gearr seachas turais choisithe nó ar rothair don mhiondíol áise agus chomparáide i gceist. Dá bhrí sin, níl an t-athrú ábhartha i gcomhréir le NPO 14 den Chreat Pleanála Náisiúnta chun bailte a athbheochan agus a athnuachan, NPO 107 chun tacú le baint amach Spriocanna Straitéiseacha Náisiúnta an Chreata Pleanála Náisiúnta a bhaineann le fás dlúth, soghluaisteach inbhuanaithe, agus an t-aistriú chuig sochaí atá neodrach ó thaobh carbóin de agus seasmhach ó thaobh na haeráide de, RPO 4.45 den RSES chun tacú le miondíol i lár bailte, agus alt 10(2)(n) den Acht lena n-éilítear spriocanna (a bhfuil dualgas ginearálta ar an údarás pleanála a leanan síos faoi alt 15 den Acht) chun lonnú inbhuanaithe agus straitéisí iompair a chur chun cinn, lena n-áirítear bearta ar leith a chur chun cinn, agus aird á tabhairt ar shuíomh na forbartha.
- Tá athrú ábhartha sa Phlean Forbartha (AA: MTDp1 Uimh. 15) ar Dhréacht-Phlean Forbartha Contae sprioc chriosaithe na talún a leasú, atá suite i gCrios Tuilte A ó Chosaint/Caomhnú Tirdhreacha go Tionscal/Fiontar/Fostaíocht sa chás go dtugtar le fios sna Treoirilnte Córais Phleanála agus Bainistíochta Riosca i gCás Tuilte (2009) (Treoirilnte Tuilte), eisithe faoi alt 28 den Acht, nach bhfuil na húsáid sin oiriúnach mura n-éiríonn leo i dTástáil Firinnithe. Toisc nár éiríodh leo sa Tástáil Firinnithe, níl an t-athrú ábhartha i gcomhréir le NPO 78 den Chreat Pleanála Náisiúnta lena gceanglaítear ar an údarás pleanála forbairt neamhoiriúnach a sheachaint i gceantair atá i mbaol tuilte nár éirigh leo sa Tástáil Firinnithe de réir na dTreoirilnte Tuilte; agus RPO 3.10 den RSES chun a áirithiú go gcuirtear bonn eolais faoin bhforbairt leis an mbainistíocht riosca i gcás tuilte chun forbairt neamhoiriúnach a sheachaint i gceantair atá i mbaol tuilte agus chun an riosca i gcás tuilte a mheas trí na moltaí sna Treoirilnte Tuilte a chur chun feidhme.

LÉIRIÚ AN DRÉACHTORDACHÁIN

Is féidir an Dréachtordachán a fheiceáil ar

<https://monaghan.ie/planning/monaghan-county-development-plan-2025-2031-july25/>

Ina theannta sin, tá cóip chrua den Dréachtordachán ar fáil lena scrúdú sna háiteanna seo a leanas:

- An Oifig Pleanála, 1 Sráid Bhaile Átha Cliath, Baile Mhuineacháin, H18 X982 ó 9.15am-1.00pm agus 1.30pm-5.00pm
- Oifig Cheantar Bardasach Mhuineacháin, An Gleann, Baile Mhuineacháin, H18 YT50 ó 9.00am- 1.00pm agus 1.30pm-5.00pm
- Oifig Cheantar Bardasach Bhaile na Lorgan-Charragh Mhachaire Rois, Bóthar Chois Abhann, Carraig Mhachaire Rois, A81 HY83, idir 9.00am-5.00pm
- Oifig Cheantar Bardasach Bhéal Átha Beithe-Chluain Eois, An Diamant, Cluain Eois, Co. Mhuineacháin, H23 X378 ó 9.15am-5.15pm

AIGHNEACHTAÍ/BARÚLACHA

Is féidir aighneachtaí nó barúlacha scríofa maidir leis an Dréachtordachán a dhéanamh **ón Déardaoin, an 17 Iúil 2025 go dtí 5pm Déardaoin, an 31 Iúil 2025**, na laethanta eatarthu san áireamh. Is féidir aighneachtaí nó barúlacha a thabhairt ar na bealaí a leanas:

- Trí chlárlár ar líne ag <https://consult.monaghancoco.ie/> nó
- Ar ríomhphost chuig devplan@monaghancoco.ie nó
- Tríd an bpost chuig, An tAonad um Pleanáil Chun Cinn, Rannóg Pleanála, 1 Sráid Bhaile Átha Cliath, Baile Mhuineacháin, H18 X982

Cuirfidh Oifig an Rialálaí Pleanála aighneachtaí nó barúlacha scríofa, a thugtar maidir leis an Dréachtordachán le linn na tréimhe sainithe thuas, san áireamh sula ndéantar moladh don Aire maidir leis sin. Ní bhreathnófar ar aighneachtaí deireanacha.

Is gá aighneacht nó barúil a thabhairt ar bhealach **AMHÁIN** agus is gá go mbeadh ainm iomlán agus seoladh an duine/na ndaoine a bhfuil an aighneacht nó an bharúil á tabhairt acu, agus i gcás inar iomchuí, an comhlacht nó an eagraíocht ar a bhfuil ionadaíocht á déanamh le haighneachtaí nó barúlacha.

Tabhairt do d'aire go bhfoileofar aighneachtaí (leasaithe chun críocha príobháideachais) ar shuíomh gréasáin Chomhairle Contae Mhuineacháin i gcomhréir le hAlt 13(3)(a) den Acht um Pleanáil agus Forbairt, 2000 (arna leasú).

Má theastaíonn faisnéis bhreise uait maidir le próiseas an Phlean Forbartha nó más mian leat labhairt le ball den Fhoireann um Pleanáil Chun Cinn, glaigh ar 047 30532.

Kevin McNally

A/Stiúrthóir um Fhorbairt Eacnamaíoch, Pleanáil agus Tionscadail Chaipitil

17 Iúil 2025

Temporary Closing of Roads

Monaghan County Council gives notice of its intention to close the following road in the Municipal District of Ballybay/Clones in County Monaghan:

Date: For any period of 2 weeks between Monday 1st September - Friday 3rd October 2025

Time: 24hr Closure

To Facilitate: Road Improvement Works

Road Closed:

R188 for a distance of 2700m between its junction with the LS-6500 at Cavanagarvan and the junction with the LT-65101 at Crewmeige.

Diversion Routes:

Northbound traffic travelling from Swans Crossroads will be diverted along the R183 towards Ballybay, they will then be diverted left onto Main Street and left again onto R162 Monaghan Road. Traffic will then be directed straight along the R162 to its junction with the R188.

Southbound traffic travelling from Monaghan will be diverted along the R162 to Ballybay. They will then be diverted right onto Main Street and right again onto the R183. Traffic will then be directed straight along the R183 to its junction with the R188 (Swans crossroads).

All Detours will be signposted in order to direct the Traffic. (*Local Access and Emergency Vehicles will be catered for at all times*). Any interested person may lodge an objection in writing to the closing of the above-mentioned road with the Roads Department, Monaghan County Council, MTEK II Building, Knockaconny, Monaghan not later than Tuesday 22nd July 2025. Any objections must be clearly marked on envelope "Objection To Road Closure".

If you have any queries concerning this Road Closure, please contact The Municipal District of Ballybay/Clones, Co. Monaghan at 047 51018 or email clones@monaghancoco.ie.

This notice complies with the Roads Act 1993 (Section 75)

Bernadette McArdle, A/Senior Engineer, Roads and Transportation
17th July 2025

Notice under Section 17(3) (a) of the Derelict Sites
Act, 1990 (as amended)

NOTICE OF HAVING MADE A VESTING ORDER, UNDER THE DERELICT SITES ACT 1990, AS AMENDED

Notice is hereby given that Monaghan County Council (hereinafter referred to as the "Local Authority"), in exercise of the powers conferred on them by Section 17 of the Derelict Sites Act 1990, as amended, has made a Vesting Order, under the said Act, the derelict site described hereunder.

The lands referred to is a derelict site within the meaning of the Derelict Sites Act 1990 (as amended by the Planning and Development Acts 2000-2015) (hereinafter called "the Act").

A copy of the order and map of the said derelict site has been deposited at the Planning reception of Monaghan County Council, Planning Offices, No. 1 Dublin Street, Monaghan, H18 X932, and may be inspected there during public opening hours.

The Local Authority in exercise of the powers conferred on them by section 17 of the Act, hereby order that the land described hereunder shall, on **15th August 2025**, vest in the Local Authority in fee simple free from encumbrances and all estates, rights, titles and interests of whatsoever kind.

Schedule: Description of Land

Mid terrace two storey house at Lower Main Street, Newbliss, Co. Monaghan H18 TE80.

Dated this 17th July 2025

Signed: Kevin McNally, A/Director of Services, Economic Development, Planning & Capital Projects
Monaghan County Council

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Comhairle Contae Mhuineacháin
MONAGHAN COUNTY COUNCIL
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**Monaghan County Council
Notice of Passing of
Resolution To Vary
Basic Rate of Local
Property Tax**

The Finance (Local Property Tax) Act 2012 (as amended), makes specific provision that the Elected Members of a local authority may pass a formal resolution to vary the basic rate of the Local Property Tax for their administrative area by a percentage known as the Local Adjustment Factor. Article 10 of the Local Property Tax (Local Adjustment Factor) Regulations 2014 requires a local authority that has decided to vary the basic rate of the local property tax within its administrative area to give public notice of that decision.

In pursuance of the provisions of section 20 of the FINANCE (LOCAL PROPERTY TAX) ACT 2012 (as amended), I the undersigned hereby notify the Minister for Housing, Local Government and Heritage of the passing of a resolution at a meeting of Monaghan County Council on 7th July 2025 to the effect that the basic rate of local property tax should be varied upwards by fifteen percent (15%) for the year 2026 in respect of relevant residential properties situated in the local authority's administrative area.

Signed: Robert Burns, Chief Executive
Dated: 17th July 2025

**Comhairle Contae Mhuineacháin
Fógra faoi Rith an Rúin
chun Bunráta na
Cánach Maoine Áitiúla
a Athrú**

Déantar foráil shonrach san Acht Airgeadais (Cáin Mhaoine Áitiúil), 2012 (arna leasú) go bhféadfaidh Comhaltai Tofa údaráis áitiúil rún foirmiúil a rith chun bunráta na Cánach Maoine Áitiúla a athrú dá limistéar riaracháin faoi chéatadán ar a dtugtar an Fachtóir Coigeartaithe Áitiúil. Le hAirteagal 10 de na Rialacháin maidir le Cáin Mhaoine Áitiúil (Fachtóir Coigeartaithe Áitiúil), 2014, ceanglaítear ar údarás áitiúil, a chinn go n athróidh sé bunráta na cánach maoine áitiúla laistigh dá limistéar riaracháin, fógra poiblí a thabhairt maidir leis an gcinneadh sin.

De bhun fhorálacha alt 20 den ACHT AIRGEADAIS (CÁIN MHAOINE ÁITIÚIL), 2012 (arna leasú), tugaimse, a bhfuil mo shíniú anseo thíos, fógra don Aire Tithíochta, Rialtais Áitiúil agus Oidhreacht gur ritheadh rún ag cruinniú de Chomhairle Contae Mhuineacháin an 7 Iúil 2025 gur cheart bunráta na cánach maoine áitiúla a ardú faoi chúig déag faoin gcéad (15%) don bhliain 2026 i ndáil leis na maoine cónaithe ábhartha atá suite i limistéar riaracháin an údaráis áitiúil.

Síniú: Robert Burns
Príomhfheidhmeannach
Dáta: 17 Iúil 2025