



PLANNING AND DEVELOPMENT ACT 2024
NOTICE OF PROPOSAL TO VARY THE MONAGHAN COUNTY DEVELOPMENT
PLAN 2025-2031
(PROPOSED VARIATION NO.2)

Notice is hereby given pursuant to Section 58 of the Planning and Development Act 2024 that Monaghan County Council proposes to make a variation (Proposed Variation No.2) to the Monaghan County Development Plan 2025-2031.

Reason for Proposed Variation No. 2

To vary the Monaghan County Development Plan 2025-2031 to align with the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025) issued under Section 28 of the Planning and Development Act 2000 (as amended), which were published to give effect to the National Planning Framework - First Revision (2025).

The proposed variation will include:

- Amendments to the Monaghan County Development Plan 2025-2031 - Written Statement.
- Amendments to the land use zonings within the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay (Maps MTDP1, CKDP1, CYDP1, CDP1 and BBDP1), and
- Amendments to Map References 2.2, 2.3, 2.4, 2.5 and 6.1 to reflect the revised settlement boundaries of the towns.

Accompanying Documentation

Proposed Variation No. 2 is accompanied by:

- An Explanatory Report and associated Map Booklet.
- A Strategic Environmental Assessment (SEA) Screening Report (of the likely significant effects on the environment of implementing the proposed Variation) and associated Screening for SEA Determination, prepared in accordance with SEA Directive (2001/42/EC) and pursuant to the European Union (Land Use Planning – SEA) Regulations 2025.
- An Appropriate Assessment (AA) Screening Report and associated AA Determination prepared in accordance with the EU Habitats Directive (92/43/EEC) and Planning and Development Act 2024.
- A Strategic Flood Risk Assessment (SFRA) prepared in accordance with 'The Planning System and Flood Risk Management Guidelines' (2009).
- A Settlement Capacity Audit.

Public Display

All information pertaining to proposed Variation No. 2 can be viewed online at: <https://monaghan.ie/planning/monaghan-county-development-plan-2025-2031-july25/>

Additionally hard copies of proposed Variation No. 2 are also 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

Written Submissions

Written submissions regarding proposed Variation No. 2, including the Strategic Environmental Screening Report, the Appropriate Assessment Screening Report and the Strategic Flood Risk Assessment, may be made in writing to the Planning Authority from **Thursday 14th May 2026 until 5pm on Thursday 11th June 2026.**

Written submissions may be made via **ONE** of the following options:

- via <https://consult.monaghancoco.ie/>
- 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 must include the full name and address of the person(s) making the submission and where relevant, the body or organisation represented. Written submissions, including the name of those making the submission, will be published on Monaghan County Council's website within 10 working days of their receipt. Please note your address will not be published. Additionally, the Chief Executive's Report on written submissions received will include the names of those who made submissions as well as a summary of the issues raised. This report will also be published on Monaghan County Council's website. Please ensure that written submissions do not contain vexatious, libelous, or confidential information, including third-party personal data without consent.

Only written submissions in relation to the proposed variation received during the period stated above will be taken into consideration before the making of the variation. **Late submissions will not be considered.**

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

Cathal Flynn

Director of Services

Planning, Economic Development, Capital Projects and Regeneration

14th May 2026