

**PROPOSED VARIATION NO. 1
OF THE
MONAGHAN COUNTY DEVELOPMENT PLAN 2025-2031**



Explanatory Brief

1.0 Introduction

- 1.1: The proposed variation relates to lands at Annahagh, Monaghan Town. The location of the subject lands is indicated on map 1 located within Appendix 1.

2.0: Current Policy Context of Monaghan County Development Plan 2025-2031

- 2.1: The subject lands are currently zoned as “Strategic Residential Reserve” as identified within the map provided in Appendix 2. The zoning objective of Strategic Residential Reserve is “To protect lands that are considered strategic in location for future residential development”.
- 2.2: Table 9.3 of the Development Plan, Development/Zoning Matrix, states that on lands zoned as “Strategic Residential Reserve”, industrial uses both light and heavy, are not normally permitted. The supporting text outlines that a development type that is ‘not normally permitted’ is one that would be contrary to the zoning objectives and would not normally be permitted, except in exceptional circumstances.
- 2.3: Section 9.1 of the Development Plan sets out an overall vision for the County settlements including how the sustainable and co-ordinated growth and development of the towns in the County can be shaped in a planned manner which will also act as a catalyst for the economic, physical, cultural, and environmental development of the towns.
- 2.4: Within this overall vision, Monaghan County Council aims to address the future sustainable development of the towns through the:
- Establishment of a viable and growing population, sufficient to support a wide variety of employment and services.
 - Development of infrastructure to support the existing towns and accommodate future growth within the towns.
 - Improved transport links both within the county and destinations outside it.
 - Re-development of back lands and derelict sites throughout the towns where appropriate.
 - Provision of sufficient parking within the town centres where necessary.
- 2.5: In accordance with NPO 9 of the National Planning Framework, Monaghan Town is designated as a Key Town within the Regional Spatial and Economic Strategy for the Northern and Western Region and therefore is identified for significant rates of population growth of 30% or more above Census 2016 population levels which was 7,678. This means that Monaghan Town should achieve a population of at least 10,000 by 2040. To increase this growth rate a revised focus will be placed on driving compact growth, inward investment, town regeneration schemes such as Dublin Street North, Dublin Street South Regeneration Plans and Roosky Lands Master Plan. To support this focus, objective MTSO 2 within Chapter 10 of the Development Plan seeks to ensure that a number of priorities for the town are delivered within the lifetime of the development plan including:
- the development of the Industry, Enterprise and Employment lands at Annahagh and Tullyherim,

The First Revision to the National Planning Framework (2025) (the Revised NPF) was approved by both Houses of the Oireachtas (April 2025). The revised NPF notes that in the period between 2022 and 2040 it is expected that there will be roughly an extra one million people living in our country who will require new jobs and new homes.

The Revised NPF notes that for the Monaghan/Cavan area, addressing economic resilience and connectivity is a strategic priority. The maintenance of seamless cross-border movement for people, goods and services, together with improvements in digital and physical infrastructure will create new opportunities to leverage employment and for sustainable population growth, focused on the county towns.

The review of the National Development Plan 2025 also places a key focus on safeguarding our economy, driving growth and opportunity through investing in infrastructure and addressing the infrastructure deficit.

- 2.6: Specific to Monaghan Town, Section 10.7 of the Development Plan states that the provision of sufficient zoned Industry, Enterprise and Employment lands will provide certainty and clarity for all potential developers and encourage the location of new industries in the town thus helping to secure the provisions of Objective MTO 8 which seeks “To promote Monaghan Town as the key industrial and employment centre of the County in line with its ‘Key Town’ status as designated in the Northern and Western Regional Assembly Regional Spatial and Economic Strategy (NWRA RSES).”

3.0 Details of Proposed Variation

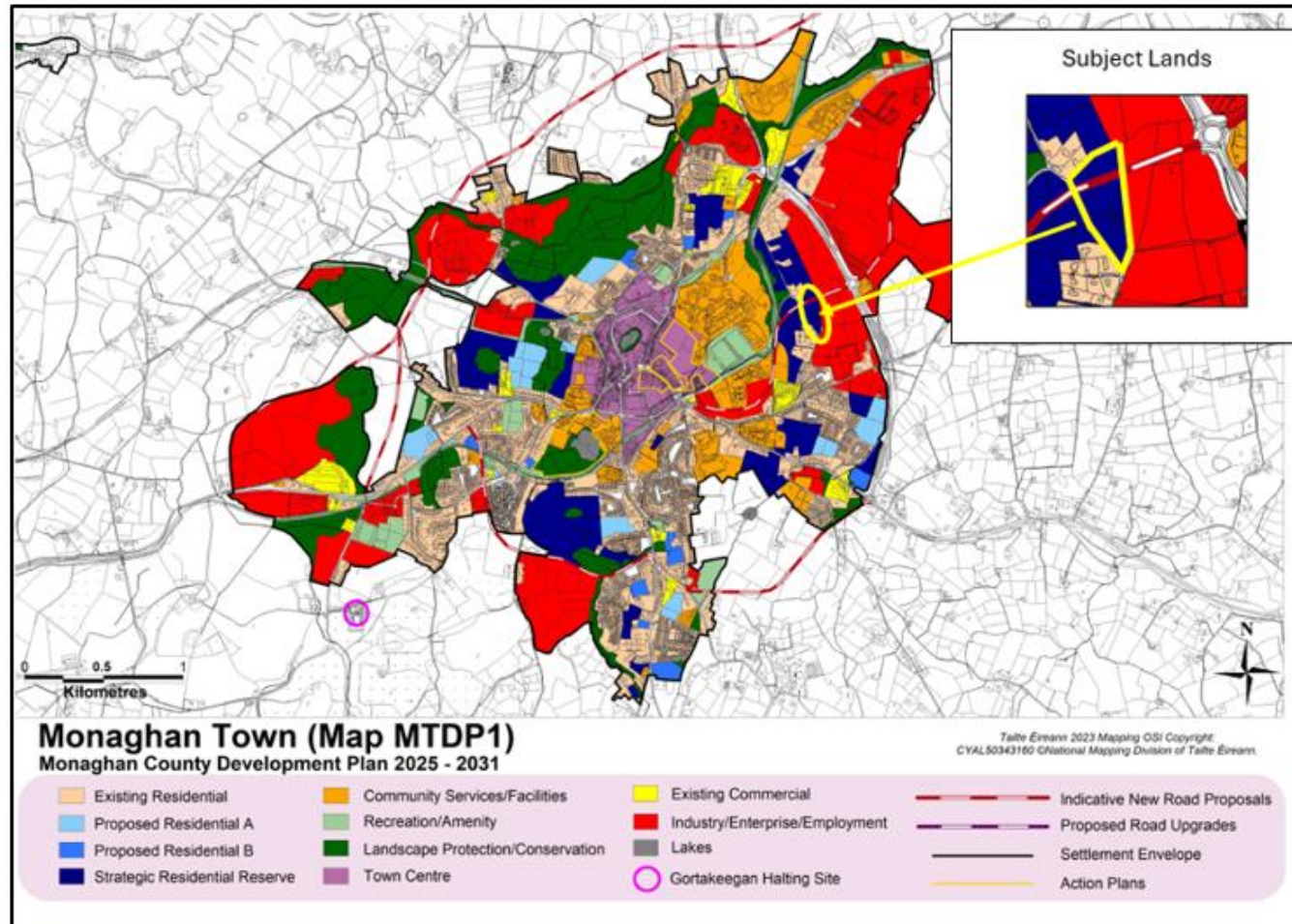
- 3.1: It is therefore proposed to change the land use zoning for the subject lands in Annahagh, Monaghan Town from Strategic Residential Reserve to Industry, Enterprise, Employment (as indicated on Map provided in Appendix 2) to provide for new Industrial, Enterprise and Employment generating development.
- 3.2: The rezoning of these lands will further help to promote Monaghan Town as a location of economic development and will afford for the provision of industrial activities that will support the future economic growth of the town and stimulate the economic viability and vibrancy of it.

4.0 Legislative Context

- 4.1: Section 13(1) of the Planning and Development Act 2000 (as amended) states that, “A *Planning Authority may at any time, for stated reasons, decide to make a variation of a development plan which for the time being is in force.*” Where a planning authority proposes to make a variation in a development plan, it shall-
- a) Send notice and copies of the proposed variation of the development plan to the Minister, the Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media, the Office of the Planning Regulator, the Board, the relevant regional assembly, and, where appropriate, to any adjoining planning authority, the prescribed authorities, and any local community development committee within the area of the development plan.
 - b) Publish notice (in prescribed form) of the proposed variation of the development plan in one or more newspapers circulating within that area.
 - c) Not later than 8 weeks after giving notice of the proposed variation, the chief executive of the planning authority shall prepare a report on any submissions or observations received in response to the notice and shall submit the report to the members of the authority for their consideration.

- d) The report shall be in a specified form listing the persons or bodies who made submissions or observations, summarise the recommendations, submissions and observations made by the persons or bodies in the submissions, and give the response of the chief executive to the issues raised, taking account of the proper planning and development of the area, statutory obligations and relevant policies and objectives for the time being of the Government or of any minister of the Government.
 - e) The Members of a planning authority shall consider the proposed variation and the report of the chief executive, and may as they consider appropriate, by resolution make the variation which would, if made, be a material alteration, with or without further modification or they may refuse to make it.
 - f) A further modification to the variation may be made where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site shall not be made where it refers to an increase in the area of land zoned for any purpose, or an addition to or deletion from the record of protected structures.
- 4.2: An Appropriate Assessment screening exercise in respect of the potential impacts of the proposed variation upon European Designated Sites has been carried out in accordance with Section 177U of the Planning and Development Act 2000 (as amended).
- 4.3 A screening exercise in accordance with Article 13K of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended) has been undertaken, in respect of the proposed variation to determine whether it is likely to have any significant impacts on the environment.

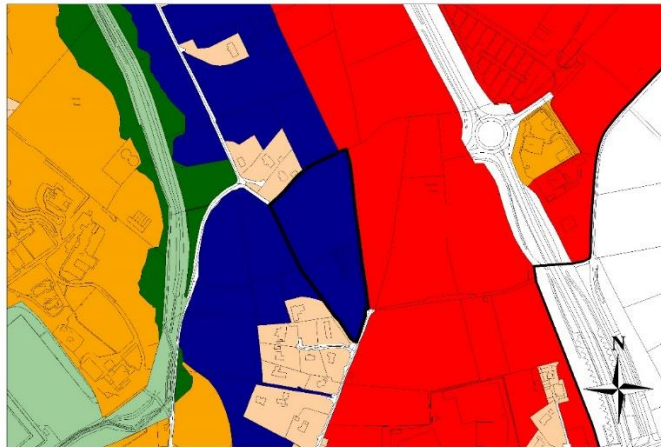
Appendix 1: Location of Subject Lands



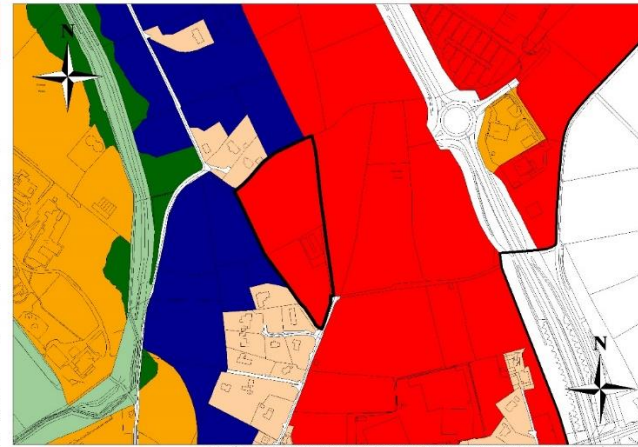
Appendix 2: Existing and Proposed Land Use Zoning

<div>  <div> <h1>Monaghan County Development Plan 2025 - 2031</h1> <h2>Proposed Variation No. 1</h2> </div>  </div>	
Settlement	Monaghan
Land Use Zoning of Development Plan 2025 - 2031	Strategic Residential Reserve
Proposed Variation No. 1	Industry/Enterprise/Employment
Area of lands (ha)	2.515ha

Land Use Zoning Development Plan 2025 - 2031



Proposed Variation No. 1



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