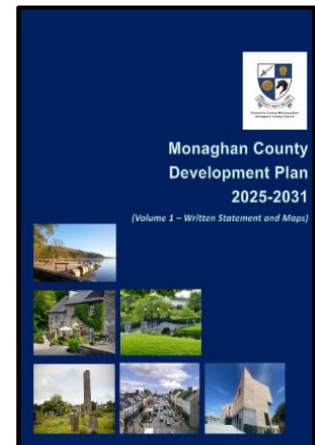
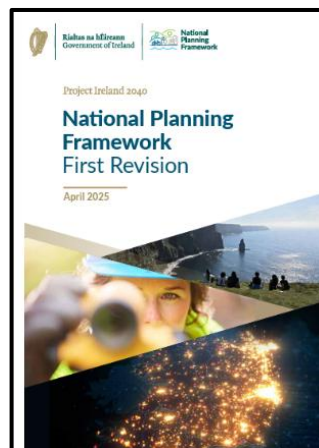
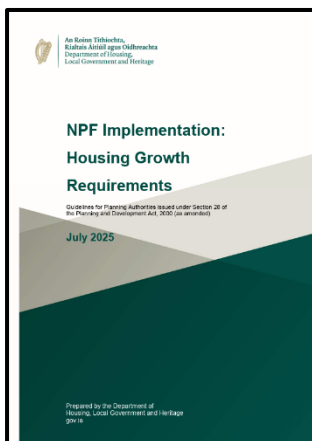




Explanatory Report: Proposed Variation No.2 of the Monaghan County Development Plan 2025 - 2031

National Planning Framework (NPF) Implementation: Housing Growth Requirements



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1.0: Introduction

In July 2025, the Minister for Housing, Local Government and Heritage issued the *NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities* (hereinafter referred to as the Guidelines) under Section 28 of the Planning and Development Act 2000 (as amended). These Guidelines replace the Section 28 “Housing Supply Target Methodology for Development Planning” Guidelines published in December 2020.

The Guidelines provide direction on how City and County Councils should review their statutory development plans to reflect the housing growth requirements of the Revised National Planning Framework (NPF) in respect of housing.

This report outlines how Monaghan County Council, as the Planning Authority, proposes to incorporate the revised Housing Growth Requirement figures contained within the Guidelines into the Monaghan County Development Plan 2025 – 2031. The Housing Growth Requirements shall be incorporated by way of a variation to the County Development Plan, which will be the second variation to the County Development Plan since it became effective.

2.0: Context and Background

The Revised National Planning Framework (NPF) was approved by the Oireachtas in April 2025 and sets high-level policy for national growth and development, revised to account for recent demographic changes.

The Revised NPF also sets updated targets for population and housing growth, with National Policy Objective 42 targeting the *delivery of approximately 50,000 additional homes per annum to 2040*. These new targets reflect the results of Census 2022 and research by the Economic and Social Research Institute (ESRI) and others.

In July 2025, the Minister for Housing, Local Government and Heritage issued Section 28 Guidelines, *NPF Implementation: Housing Growth Requirements* and an accompanying circular. These Guidelines provide detailed guidance on how City and County Councils should review their statutory development plans to incorporate the updated targets of the Revised NPF.

The Guidelines set new annual housing delivery targets for each local authority. Policy and Objective 1 of the Guidelines require these to be incorporated into City and County Development Plan, while Policy and Objective 2 allow for the provision of up to 50% over and above the housing growth requirement for each local authority. The Guidelines also state that planning authorities should review the adequacy and capacity of existing zoned lands and consider the zoning of alternative lands where necessary.

Finally, Policy and Objective 3 require planning authorities to incorporate the objectives and targets set out in the Guidelines into City and County Development Plans as quickly as possible through the variation of adopted plans.

Subsequently a Chief Executive report in response to the *NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities* was presented to Elected Members on the 2nd March 2026, who endorsed the approach of the Council and the following recommendations:

To vary the Monaghan County Development 2025-2031 to include additional provision of 50% over and above the housing growth requirement and provide lands sufficient to accommodate 5,895 units. The variation shall:

- Update Table 2.5 Core Strategy Table contained within Chapter 2 of the Monaghan County Development Plan 2025-2031 to account for the new housing delivery requirement, which will be allocated across the settlement hierarchy.
- Incorporate the necessary amendments to the relevant maps and text of the Monaghan County Development Plan 2025-2031 to reflect the above changes and the adoption of the Revised National Planning Framework (where it relates to housing growth requirements).
- Update the Infrastructure Assessment and Settlement Capacity Audit, in accordance with the Development Plan Guidelines (2022).
- Be subject to the relevant environmental assessment requirements including Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA).

3.0: Policy and Objective 1: NPF Housing Growth Requirements

Policy and Objective 1:

It is a policy and objective of these Guidelines that the housing growth requirements for each planning authority set out in Appendix 1 are reflected in the relevant City and County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government Policy, and the undertaking of necessary environmental assessments.

Appendix 1 of the guidelines provides housing growth requirements for each local authority. The housing growth requirement figures are provided in the form of an annualised estimated housing figure for two time periods (2025 to 2034 and 2034 to 2040) to reflect the long-term growth requirements to 2034 but are presented in an annualised form in the interest of clarity. The housing growth requirement incorporates a calculation for unmet demand and unmet need. The objective of addressing unmet demand in the short-medium term means that the housing growth requirement will be larger in the initial 10-year period up to 2034. The guidelines also stipulate that, in accordance with NPO 7 of the Revised NPF, at least 40% of new development must be within the built-up footprint of existing settlements to ensure compact and sequential patterns of growth. The housing growth requirement for County Monaghan as provided for within the Guidelines is detailed below:

			2025 to 2034	2035 to 2040
	Existing Annual 2020 Housing Requirement (Housing Supply Target)	Adopted Development Plan – Annual Housing Requirement (Housing Supply Target)	New Annual Housing Growth Requirement to 2034	New Annual Housing Growth Requirement 2035 to 2040
County Monaghan	306	330	751	382

Table 1: Housing Growth Requirement County Monaghan – NPF Implementation: Housing Growth Requirements, Guidelines for Planning Authorities.

As the Monaghan County Development Plan 2025-2031 became effective just before the publication of the Guidelines in July 2025, the Adopted Development Plan- Annual Housing Requirement (Housing Supply Target) as provided in Table 1 above, was based on the housing supply target contained within the previous Monaghan County Development Plan 2019-2025. Following clarification from the Department of Housing, Local Government and Heritage, it was agreed that the Adopted Development Plan- Annual Housing (Housing Supply Target) should be amended to reflect that which is contained within the current development plan. Table 2 below provides clarification in this regard:

			2025 to 2034	2035 to 2040
	Existing Annual 2020 Housing Requirement (Housing Supply Target)	Adopted Development Plan 2025-2031 – Annual Housing Requirement (Housing Supply Target)	New Annual Housing Growth Requirement to 2034	New Annual Housing Growth Requirement 2035 to 2040
Monaghan	306	426	655	382

Table 2: Revised Housing Growth Requirement County Monaghan

Having regard to Table 2 above, the new annual housing growth requirement for County Monaghan is 655 which equates to the provision of 3930 units over the lifetime of the MCDP, an increase of 1,372 units above current core strategy allocation of 2558.

4.0: Policy and Objective 2: Housing Growth Requirement Additionally

Policy and Objective 2:

It is a policy and objective of these Guidelines that ‘additional provision’ of up to 50% over and above the housing growth requirement for each local authority set out in Appendix 1 is reflected within the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government Policy, and the undertaking of necessary environmental assessments.

To increase housing delivery and to optimise the ability to deliver on the housing requirements of the Revised NPF, the Guidelines state that Planning Authorities should assess the scope for “additional provision of up to 50% in excess of the baseline housing growth requirement”. This is an increase from the 25% uplift previously allowable. The Guidelines further state that ‘Additional Provision’ recognises the fact that, for a variety of reasons, a relatively significant proportion of zoned lands are not activated over the period of a development plan.

The guidelines note that the justification for the 50% additionally and the criteria for the selection of land and sites should be carried out in accordance with the provisions of Section 4.4.3 of the Development Plans – Guidelines for Planning Authorities (2022) as indicated below:

Additional Provision

Where the planning authority considers it necessary to enable 'Additional Provision' of residential lands in a particular settlement, it must be clearly set out in the core strategy.

In proposing the extent of any such additional landholdings, the planning authority must take into consideration the following:

- (a) There is no automatic presumption of Additional Provision land or sites to meet housing supply targets in any development plan. The extent of any Additional Provision must be identified, quantified and explained in the core strategy and should not exceed 20-25% of the required quantum of zoned land and sites in settlements in any planning authority area as a whole, for any six-year plan period;
- (b) Housing supply and population targets for the relevant six-year development plan period, and the location and level of servicing of lands already zoned for development, in accordance with 4.4.1 and 4.4.2 above;
- (c) The need to target a minimum of 30% of all new residential development in settlements outside cities and 50% in cities and their suburbs, as brownfield or infill development within the boundary/built footprint of the existing built-up area¹⁵;
- (d) Any parts of strategic and sustainable development sites that will be phased and built out over a longer period than the six-year development plan (such as large-scale urban regeneration areas, transport-led development sites or SDZs), which may be included over and above as Additional Provision lands (per section 4.4.4 below);
- (e) Additional Provision must comprise land and sites that are serviced or serviceable within the six-year plan period;
- (f) The location of zoned lands and sites within the settlement must have regard to the position of the settlement in the settlement hierarchy, access to employment and public transport, be consistent with sequential development patterns, Town Centre First principles, proximity to services and facilities and the need to reduce carbon emissions;
- (g) Additional Provision of serviced lands where concentrated in a particular area or settlement, may be phased in a clear sequence of priority to facilitate development management decisions and development monitoring by the planning authority and An Bord Pleanála;
- (h) Additional Provision must be compatible with the core strategy regarding the proportion of projected housing demand to be met on unzoned land in rural areas

Figure 1: Section 4.4.3 Development Plans – Guidelines for Planning Authorities, 2022.

Given the scale of new housing required nationally and to provide a degree of choice in development sites as well as ensuring that any restriction in the supply of new housing development through inactivity is avoided, it is considered that Monaghan County Council adopt the full allowance of 50% above the baseline requirement when reviewing the Core Strategy. Table 3 details the housing growth requirement for the County to include the additional provision of 50%.

			2025 to 2034	2025 to 2031
	Existing Annual 2020 Housing Requirement (Housing Supply Target)	Adopted Development Plan – Annual Housing (Housing Supply Target)	New Annual Housing Growth Requirement to 2034	6-year Plan period plus 50% additionality
Monaghan	306	426	655 units per year (3930 units over Plan Period)	982.5 units per year (5895 units over Plan Period)

Table 3: Revised Housing Growth Requirement County Monaghan including 50% Additional Provision

5.0: Tiering and Phasing of Land

National Planning Objective 101 of the NPF requires planning authorities to apply a standardised, tiered approach to zoning to differentiate between (i) zoned that is serviced and (ii) zoned land that is serviceable within the lifetime of the plan whilst National Policy Objective 103 states that lands that cannot be serviced within the life of a development plan should not be zoned for development.

Consequently, Section 2.4 of the guidelines requires planning authorities to prepare a 'Settlement Capacity Audit' in line with the provisions of "Development Plans – Guidelines for Planning Authorities" (2022) in order to both identify zoned serviced/serviceable lands and to highlight infrastructural requirements.

The Settlement Capacity Audit is contained within Appendix 3 of this report.

6.0: Development Capacity of Currently Zoned Lands

In accordance with the provisions of the guidelines, the MCDP has been assessed to determine the capacity of the existing zoned residential lands to deliver housing to the extent identified in the Guidelines, including the 50% additionality.

As identified previously in this report, it is recommended that the Core Strategy of the Monaghan County Development Plan 2025 – 2031 is revised to include an overall Housing Growth Requirement of 5,895 units, for the plan period.

The Monaghan County Development Plan 2025 – 2031 reserves lands specifically for the purposes of providing new residential development within the settlement envelopes of Monaghan Town, Carrickmacross, Castleblayney, Clones and Ballybay. Within these settlements, the County Development Plan primarily directs new residential development to be located on lands designated by land use zoning categories of 'Proposed Residential A' or 'Proposed Residential B'. The County Development Plan, however, also acknowledges that residential development may be accommodated on lands designated by other zoning categories, such as land within designated Town Centre boundaries, 'Existing Residential' or in some circumstances, on lands identified as 'Strategic Residential Reserve', where appropriate¹.

The Core Strategy Table (Table 2.5) of the MCDP identifies a housing growth target for each tier of the settlement hierarchy. The housing target for each settlement tier is commensurate with the settlements position within the settlement hierarchy and its role and function.

Land Requirement

To be able to examine whether there is capacity within the current zoned lands to accommodate the level of housing growth required as per the Guidelines, firstly, it is necessary to estimate the revised housing figures land requirements.

To calculate housing land requirement, the Monaghan County Development Plan 2025 – 2031 applied a density requirement to each Tier 1, Tier 2 and Tier 3 settlement. The density applied ranged from the 30 units per hectare (UPH) at the highest, to 20 UPH at the lowest. The density applied reflects the role and function of the settlement and its position within the settlement hierarchy. The densities

¹ Monaghan County Development Plan 2025 – 2031 Table 9.1

applied are within the parameters of the guidelines for Planning Authorities, ‘Sustainable Residential Development and compact Settlement’s.

The Monaghan County Development Plan does acknowledge, however, that whilst density assumptions are an essential component in estimating land requirements, applying a density assumption to estimate site capacity is more complicated in reality, particularly in a drumlin County like Monaghan where topography plays a significant role in determining the acceptability of a proposal for residential development. For the purposes of incorporating the revised housing requirements into the MCDP, it is recommended that the densities applied to Tier 1, Tier 2 & Tier 3 settlements as per Table 2.5 of the MCDP is maintained. The consequential land required to accommodate the Housing Growth Requirement per town is set out in Table 4.

Settlement	A	B	C
	Housing Growth Requirement (Plan Period)	Density (Units per Hectare)	Land Requirement (ha) (C = A / B)
Monaghan Town	1709.55	30	56.985
Carrickmacross	1237.95	30	41.265
Castleblayney	707.4	25	28.296
Clones	353.7	25	14.148
Ballybay	235.8	20	11.79

Table 4: Estimated Land Requirement

Capacity of Zoned Land

Having established the quantum of land which would be required to accommodate the revised housing growth requirement, the capacity of existing zoned lands was examined to identify the quantum of additional lands which may be required at a settlement specific level. In undertaking an analysis of the area of land zoned for residential purposes in each settlement, regard must be had to any extant planning permissions for residential development, to understand the anticipated rate of housing delivery.

In undertaking an analysis of the area of land zoned for residential purposes in each settlement, regard must be had to any extant planning permissions for residential development, to understand the anticipate housing delivery within each settlement. An assessment of residential lands was carried out to determine:

- The existing quantum (ha) of land reserved for residential purposes².
- Planning activity (Planning Histories / extant permissions / planning commencements or completions) and potential residential yield.
- Residential lands which are committed³.

² Proposed Residential A & Proposed Residential B in MCDP 2025 - 2031

³ Residential development completed or substantially completed

Settlement Tier	Settlement	Quantum of Land Zoned ⁴ (ha)	Quantum of Land Zoned with Extant Permission ⁵ (ha)	Residential Yield from Extant Permissions (units)	Quantum of Land Zoned with Extant Permission ⁶ which has commenced (by 31 st December 2025) (ha)
Tier 1 (Principal / Key Town)	Monaghan Town	30.91	1.04	40	0
Tier 2 (Strategic Towns)	Carrickmacross	22.38	4.56	43	0
	Castleblayney	15.35	0	0	0
Tier 3 (Service Towns)	Clones	7.67	0.97	24	0
	Ballybay	6.40	0	0	0
Total:		82.71	6.57	107	0

Table 5: Planning Status of Zoned Residential Lands

Section 4.4.1 of the Development Plan Guidelines (2022) addresses how lands with extant permissions should be considered as part of core strategy land availability calculations and draws the distinction between permissions that have commenced and permissions that are yet to commence. The Development Plan Guidelines also acknowledge that “It is difficult to make assumptions regarding the deliverability of individual planning permissions and many permissions will, for a number of reasons, not commence development in a timely manner”.

At a settlement specific level, Table 5 identifies the quantum of ‘Proposed Residential A’ and ‘Proposed Residential B’ lands on which planning permission has been granted since the Monaghan County Development Plan 2025 – 2031 came into effect. It is important to recognise that the Monaghan County Development Plan 2025 – 2031 has been in effect since 7th July 2025, as such, the plan is in its early stages. Whilst the review of planning permissions provides a helpful overview of recent planning activity, as of 31st December 2025 none of the planning permissions granted under the current Monaghan County Development Plan had been commenced⁷. Whilst this is not to suggest that they will not be commenced or completed before the permission expires, in accordance with the Development Plan Guidelines, it considered too premature to categorise those lands as being committed for the purposes of core strategy calculations. It is important that lands with extant permission, not yet commenced, are not categorised as committed, to not stymie any future development if the planning permission was not to be enacted.

The Monaghan County Development Plan 2025-2031 is subject to annual core strategy monitoring which will ensure that progress towards to annual housing growth requirement shall be closely monitored and land use objectives and planning policies may be varied accordingly, if it so required, to ensure targets are met.

Additional Land Required

The guidelines acknowledge that consideration may be given to identifying lands suitable for residential zoning, if required. An assessment of the land requirement and the capacity of current

⁴ Proposed Residential A & Proposed Residential B in MCDP 2025 - 2031

⁵ Granted since 7th July 2025 (Date MCDP 2025 – 2031 came into effect)

⁶ Granted since 7th July 2025 (Date MCDP 2025 – 2031 came into effect)

⁷ Commencement Notice Submitted

zoned lands demonstrate a shortfall of residential lands. The additional land which would be required to accommodate the housing required⁸, at a settlement specific level is set out in Table 6.

Settlement Tier	Settlement	Existing		Required	
		Quantum of Land Zoned ⁹ (ha)	Yield of Existing Zoned Land (Units)	Housing Growth Requirement (units)	Additional Land Required to meet Revised Housing Requirement (ha)
Tier 1 (Principal / Key Town)	Monaghan Town	30.91	927.3	1709.55	26.08
Tier 2 (Strategic Towns)	Carrickmacross	22.38	671.4	1237.95	18.89
	Castleblayney	15.35	383.75	707.4	12.95
Tier 3 (Service Towns)	Clones	7.67	191.75	353.7	6.48
	Ballybay	6.40	128	235.8	5.39
Total:		82.71	2302.2	4244.4	69.79

Table 6 - Capacity of Zoned Lands & Additional Land Require to Accommodate Revised Housing Growth Requirements

It is recommended that additional lands are zoned in each of the settlements, to reflect the identified shortfall.

Tier 4 Villages

The settlement hierarchy for County Monaghan is contained within the Monaghan County Development Plan includes ‘Tier 4 – Villages’. There is a total of fourteen settlements designated as tier 4 villages, each of which have a defined settlement envelope. These villages play an important role and function in sustaining the vitality of rural communities.

The County Development Plan Core Strategy includes a housing target for tier 4 villages, collectively. As a consequence of the increased housing growth requirement being integrated into the County Development Plan’s Core Strategy (Table 2.5), the housing target for Tier 4 villages will increase from 205 units over the plan period, to 471 units over the plan period.

In considering how best to assess the capacity of the fourteen villages to accommodate additional housing growth, an analysis of the undeveloped lands within the defined settlement envelope of each village was conducted. Whilst this identified that there remain varying levels of undeveloped lands across the fourteen settlement envelopes, it is important to consider that during the lifetime of the development plan, land may be developed within the villages for a variety of land uses, such as community facilities.

It is an objective of the County Development Plan to prepare Tier 4 village plans during the lifetime of the development plan (SHO 5). This objective has commenced and a tendering process is near conclusion for the initial 3 village plans. The preparation of a Village Plan for a settlement provides an opportunity to further focus on the capacity and future growth of the village, which may include a revision of the settlement envelope. Under the proposed variation, it is recommended that an additional policy objective be included, which would seek to support appropriate housing

⁸ Including the 50% additionality

⁹ Proposed Residential A & Proposed Residential B in MCDP 2025 - 2031

development on lands which are consistent with the core strategy, immediately adjoin the defined settlement envelope, are fully serviced, provided the overall development is of a scale appropriate to the village, and the development would not mar the distinction between the settlement and the surrounding countryside. The wording of proposed amendment to the written statement in respect of development outside of villages is contained within Section 8.0 of this report.

7.0: Policy and Objective 3

Policy and Objective 3:

It is a policy and objective of these Guidelines that planning authorities should use all means to ensure that the objectives of these Guidelines are incorporated within development plans as quickly as possible through the variation of the current adopted development plan. Where a planning authority is undertaking a development plan review under the Act of 2000 or preparing a new development plan under the Act of 2024, a parallel process of varying the current adopted plan, as appropriate, should be undertaken. The policies and objectives of these Guidelines should not be reflected in Local Area Plans without also being reflected within the relevant development plan.

To ensure compliance with the NPF, the Monaghan County Development Plan 2025-2031 will be varied in accordance with Section 58 of the Planning and Development Act 2024.

8.0: Proposed Variation

For the reasons outlined in this report and to align with the objectives of the Revised National Planning Framework, the Planning Authority proposes to vary the Monaghan County Development Plan 2025-2031 in accordance with Section 58 of the Planning and Development Act 2024. The proposed variation will include:

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

The proposed variation will also be accompanied by the required environmental assessment (Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment).

9.0: Proposed Amendments to the Monaghan County Development Plan 2025-2031

The proposed changes to the Written Statement are set out on the following pages and are presented by Chapter and Section, whilst proposed map amendments are identified in Appendix 1 and illustrated in the associated Map Booklet.

Proposed deletions to the text are shown in red text with a ~~strikethrough~~. New text to be inserted is shown in green text. A number of proposed amendments may contain a mix of deleted text and new text which would contain both red strikethrough and green text.

The proposed variation does not update the entire Development Plan in relation to all pieces of national and local policies, objectives and guidance which may have been made since the adoption of the Plan. The amendments proposed are directly related to the requirements of the Guidelines.

Proposed Amendment No. 1		
Page No	Chapter/Section	Heading Title
7	1.12	Policy Context

To include the following text within Section 1.12:

The National Planning Framework (NPF) which is the overarching planning policy for the State was published in February 2018 under Project Ireland 2040 and contains ten National Strategic Outcomes and numerous National Policy Objectives. This planning framework sets out where development and investment should be guided to shape the national, regional, and local spatial development in economic, environmental, and social terms to 2040. In summary it provides for:

- 50% of overall national population and employment growth to be directed to the five cities of Dublin, Cork, Limerick, Galway and Waterford.
- Large and smaller towns, villages and rural areas to accommodate the other 50% of population.
- Improved national infrastructure grid in terms of mobility, communications, energy systems and essential public and community services and facilities.
- A more effective balance of growth between Ireland's three regions (Northern and Western, Eastern and Midland, Southern Regions).
- Northern and Western and Southern Regions combined to grow at broadly comparable rates to the Eastern and Midland Region.
- Major new policy emphasis on renewing and developing existing built-up areas rather than continual expansion and sprawl into the countryside.
- Target of at least 40% of new housing nationally to be delivered within the existing built-up areas.
- Significant proportion of national population and economic growth targeted at building up the fabric of smaller towns, villages and rural areas.

National Planning Framework-First Revision (2025)

The National Planning Framework (NPF) – First Revision 2025 updates Ireland's long-term spatial strategy to reflect significant demographic, environmental, infrastructural and housing changes since 2018.

The NPF's overarching role remains to guide, where and how Ireland should grow spatially, socially, economically and environmentally over the coming decades. Key aims from the original framework

carried through to the revision include, balanced regional development, compact growth and sustainable urban development, co-ordinated infrastructure and services, economic development and job growth as well as environmental protection and sustainability.

Overall, the NPF serves as a high-level strategic vision document to co-ordinate Ireland’s spatial, economic, social and environmental future with the aim of more balanced, sustainable and inclusive growth.

The revision retains the original National Strategic Outcome (NSO’s). In this regard, the National Strategic Outcomes (NSO’s) remain the shared goals for every community across the Country and continue to frame the revised strategy, to ensure continuity of strategic direction. The revision updates and strengthens the original NPF, updating projections and increasing ambition in key areas. Key changes include, updated population and housing projections to plan for approximately 6.1 million population by 2040, ambitious housing delivery target of roughly 50,000 new homes per year, greater emphasis on climate transition, environmental protection and sustainability, new/updated National Policy Objectives (NPO’s), guidance for zoning and land use changes and a stronger link to investment, infrastructure delivery and future-proofing growth as well as new planning tools for implementation, digitalisation and monitoring.

Proposed Amendment No. 2		
Page No	Chapter/Section	Heading Title
8	1.12	Policy Context

To include the following text to Table 1.1 National Policies and Strategies:

Table 1.1 National Policies and Strategies	
National Planning Framework – Project Ireland 2040 (NPF)	The National Planning Framework (NPF) is a national high-level strategic plan for shaping the future growth and development of the Country up to 2040. It is a region focused strategy for managing growth and is linked to the National Development Plan (NDP) which is a ten-year investment plan. It is a framework which will guide public and private investment, create and promote opportunities whilst protecting and enhancing the environment.
National Planning Framework-First Revision (2025)	The revised National Planning Framework (NPF) provides the basis for the review and updating of regional strategies and local authority development plans to reflect matters such as updated housing figures, projected jobs growth and renewable energy capacity allocations, including through the zoning of land for residential, employment and a range of other purposes.

Proposed Amendment No. 3		
Page No	Chapter/Section	Heading Title
12	1.12	Policy Context

To include the following text within Section 1.12:

There are also a number of Guidelines for Planning Authorities issued by Government Departments under Section 28 of the Planning and Development Act 2000 (as amended). Planning Authorities are

required to have regard to any guidelines issued and accordingly this Plan has considered the following guidelines:

- NPF Implementation: Housing Growth Requirement (DHLGH, 2025)
- Architectural Heritage Protection – Guidelines for Planning Authorities (DAHG, 2011)

Proposed Amendment No. 4		
Page No	Chapter/Section	Heading Title
13	1.15	Strategic Flood Risk Assessment (SFRA)

To delete the following text within Section 1.15:

Following the implementation of the Floods Directive (2007/60/EC) into Irish legislation, the Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG/OPW, 2009) indicate that County Development Plans must establish the flood risk assessment requirements for their function area. Planning authorities must ensure that development is not permitted, and land is not zoned in areas of high flood risk, particularly floodplains, except where there is no suitable alternative. The SFRA which accompanies the Development Plan focuses on land use zoning and flood risk management policy. It is based on the best available emerging information on flood risk indicators, as well as climate change consideration. Flood risk areas have been annotated in ~~green onto the towns and villages maps which accompany this Development Plan. These green lines are for indicative purposes and should always be read in conjunction with~~ the SFRA for this Development Plan 2025-2031. The SFRA is included in Appendix 19.

Proposed Amendment No. 5		
Page No	Chapter/Section	Heading Title
21	2.1	National and Regional Policy Context

To include the following text within Section 2.1:

The NPF Implementation Roadmap population projection for County Monaghan in 2026 is between 67,000 and 68,000 (refer to Figure 2.2), which represents an average annual growth of between 560 and 660 persons between 2016 and 2026. When extrapolated, this average annual growth envisaged a County Monaghan population of between 64,800 and 65,500 by 2022. Census 2022 indicates that the population of County Monaghan was 65,288, and therefore the County’s population is growing in accordance with the projections set out in the NPF.

The First Revision of the National Policy Framework was published in April 2025. The revised NPF has projected how Ireland’s population will grow and change between now and 2040, these projections are based on demographic and econometric modelling undertaken by the Economic and Social Research Institute (ESRI). Key changes include updated population projections to plan for approximately 6.1 million population by 2040, an additional 250,000 people over that planned for in 2018. Given the key role of international migration in shaping population growth in Ireland, the ESRI have also modelled a higher international migration scenario with a projected population of 6.3 million people by 2040 (baseline + 200,000). The ESRI projections form the basis for the revised NPF.

Proposed Amendment No. 6		
Page No	Chapter/Section	Heading Title
23	2.2	Housing Supply Targets

To include the following text within Section 2.1:

For the purpose of informing the Core Strategy a Housing Supply Target Methodology (HSTM) Table has been prepared for the plan period using the most up to date figures at time of writing in relation to house completions from the Central Statistics Office (CSO) to determine unmet demand to be incorporated within the plan period. A simplified version of this HSTM table is contained within Section 3.4.2 Housing in Chapter 3 – Housing Strategy.

The NPF First Revision has updated its national and regional population projections to reflect Census 2022 and to include up to date economic, fertility, mortality and migration data. To account for the possibility of higher net in-migration over the period to 2040, an allowance is made in the revised NPF to enable ambition and flexibility in planning for future growth. In effect, the NPF First Revision states that there is a need to plan to accommodate around 950,000 additional people in Ireland between 2022 and 2040, while also making provision for a higher in-migration scenario.

The NPF first revision advises that, the distribution of this growth is to be balanced, and this is endorsed by NPO 2, which states ‘The projected level of population and employment growth in the Eastern and Midland Regional Assembly area will be at least matched by that of the Northern and Western and Southern Regional Assembly areas combined’.

Proposed Amendment No. 7		
Page No	Chapter/Section	Heading Title
38	2.10	Sustainable Residential Densities

To replace Table 2.5 Core Strategy Table within Section 2.10 as follows:

Settlement		Population and Housing					Land Zoning Required					
Settlement Type	Settlement Name	Census 2022 Population	Census 2022 (%)	Population Target 2025-2031	Housing Target (units)	Housing Target (%)	Existing Zoning (ha)	Zoned Land Required (with additional surplus) (ha)	Target Residential Density (UPH)	Minimum 30% Infill Lands (ha)	Remaining 70% lands (non-infill) (ha)	Shortfall/ Excess of Zoned Land
County		65288	100.0	4152	2558	100.0	107.80	82.71	-	66.11	14.97	25.09
Key Town (Tier 1)	Monaghan	7894	12.1	1204	742	29.0	44.10	30.91	30	28.59	1.85	13.19
Self Sustaining Growth Towns (Tier 2)	Carrickmacross	5745	8.8	872	537	21.0	25.90	22.38	30	12.05	9.92	3.52
	Castleblayney	3926	6.0	498	307	12.0	16.00	15.35	25	14.54	0.47	0.65
Self Sustaining Towns (Tier 3)	Clones	1885	2.9	249	153	6.0	11.40	7.67	25	6.33	1.01	3.73
	Ballybay	1329	2.0	166	102	4.0	10.40	6.40	20	4.60	1.72	4.01
Villages (Tier 4) *		4833	7.4	332	205	8.0	-	-	-	-	-	-
Rural Areas (including Tier 5 & Tier 6 Villages)		39676	60.8	830	512	20.0	-	-	-	-	-	-

Settlement		Population		Land Zoning Required					
Settlement Type	Settlement Name	Census 2022 Population	Census 2022 (%)	Housing Target*** (units)	Housing Target (%)	Target Residential Density (UPH)	Zoned Land Required (ha)	Minimum 30% Infill Lands (ha)	Remaining 70% lands (non-infill) (ha)
County		65288	100	5895	100.0		152.50	45.744	106.736
Key Town (Tier 1)	Monaghan	7894	12.1	1709.55	29.0	30	56.99	17.097	39.893
Self-Sustaining Growth Towns (Tier 2)	Carrickmacross	5745	8.8	1237.95	21.0	30	41.27	12.381	28.889
	Castleblayney								
Self-Sustaining Towns (Tier 3)	Clones	1885	2.9	353.7	6.0	25	14.15	4.245	9.905
	Ballybay	1329	2.0	235.8	4.0	20	11.79	3.537	8.253
Villages (Tier 4)*		4833	7.4	471.6	8.0				
Rural Areas (Including Tier 5 & Tier 6 Villages)		39676	60.8	1179	20.0				

*Includes the villages of Annyalla, Clontibret North, Doohamlet & Oram which have been redesignated from Tier 5 to Tier 4 settlements.

**It should be noted that there are infrastructure constraints at Clontibret North.

***Housing Target is based on the Revised NPF targets plus additional provision of 50%.

Proposed Amendment No. 8		
Page No	Chapter/Section	Heading Title
236	10.2	Strategy and Vision

To amend the text in Section 10.2 as follows:

The Core Strategy set out in Chapter 2 of this Development Plan projects that the population of Monaghan town will grow to 9,700 over this Plan period and a housing land requirement of almost ~~31~~ 57 hectares is being provided within the settlement boundaries to accommodate this projected growth. In the Core Strategy Monaghan is identified as a Tier 1 Principal/Key Town. The town will be promoted as the primary growth centre for industrial development, as the primary retail and service centre and as a strong and attractive residential centre. Monaghan Town also aspires to be a third level education provider.

Proposed Amendment No. 9		
Page No.	Chapter/Section	Heading Title
240	10.7	Industry, Enterprise and Employment

To amend the text in Section 10.7 as follows:

Approximately ~~237~~ 215 hectares of land has been zoned for Industry, Enterprise and Employment development in Monaghan Town as indicated on Map MTDP1 of the Monaghan County Development Plan 2025-2031. 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.

Proposed Amendment No. 10		
Page No.	Chapter/Section	Heading Title
249	11.2	Strategy and Vision

To amend the text in Section 11.2 as follows:

The Core Strategy set out in Chapter 2 of this Plan projects that the population of Carrickmacross town will grow to 7,053 over this Plan period and a housing land requirement of over ~~22~~ 41 hectares is being provided within the settlement boundary to accommodate this projected growth. In this settlement strategy Carrickmacross is identified as a Tier 2 Strategic Town that will be promoted in driving growth and economic development in the south of County Monaghan.

Proposed Amendment No. 11		
Page No.	Chapter/Section	Heading Title
259	12.2	Strategy and Vision

To amend the text in Section 12.2 as follows:

The population of Castleblayney declined from 3,634 to 3,607 between 2011 and 2016, however, between the years 2016 and 2022, the population has risen by 8.8% to 3,926.

The Core Strategy set out in Chapter 2 of the Monaghan County Development Plan 2025-2031 further indicates that a housing land requirement of over ~~15~~ 28 hectares should be provided for within the settlement boundaries in order to accommodate this projected growth and support the function of Castleblayney as a Tier 2 Strategic Town within the County Monaghan Settlement Hierarchy.

Proposed Amendment No. 12		
Page No.	Chapter/Section	Heading Title
261	12.6	Industry, Enterprise and Employment

To amend the text in Section 12.6 as follows:

Approximately ~~93~~ 88 hectares of land has been zoned for Industry, Enterprise and Employment development in Castleblayney. This is considered enough to accommodate the anticipated level of industrial development in the town during the life of the Plan. These areas are identified on Map CYDP1 of the Monaghan County Development Plan 2025-2031.

Proposed Amendment No. 13		
Page No.	Chapter/Section	Heading Title
271	13	Clones Settlement Plan Strategic Objective

To add the following text to objective CLSO 2:

Clones Settlement Plan Strategic Objectives	
CLSO 2	<p>To ensure that the following priorities for the town are delivered within the lifetime of the development plan:-</p> <ul style="list-style-type: none"> - the preparation and implementation of a Sustainable Urban Mobility Plan for the town. - the preparation and implementation of a Town Centre First Plan for the town. - the preparation of a feasibility study in respect of proposed road links within the town. - the preparation and implementation of a Masterplan for the lands adjoining the indicative new road in Clones, extending from the Monaghan Road (N54) to the Roslea Road (LP2110). The Masterplan will guide sustainable residential and industrial development while safeguarding environmental and natural resources. No development shall be permitted to proceed until the following requirements are met: <ul style="list-style-type: none"> • The level of risk associated with the unmodelled watercourse is identified and classified. • Where flood risk is identified, highly vulnerable development will not be permitted within zones A or B and only water compatible uses will be permitted within flood zone A. • All proposals shall comply with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and any subsequent updates.

Proposed Amendment No. 14		
Page No.	Chapter/Section	Heading Title
273	13.3	Strategy and Vision

To amend the text in Section 13.3 as follows:

Table 2.4 in Chapter 2 Core Strategy of the Monaghan County Development Plan 2025-2031 projects that the population of Clones will grow to 2,259 persons over the plan period. A housing land requirement of almost 8 14 hectares is provided for within the settlement boundaries in order to accommodate this projected growth. In the Core Strategy Clones is identified as a Tier 3 service town where the regeneration and renewal of the town centre is being promoted to enable it to continue its function in providing local services.

Proposed Amendment No. 15		
Page No.	Chapter/Section	Heading Title
284	14.2	Strategy and Vision

To amend the text in Section 14.2 as follows:

The Core Strategy set out in Chapter 2 of the Monaghan County Development Plan 2025-2031, projects that the population of Ballybay will grow to 1,578 over this plan period and a housing land requirement of approximately ~~6.5~~ 11.8 hectares is being provided within the settlement envelope to accommodate this projected growth.

Proposed Amendment No. 16		
Page No.	Chapter/Section	Heading Title
305 - 306	15.8.10	Residential Development in Tier 4 Settlements

To amend and include additional text within Section 15.8.10:

15.8.10 Residential Development in Tier 4 Settlements

Residential development and serviced sites on suitable lands located within any of the defined Tier 4 settlements which have capacity within existing public foul drainage and public/group water systems, will be considered subject to compliance with the following:

- a) The submission of evidence to the satisfaction of the Planning Authority that there is demand for the proposed residential development taking account of the extent, nature and status of extant permissions for residential development, and vacant residential properties in the settlement.
- b) The proposal contributes to the sequential development of land from the centre of the settlement outwards and/or represents an infilling of the existing settlement envelope.
- c) The scale and density of the development accords with the character of the village.

Notwithstanding the requirements of criteria a-c above for Tier 4 settlements and Section 15.8 'Multi Unit Residential Developments' of the Monaghan County Development Plan 2025-2031 and taking into account the objectives of the 'Housing for All – A New Housing Plan for Ireland' and the National Planning Framework First Revision to address the shortage of housing, the Planning Authority may favourably consider proposals for ~~social~~ housing developments which are outside the defined Tier 4 settlement limit where a clear demonstrable need is proven to the satisfaction of the Planning Authority, and where the lands are contiguous to the settlement limit and can be adequately serviced. As the preparation of Tier 4 Village Plans, required under Objective VIO4 and SHO5 of this Plan may result in amendments to the settlement envelopes of the Tier 4 Villages, proposals for housing developments outside the existing settlement envelopes will only be considered prior to the completion of an individual Village Plan.

 Cathal Flynn
Director of Services
Planning, Economic Development, Capital Projects and Regeneration

Appendix 1

Overview of Proposed Zoning Changes

1.0 Overview of Proposed Zoning Changes – Monaghan Town

The settlement hierarchy contained within the Monaghan County Development Plan 2025 – 2031 designates Monaghan Town as Tier 1, Principal / Key Town. The designation of Monaghan town as they Principal / Key town is recognition of the important role and function of the town.

The area of the lands subject to proposed zoning amendments in Monaghan Town equates to 26.858 ha which could yield 805 residential units based on a Target Residential Density of 30 units per hectare.

Table 1: Summary of Proposed Changes in Zoning of Lands in Monaghan Town

Map Reference	Existing Land Use Zoning	Proposed Land Use Zoning	Site Area (ha)
MT 928 & MT 1026	Strategic Residential Reserve & Rural Area	Proposed Residential A	9.6777
MT 219	Strategic Residential Reserve	Proposed Residential A	7.404
MT 948	Strategic Residential Reserve	Proposed Residential A	4.358
MT 958 & MT 1028	Strategic Residential Reserve & Community Services / Facilities	Proposed Residential A	0.5289
MT 247	Strategic Residential Reserve	Proposed Residential A	1.566
MT 388	Strategic Residential Reserve	Proposed Residential A	1.201
MT 1029	Strategic Residential Reserve	Proposed Residential A	1.181
MT 1022	Rural Area	Proposed Residential A	0.9519
MT 239	Strategic Residential Reserve	Proposed Residential A	1.162
MT 209	Industry, Enterprise & Employment	Strategic Residential Reserve	21.52
MT 1027	Strategic Residential Reserve	Existing Residential	0.4214
MT 1025	Rural Area	Existing Residential	0.0605

Map Reference: MT928 & MT 1026

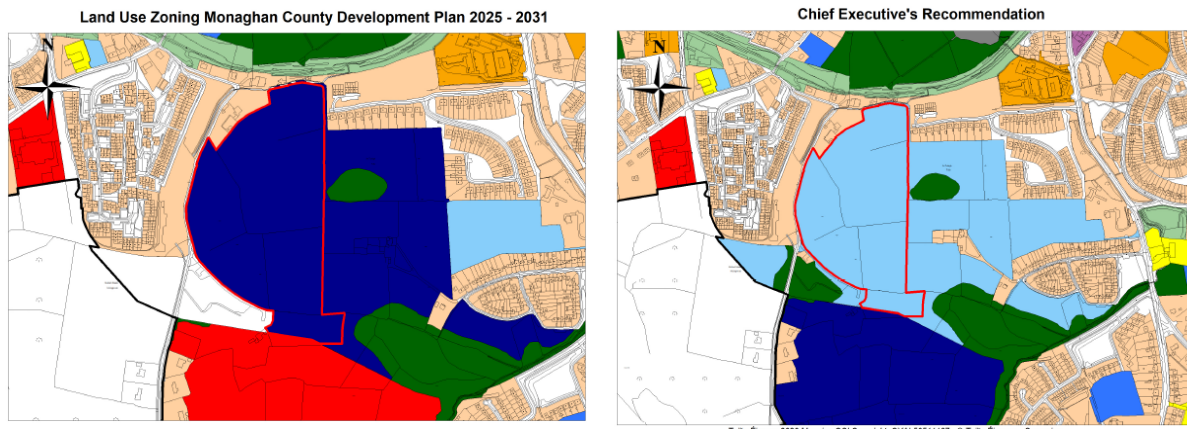
Location: Tully

Area of Lands: 9.677 Hectares

Development Plan Map: MTDP1

Current Zoning: Strategic Residential Reserve & Rural Area

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

Site Ref No. MT928 is a significant parcel of land occupying a strategic position within the settlement envelope of Monaghan Town. The Monaghan County Development Plan 2025 – 2031 designates the lands as Strategic Residential Reserve, and acknowledgement of the importance of these lands in accommodating future housing delivery within Monaghan town.

Given the importance of accommodating the required housing growth within Monaghan town, the ability of strategic residential reserve lands to accommodate housing delivery should be reviewed. The development of these lands however should not be considered in isolation but should be considered alongside the adjoining and adjacent strategic residential reserve parcels to allow for more comprehensive development.

The Infrastructural Assessment which formed part of the appendix of the Monaghan County Development Plan 2025 – 2031 categorised subject lands as Tier 2 – Serviceable, as lands are not serviced by a public footpath or public lighting. As shown on Map MTDP 1, an indicative road proposal aligns the subject lands to the south. It is important to note that Monaghan County Council has made an application to the Housing Infrastructure Investment Fund (HIIF) seeking grant funding for the Monaghan Town Southern Access Road project. The project consists of 1.4km road infrastructure through the townlands of Mullaghmatt, Dunsinare, and Drumbear. Critically, the road scheme, if developed would overcome concerns regarding access to the subject lands, allowing for the delivery of housing on both the subject lands and other adjoining/ adjacent lands.

Details from the indicative concept plan for housing on the subject lands are included at Appendix 2.

Map Reference: MT 219

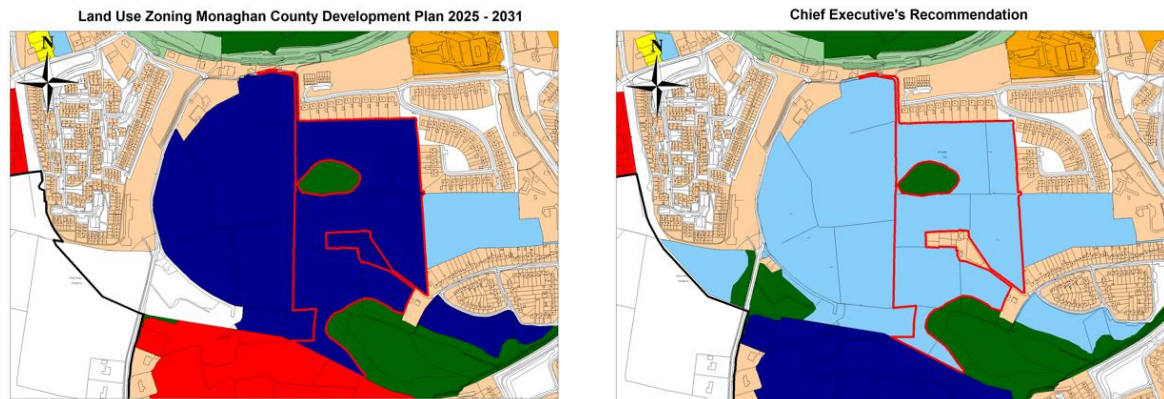
Location: Tully

Area of Lands: 7.404 Hectares

Development Plan Map: MTDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

The subject lands adjoin a large parcel of strategic residential reserve to the west (MT928), whilst a Proposed Residential A zoning adjoin the lands to the east. Similar to site reference MT928, the subject lands occupy a strategically important position within the settlement envelope of Monaghan Town. In considering the capacity of these lands to accommodate housing delivery, it is important that the potential of these lands is not considered in isolation but rather as part of a wider scheme with adjoining and adjacent parcels of strategic residential reserve land (MT 928, MT 239 & MT 1022).

It is important to note that Monaghan County Council has made an application to the Housing Infrastructure Investment Fund (HIIF) seeking grant funding for the Monaghan Town Southern Access Road project. The project consists of 1.4km road infrastructure through the townlands of Mullaghmat, Dunsinare, and Drumbear. Critically, the road scheme, if developed would facilitate access to adjacent lands and further open opportunity for the subject lands to be developed as part of a larger scheme.

Details from the indicative concept plan for the delivery of housing on the subject lands which accompanied the Housing Infrastructure Investment Fund application are included at Appendix 2.

Map Reference: MT948

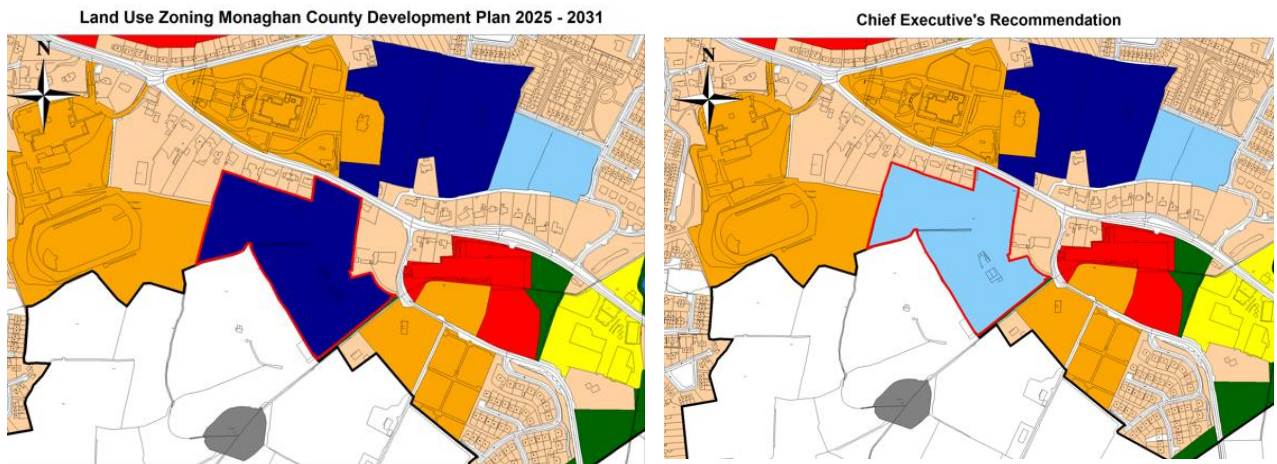
Location: Latlorcan

Area of Lands: 4.358 Hectares

Development Plan Map: MTDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

These lands were the subject of a submission to the Draft Monaghan County Development Plan 2025 – 2031. The submission to the Draft County Development Plan requested that the subject lands be rezoned from Strategic Residential Reserve to Proposed Residential A and Proposed Residential B.

As part of the Infrastructural Assessment which formed part of the appendix of the Monaghan County Development Plan 2025 – 2031, the subject lands were categorised as being Tier 1 – Served. The settlement capacity audit also determined that these lands were within close proximity to the defined town centre boundary (approximately 600m), are located within the built-up area of Monaghan town and are sequentially favourable. The developing of these lands for residential purposes would contribute to compact growth.

The Section 28 Guidelines: NPF Implementation direct Planning Authorities, in considering the adequacy of zoned lands to cater for Housing Growth Requirements to focus on the likelihood of lands coming forward for development within the remaining period of the plan. The submission to the Draft Development Plan made by the landowner, indicates a strong likelihood that should these lands be zoned Proposed Residential A that they would be developed for housing.

Map Reference: MT 958 & MT 1028

Location: Tirkeenan

Area of Lands: 0.526 Hectares

Development Plan Map: MTDP1

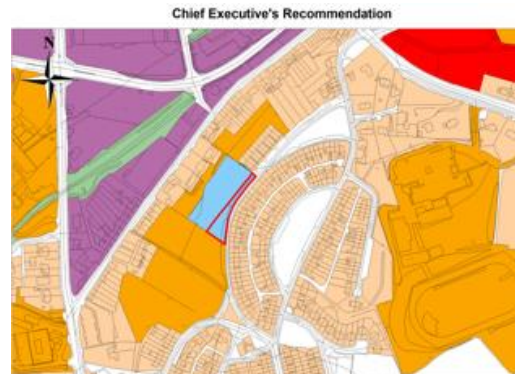
Current Zoning: Strategic Residential Reserve & Community Services Facilities

Proposed Zoning: Proposed Residential A

MT 958:



MT 1028:



Rationale for Change of Zoning

Site MT958 was the subject of a submission to the Draft Monaghan County Development Plan 2025 – 2031. The submission to the Draft County Development Plan requested that the lands be rezoned from Strategic Residential Reserve to Proposed Residential A. As part of the Infrastructural Assessment which formed part of the appendix of the Monaghan County Development Plan 2025 – 2031, the lands were categorised as being Tier 1 – Serviced. The subject lands are in close proximity to the defined Monaghan town centre boundary and are therefore sequentially favourable.

The Section 28 Guidelines: NPF Implementation direct Planning Authorities, in considering the adequacy of zoned lands to cater for Housing Growth Requirements to focus on the likelihood of lands coming forward for development within the remaining period of the plan. The submission to the Draft Development Plan made by the landowner, which included conceptual layout drawings, indicates a strong likelihood that should these lands be zoned Proposed Residential A that they would be developed for housing.

Map Reference: MT 247

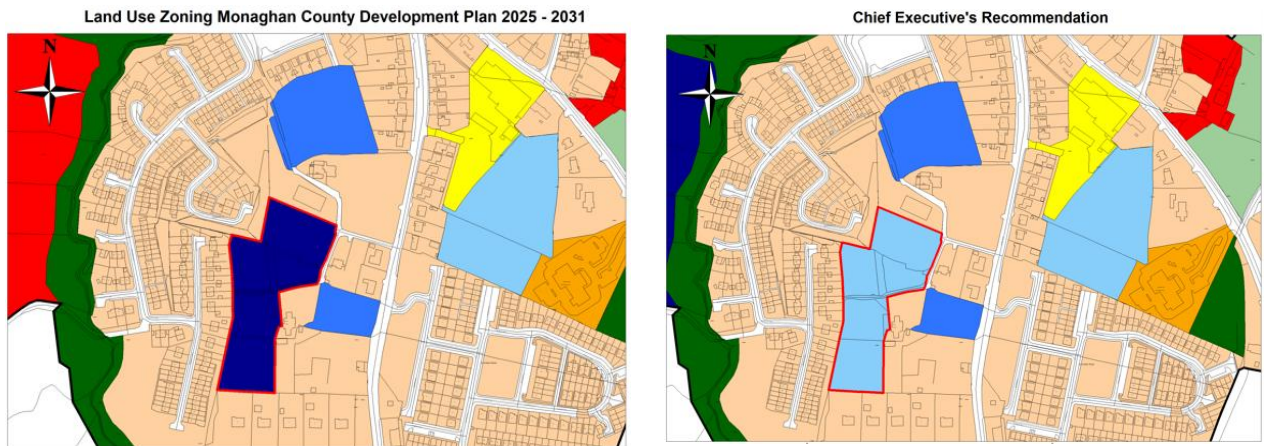
Location: Drumbear

Area of Lands: 1.566 Hectares

Development Plan Map: MTDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

Site MT 247 was the subject of a submission to the Draft Monaghan County Development Plan 2025 – 2031. The submission requested that the lands be rezoned from Strategic Residential Reserve to Proposed Residential B.

As part of the Infrastructural Assessment which formed part of the appendix of the Monaghan County Development Plan 2025 – 2031, the lands were categorised as being Tier 1 – Serviced. The subject lands are located within the built-up area of Monaghan Town and are in close proximity to the defined town centre boundary (approximately 1km). The subject lands are bounded by established residential housing and as such it is considered that the developing of these lands would contribute to compact growth.

The Section 28 Guidelines: NPF Implementation direct Planning Authorities, in considering the adequacy of zoned lands to cater for Housing Growth Requirements to focus on the likelihood of lands coming forward for development within the remaining period of the plan. The submission to the Draft Development Plan made by the landowner, indicates a strong likelihood that should these lands be zoned Proposed Residential A that they would be developed for housing.

Prior to the Monaghan County Development Plan 2025 – 2031 becoming effective, planning permission was granted on part of the subject lands and on adjacent lands for 37 dwellings (application reference 24/60478). Section 4.4.1 of the Development Plan Guidelines (2022) addresses how lands with extant permissions should be considered as part of core strategy land availability calculations and draws the distinction between permissions that have commenced and permissions that are yet to commence. Whilst the subject lands have the benefit of extant permission, this permission has not been commenced.

Map Reference: MT 388

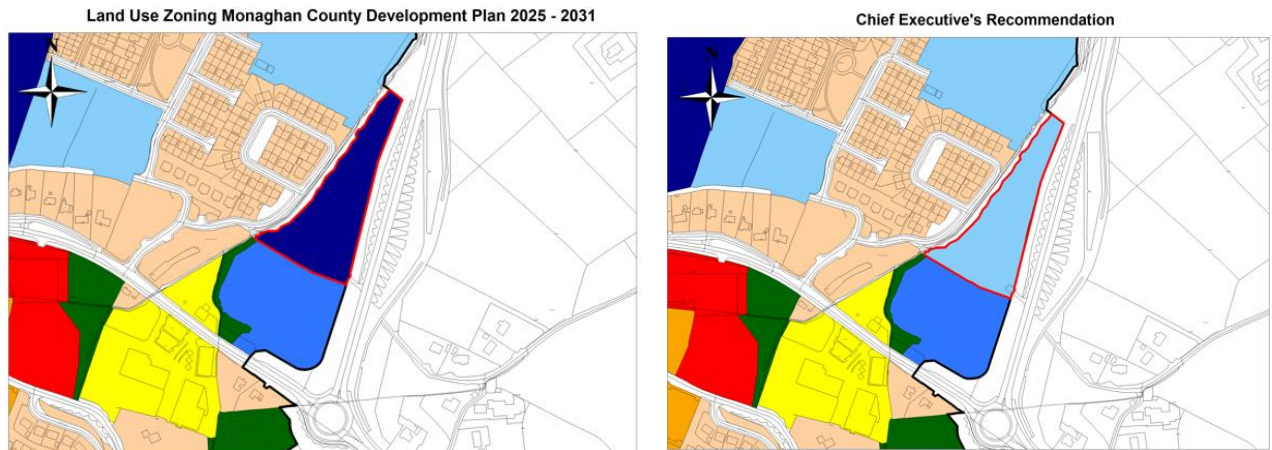
Location: Latlorcan

Area of Lands: 1.201 Hectares

Development Plan Map: MTDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

Site MT 388 adjoins lands zoned as Proposed Residential B to the north. As part of the Infrastructural Assessment which formed part of the appendix of the Monaghan County Development Plan 2025 – 2031, the lands were categorised as Tier 1 – Serviced. The subject lands are located within the built-up area of Monaghan Town and in close proximity to the defined town centre boundary (approximately 1.2km). The subject lands are bounded to the west and northwest by established housing, whilst the construction of further housing is currently underway to the south. As such, the developing of these lands for residential purposes would be contribute to consolidation.

The subject lands benefit from extant outline planning permission (Ref: 25/60102). The Section 28 Guidelines: NPF Implementation direct Planning Authorities, in considering the adequacy of zoned lands to cater for Housing Growth Requirements to focus on the likelihood of lands coming forward for development within the remaining period of the plan. The subject lands have benefit of outline planning permission. Section 4.4.1 of the Development Plan Guidelines (2022) addresses how lands with extant permissions should be considered as part of core strategy land availability calculations and draws the distinction between permissions that have commenced and permissions that are yet to commence. Although the permission on these lands is for outline approval only, it still demonstrates interest by the landowner to develop lands to deliver housing.

Map Reference: MT 1029

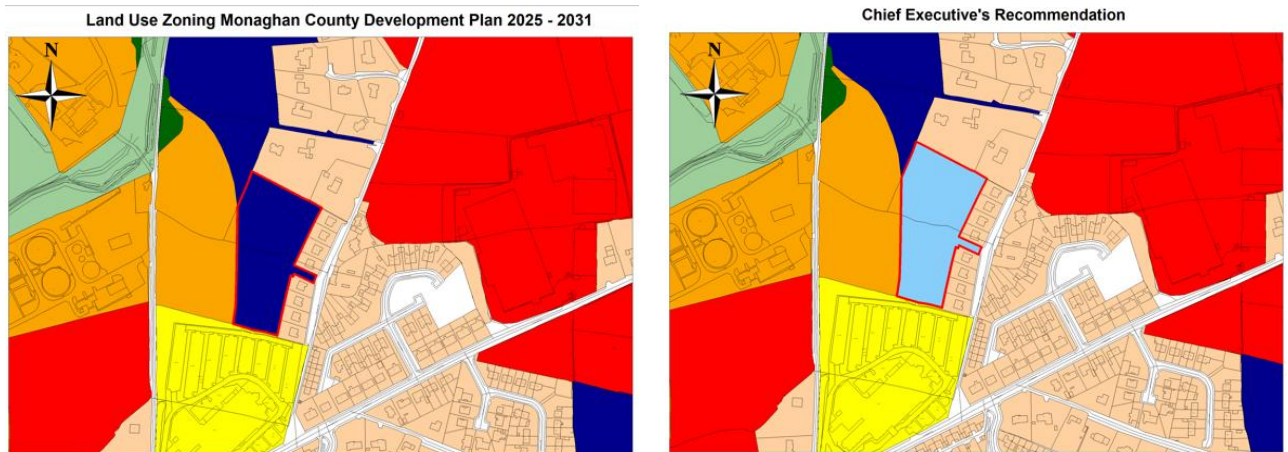
Location: Annahagh

Area of Lands: 1.181 Hectares

Development Plan Map: MTDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

These lands were the subject of a submission to the Draft Monaghan County Development Plan 2025 – 2031. The submission to the Draft County Development Plan requested that the lands be rezoned from Strategic Residential Reserve to Proposed Residential A.

As part of the Infrastructural Assessment which formed part of the appendix of the Monaghan County Development Plan 2025 – 2031, the lands were categorised as being Tier 2 – Serviceable. The subject lands are located within the built-up area of Monaghan Town and are in close proximity to the defined town centre boundary (approximately 1km). The subject lands are bounded by established residential housing and as such it is considered that the developing of these lands would contribute to compact growth.

The Section 28 Guidelines: NPF Implementation direct Planning Authorities, in considering the adequacy of zoned lands to cater for Housing Growth Requirements to focus on the likelihood of lands coming forward for development within the remaining period of the plan. The submission to the Draft Development Plan made by the landowner, indicates a strong likelihood that should these lands be zoned Proposed Residential A that they would be developed for housing.

Map Reference: MT 1022

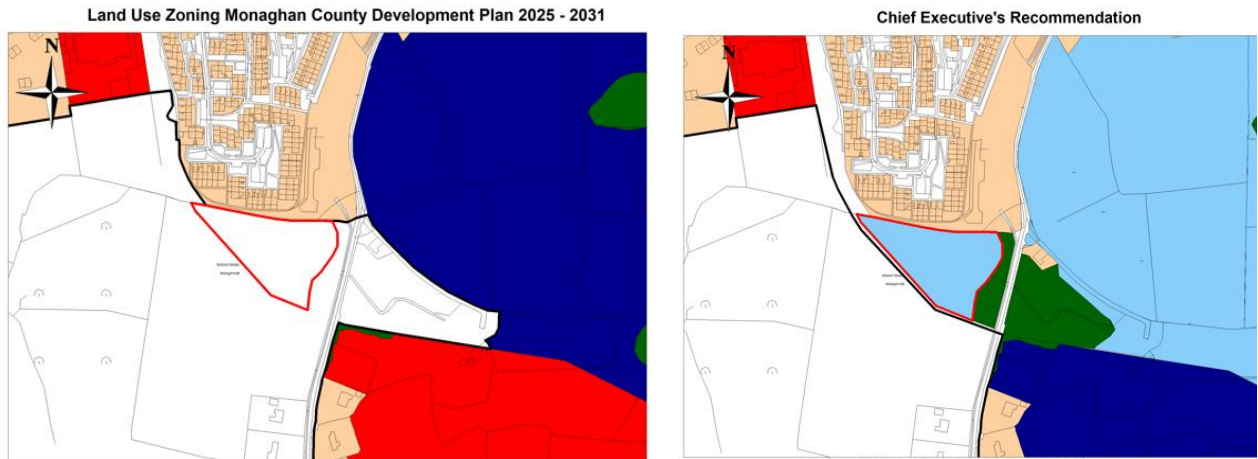
Location: Mullaghmatt

Area of Lands: 0.9519 Hectares

Development Plan Map: MTDP1

Current Zoning: Outside of Settlement Envelope

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

The subject lands are currently outside of the settlement envelope of Monaghan Town as defined by the Monaghan County Development Plan 2025 – 2031. However, the lands are adjacent to a significant land parcel which is also the subject of this proposed variation (Site Ref MT928 & MT219). The proposed inclusion of these lands would allow for an extension of a strategically located land parcel and for comprehensive development of these lands for the delivery of housing. Although these lands are currently outside of the defined settlement limit of Monaghan Town, they are considered to be in close proximity to the defined town centre boundary (less than 1.5km).

Map Reference: MT 239

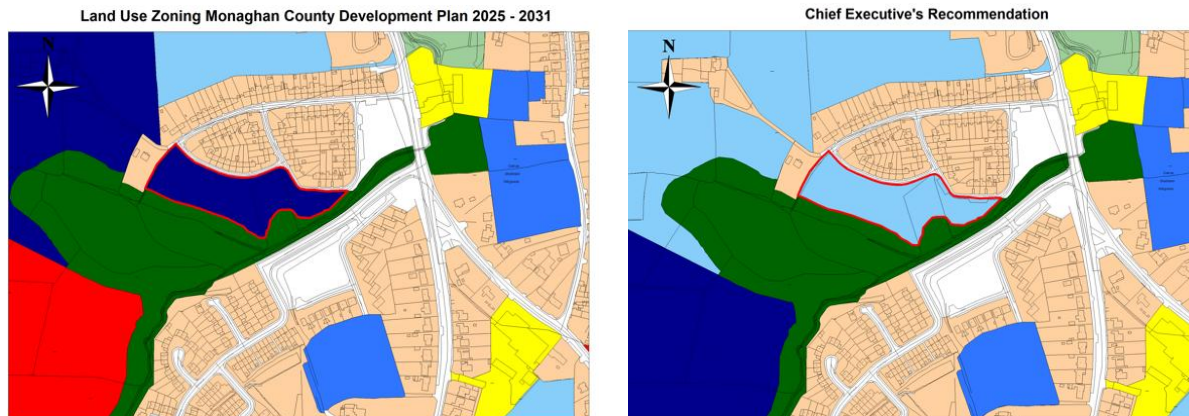
Location: Mullaghmatt

Area of Lands: 1.162 Hectares

Development Plan Map: MTDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

Site Ref No. MT239 is adjacent to an established housing development and is currently zoned as Strategic Residential Reserve within the Monaghan County Development Plan 2025 – 2031, an acknowledgment that the subject lands will play an important role in accommodating housing delivery within Monaghan Town in the future. Given the increased housing growth requirement figures, the ability of strategic lands to accommodate housing delivery should be reviewed. It is important to note the adjacent strategic residential reserve parcels adjacent to the subject lands, and as such, the development of these lands should not be considered in isolation, but together with adjacent lands to allow for comprehensive development of a strategically located land parcel.

As part of the Infrastructural Assessment which formed part of the appendix of the Monaghan County Development Plan 2025 – 2031 categorised these lands as Tier 1. The lands are located within the built up footprint of Monaghan Town and are also in close proximity to the town centre, and therefore sequentially preferable.

The subject lands form part of a non-statutory concept plan for the delivery of housing which accompanied the Housing Infrastructure Investment Fund are included at Appendix 2.

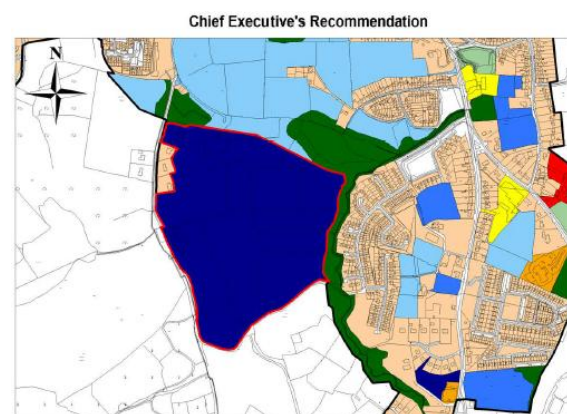
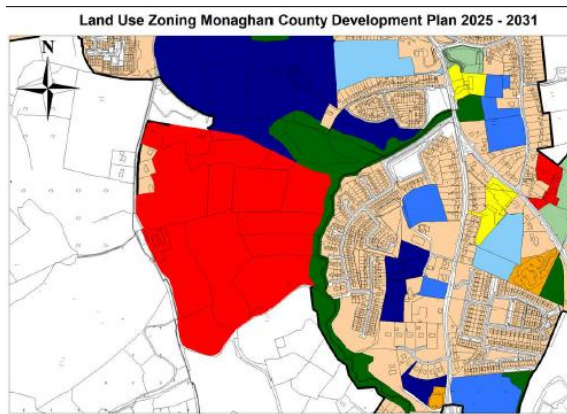
Map Reference: MT 209

Location: Tully

Area of Lands: 21.52 Hectares

Current Zoning: Industry, Enterprise and Employment

Proposed Zoning: Strategic Residential Reserve



Rationale for Change of Zoning

The Monaghan County Development Plan 2025 – 2031 designates a quantum of lands as strategic residential reserve, the land use zoning objective of which is to protect lands that are considered strategic in location for future residential development. To provide an immediate response to accommodate increased housing growth requirements within Monaghan Town, many of the existing Strategic Residential Reserve zonings are proposed to be rezoned to Proposed Residential A.

It is important that Monaghan town as the key / principal town retains and protects sufficient quantum of lands for future residential development and it is therefore appropriate to include new parcels of strategic residential reserve lands within Monaghan Town.

The subject lands are currently within the settlement envelope of Monaghan Town and they are in close proximity to a significant parcel of lands which are proposed to be rezoned as Proposed Residential A (MT239, I, MT219, MT928). The proposed rezoning of these lands to Strategic Residential Reserve would ensure compatible land uses.

If these lands were to be rezoned, there would remain a sufficient quantum of industry, enterprise and industry lands within the settlement envelope to meet the likely requirements within the remainder of the development plan period.

Map Reference: MT 1027

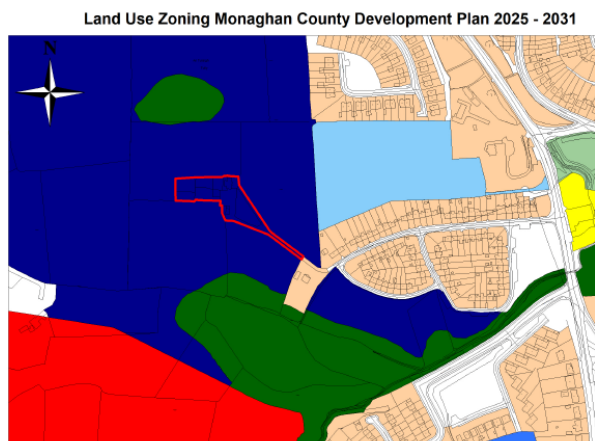
Location: Tully

Area of Lands: 0.4214 Hectares

Development Plan Map: MTDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: Existing Residential



Rationale for Change of Zoning

The subject lands relate to an existing dwellings house and associated curtilage. The proposed zoning change will reflect the established use of the lands.

Map Reference: MT 1025

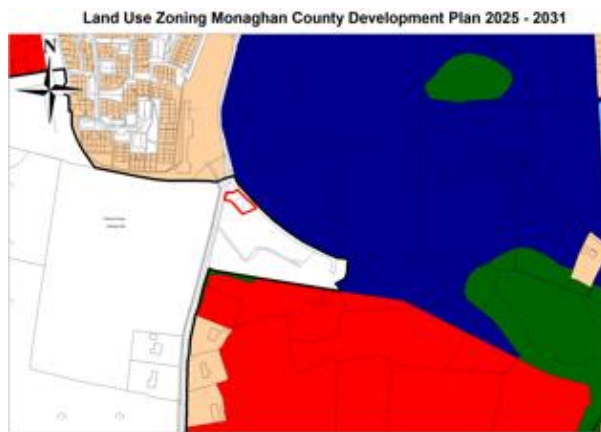
Location: Dunsinare

Area of Lands: 0.0605 Hectares

Development Plan Map: MTDP1

Current Zoning: Outside of Settlement Envelope (Rural area)

Proposed Zoning: Existing Residential



Rationale for Change of Zoning

The subject lands are proposed to be included within the settlement envelope of Monaghan Town. The subject lands relate to an existing dwellings house and associated curtilage, as such the proposed zoning change will reflect the established use of the lands.

2.0 Overview of Proposed Zoning Changes – Carrickmacross

As a result of the identification of Carrickmacross as a town with strategic potential on a regional scale in the Northern and Western Regional Spatial and Economic Strategy, Carrickmacross is designed as a Tier 2 settlement within the Monaghan County Development Plan 2025-2031. The town of Carrickmacross continues to thrive with strong population growth and performs important retail, residential, service and amenity functions for its rural hinterland as well as its urban population

The area of the lands subject to proposed zoning amendments in Carrickmacross Town equates to a figure of 24.4873 hectares which will generate approximately 736 residential units based on a Target Residential Density of 30 units a hectare.

The amendments proposed to the zonings in Carrickmacross will continue to enable the town to continue to drive growth and economic development in the south of County Monaghan.

Summary of Proposed Changes in Zoning of Lands in Carrickmacross

Map Reference	Existing Land Use Zoning	Proposed Land Use Zoning	Site Area (Ha)
CM 707	Proposed Residential A	Strategic Residential Reserve	2.804
CM 764	Strategic Residential Reserve	Proposed Residential A	1.844
CM 768	Strategic Residential Reserve	Proposed Residential A	0.2585
CM 783	Strategic Residential Reserve	Proposed Residential A	1.696
CM 924	Strategic Residential Reserve	Proposed Residential A	1.533
CM 1003	Rural Area	Proposed Residential A	7.266
CM 1030	Strategic Residential Reserve	Proposed Residential A	3.541
CM 1005	Rural Area	Proposed Residential A	5.213
CM 1004	Strategic Residential Reserve	Proposed Residential A	0.3318

Map Reference: CM 707

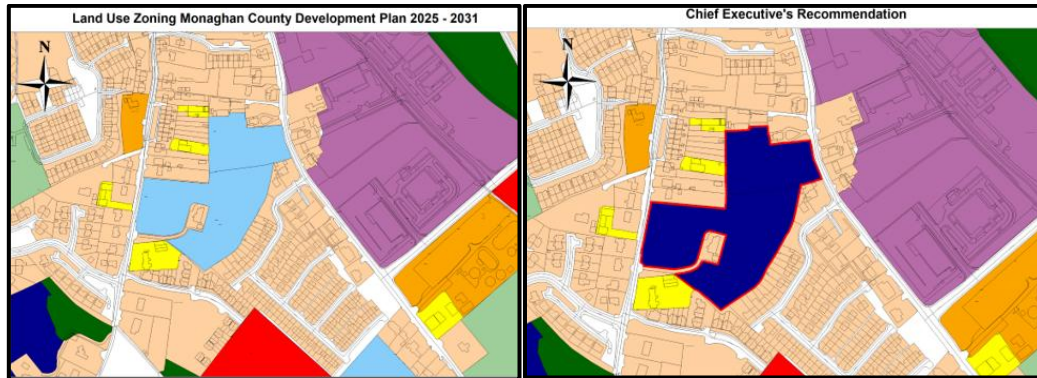
Location: Magheross, Carrickmacross

Area of Lands: 2.804 Hectares

Development Plan Map: CKDP1

Current Zoning: Proposed Residential A

Proposed Zoning: Strategic Residential Reserve

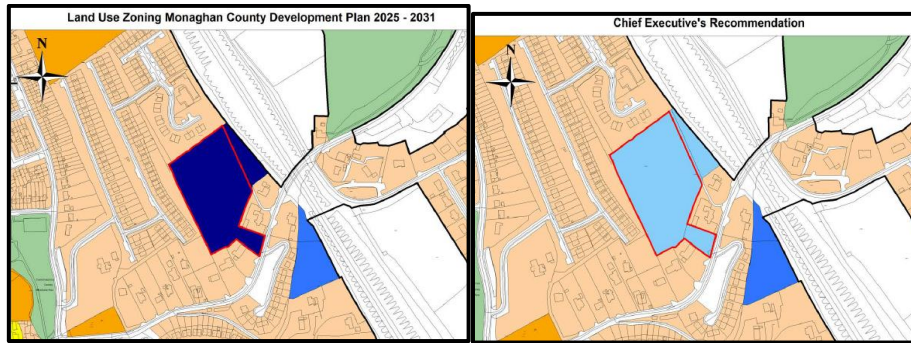


Rationale for Change of Zoning

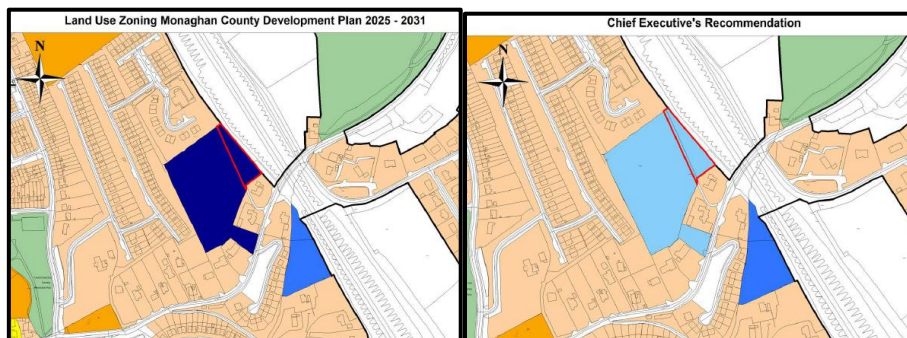
It is proposed to change the zoning of CM 707 from Proposed Residential A to Strategic Residential Reserve. This portion of land is currently actively farmed and as a result of a rezoning request to the Planning Authority under Residential Zoned Land Tax (RZLT), the Planning Authority committed to varying the Monaghan County Development Plan 2025-2031 to reflect the economic activity taking place on the lands.

However, given the location of the lands within the built-up area, the determination that the lands are Tier 1 lands in terms of serving and are sequentially close to the urban core, it is considered important that the lands are rezoned as Strategic Residential Reserve to retain the principal use of these lands for residential development in the future.

Map Reference: CM 764 and CM 768
Location: Cloghvalley Upper, Carrickmacross
Area of Lands: 2.1025 Hectares
Development Plan Map: CKDP1
Current Zoning: Strategic Residential Reserve
Proposed Zoning: Proposed Residential A



CM 764



CM 768

Rationale for Change of Zoning

It is proposed to change the zoning of CM 764 and CM 768 from Strategic Residential Reserve to Proposed Residential A on the basis that the land is located within the built-up area, is determined to be Tier 1 lands in terms of serving and is bounded by existing residential development.

Map Reference: CM 783

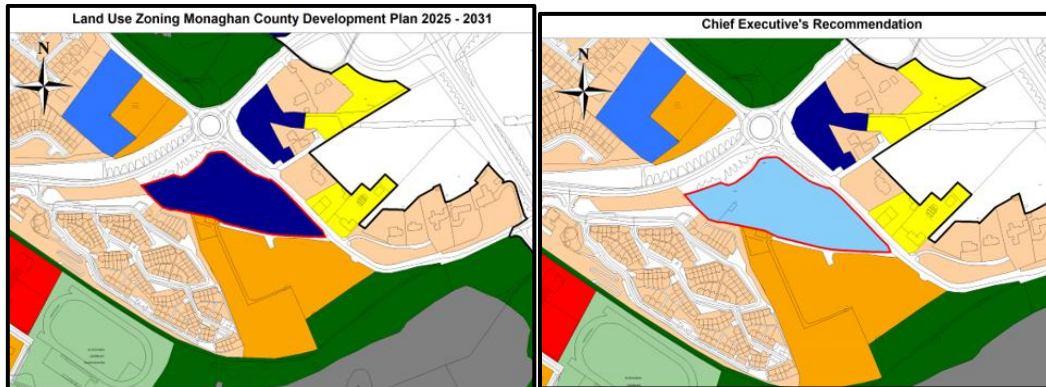
Location: Drummond Otra, Carrickmacross

Area of Lands: 1.696 Hectares

Development Plan Map: CKDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

It is proposed to change the zoning of CM 783 from Strategic Residential Reserve to Proposed Residential A on the basis that the land is located within the built-up area, is determined to be Tier 1 lands in terms of serving and is considered to be an infill site bounded by existing housing.

The Section 28 Guidelines: NPF Implementation direct Planning Authorities, in considering the adequacy of zoned lands to cater for Housing Growth Requirements to focus on the likelihood of lands coming forward for development within the remaining period of the plan. The submission to the Draft Development Plan made by the land owner, requesting the rezoning of this piece of land indicates a strong likelihood that should these lands be zoned Proposed Residential A, they would be developed for housing.

Map Reference: CM 924

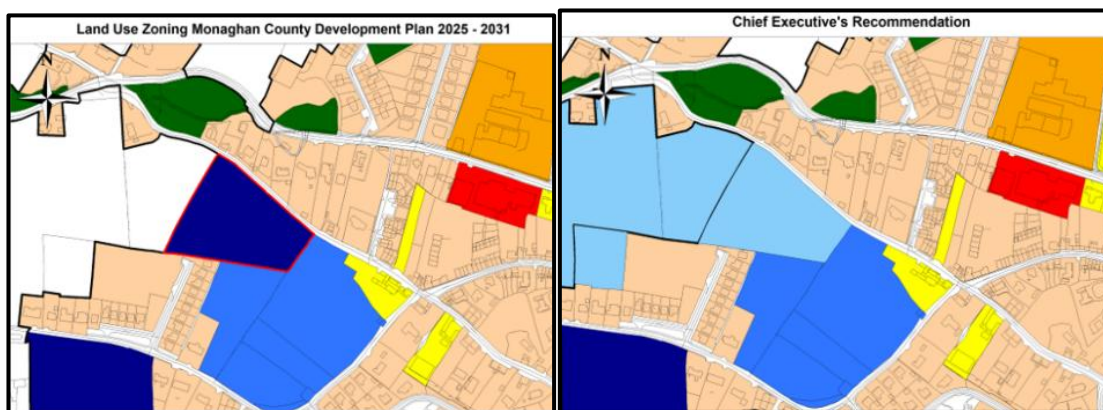
Location: Lurgans, Carrickmacross

Area of Lands: 1.533 Hectares

Development Plan Map: CKDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

It is proposed to change the zoning of CM 924 from Strategic Residential Reserve to Proposed Residential A on the basis that the land is located within the built-up area.

Map Reference: CM 1003

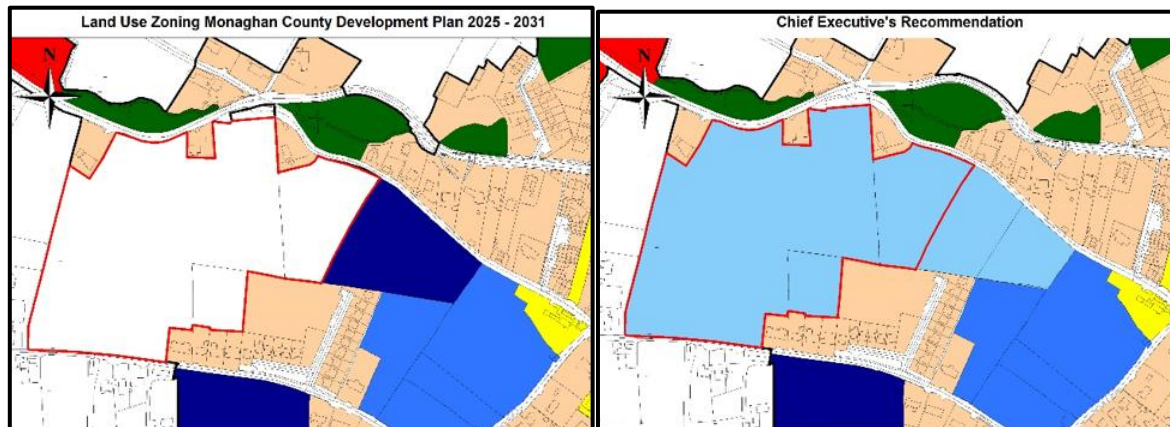
Location: Lurgans, Carrickmacross

Area of Lands: 7.266 Hectares

Development Plan Map: CKDP1

Current Zoning: Rural Area

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

It is proposed to change the zoning of CM 1003 from Rural to Proposed Residential A on the basis that the land is located within the built-up area, is determined to be Tier 1 lands in terms of serving.

Following the adoption of the Monaghan County Development Plan 2025 – 2031, Monaghan County Council granted planning permission on part of the subject lands for 20 dwellings (reference 25/601760). Notably this application has been appealed to An Coimisiún Pleanála.

Map Reference: CM 1030

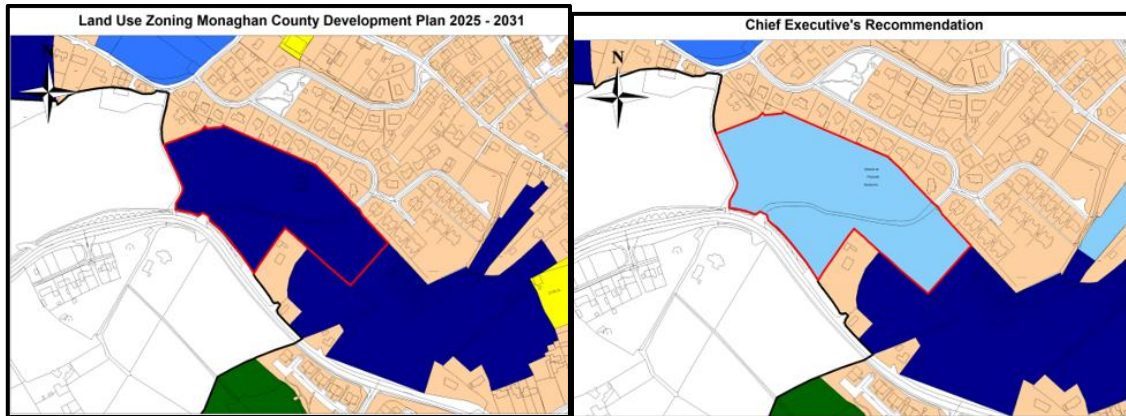
Location: Mullanarry, Carrickmacross

Area of Lands: 3.541 Hectares

Development Plan Map: CKDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

It is proposed to change the zoning of CM 1030 from Strategic Residential Reserve to Proposed Residential A on the basis that the land is located within the built-up area, is determined to be Tier 1 lands in terms of serving, is sequentially close to the urban core and is bounded by existing housing to the north.

The Section 28 Guidelines: NPF Implementation direct Planning Authorities, in considering the adequacy of zoned lands to cater for Housing Growth Requirements to focus on the likelihood of lands coming forward for development within the remaining period of the plan. The submission to the Draft Development Plan made by the land owner, indicates a strong likelihood that, should these lands be zoned Proposed Residential A, they would be developed for housing.

Map Reference: CM 1004

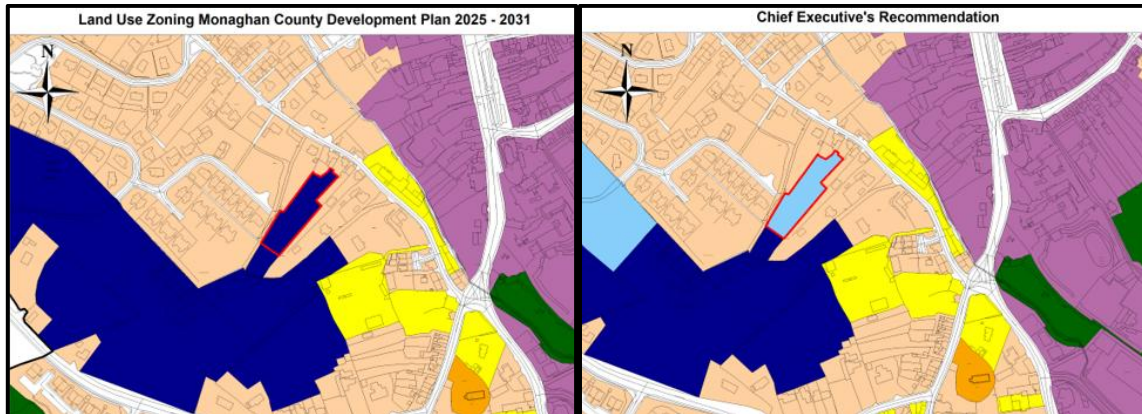
Location: Mullanarry, Carrickmacross

Area of Lands: 0.3318 Hectares

Development Plan Map: CKDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

It is proposed to change the zoning of CM 1004 from Strategic Residential Reserve to Proposed Residential A on the basis that the land is located within the built-up area, is determined to be Tier 1 lands in terms of serving, is sequentially close to the urban core and is bounded by existing housing.

The Section 28 Guidelines: NPF Implementation direct Planning Authorities, in considering the adequacy of zoned lands to cater for Housing Growth Requirements to focus on the likelihood of lands coming forward for development within the remaining period of the plan. The submission to the Draft Development Plan made by the land owner, requesting the rezoning of this piece of land indicates a strong likelihood that should these lands be zoned Proposed Residential A, they would be developed for housing.

Map Reference: CM 1005

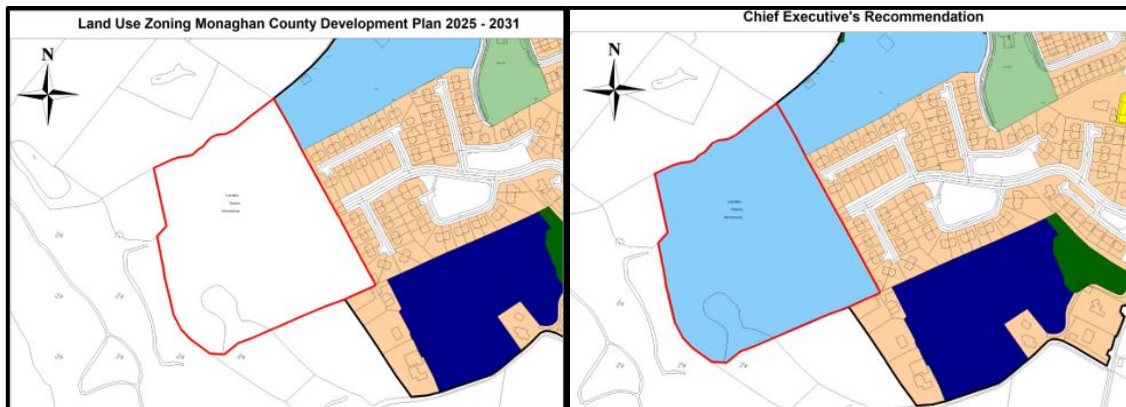
Location: Kilmatrasna, Carrickmacross

Area of Lands: 5.213 Hectares

Development Plan Map: CKDP1

Current Zoning: Rural Area

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

It is proposed to change the zoning of CM 1005 from Rural Area to Proposed Residential A. Although the lands are currently located outside the settlement envelope of Carrickmacross Town as defined within the Monaghan County Development Plan 2025 – 2031, they are considered to be in close proximity to the defined town centre boundary (less than 1.5km) and are determined to be Tier 1 lands in terms of serving.

The Section 28 Guidelines: NPF Implementation direct Planning Authorities, in considering the adequacy of zoned lands to cater for Housing Growth Requirements to focus on the likelihood of lands coming forward for development within the remaining period of the plan. The submission to the Draft Development Plan (Material Alteration Stage) made by the land owner, indicates a strong likelihood that should these lands be zoned Proposed Residential A that they would be developed for housing.

3.0 Overview of Proposed Zoning Changes – Castleblayney

The settlement hierarchy contained within the Monaghan County Development Plan 2025 – 2031 designates Castleblayney Town as Tier 2, Strategic Town. The designation of Castleblayney as a strategic town is recognition of the important role and function of the town.

The area of the lands subject to proposed zoning amendments in Castleblayney equates to 12.949 ha which could yield 323 residential units based on a Target Residential Density of 25 units per hectare. The Monaghan County Development Plan 2025 – 2031 reserves a limited amount of Strategic Residential Reserve lands within the settlement envelope of Castleblayney, however due to topographical and access challenges, some of the strategic residential reserve lands would not be suitable for high density housing. Lands which are currently outside of the settlement envelope shall be required to be rezoned for residential purposes in order to accommodate the revised Housing Growth Requirements within Castleblayney.

Table 3: Summary of Proposed Changes in Zoning of Lands in Castleblayney

Map Reference	Existing Land Use Zoning	Proposed Land Use Zoning	Site Area (ha)
CY 1013	Rural Area	Proposed Residential A	1.599
CY 1014	Industry, Enterprise & Employment	Proposed Residential A	4.986
CY 1017	Rural Area	Proposed Residential A	2.767
CY 1020	Rural Area	Proposed Residential A	1.098
CY 1021	Rural Area	Proposed Residential A	1.219
CY 1012	Rural Area	Proposed Residential A	1.278
CY 1015	Rural Area	Strategic Residential Reserve	1.771
CY 1016	Rural Area	Strategic Residential Reserve	4.437
CY 1018	Rural Area	Existing Residential	0.435
CY 1019	Rural Area	Strategic Residential Reserve	0.9291

Map Reference: CY 1013

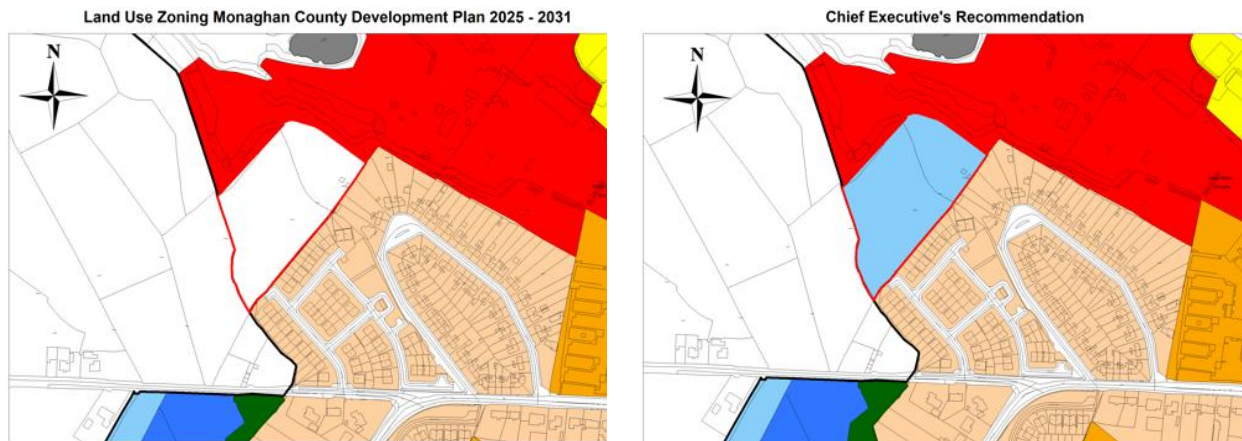
Location: Moraghy

Area of Lands: 1.599 Hectares

Development Plan Map: CYDP1

Current Zoning: Outside of Settlement Envelope (Rural Area)

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

The subject lands are contiguous to the settlement envelope of Castleblayney as defined by the Monaghan County Development Plan 2025 -2031. The subject lands are north of an established residential area, Crescent Hill, with access to the subject lands also achieved through Crescent Hill. The lands have been categorised as Tier 1, Serviced within the updated Infrastructure Assessment.

To the northern and eastern site boundaries the subject lands are bound by lands zoned for Industry, Enterprise and Employment. The zoning of these lands, adjacent to an established residential area would allow for consolidation and contribute to compact development.

The subject lands are approximately 750m from the edge of the Castleblayney town centre boundary as designated by the Monaghan County Development Plan 2025 – 2031 and are therefore sequentially preferable.

Map Reference: CY 1014

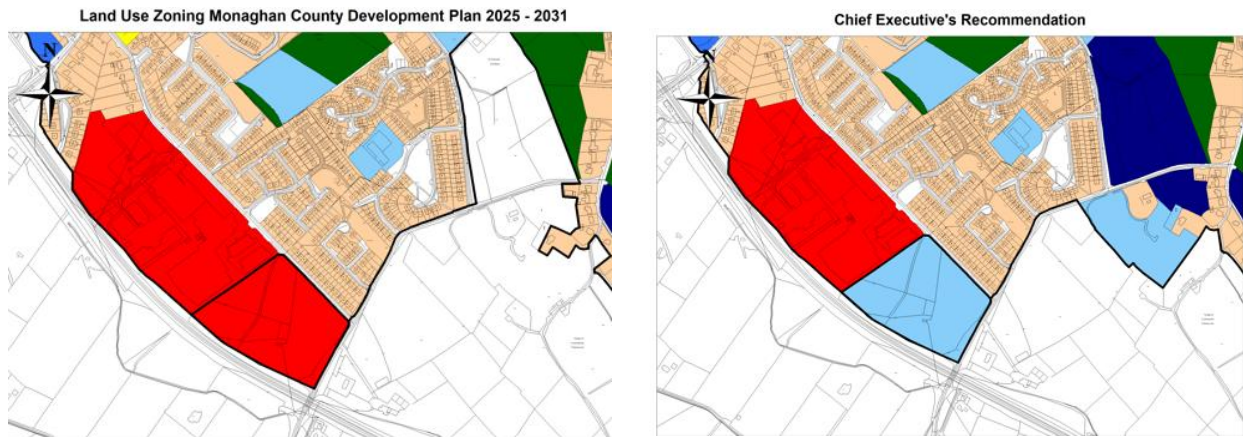
Location: Bree / Tullanacrunat

Area of Lands: 4.986 Hectares

Development Plan Map: CYDP1

Current Zoning: Industry, Enterprise, Employment

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

The subject lands are located within the settlement envelope of Castleblayney, currently zoned for Industry, Enterprise and Employment use by the Monaghan County Development Plan 2025 – 2031. The subject lands are bounded by industry to the northwest, whilst there are established housing developments adjacent to the north. As part of the Infrastructural Assessment which formed part of the appendix of the Monaghan County Development Plan 2025 – 2031, the lands were categorised as being Tier 1, Serviced. The Section 28 Guidelines direct Planning Authorities to consider the likelihood of current zoned lands being developed during the remainder of the plan period. The subject lands have long been zoned for Industry, Enterprise and Employment; however, they have never been developed or been the subject of any recent planning applications for such type of development.

The policy provisions of the Monaghan County Development Plan 2025 – 2031 would ensure that any future development would be assessed against compatibility with the adjacent industrial lands and protection of residential amenity.

As a consequence of the proposed rezoning, the quantum of industry, enterprise and employment lands within Castleblayney would be reduced. However, consideration should be given to the remaining available industry, enterprise and employment lands within the settlement envelope. The rezoning would not lead to a significant diminution of the industry, enterprise and employment lands within the settlement envelope.

Map Reference: CY 1017

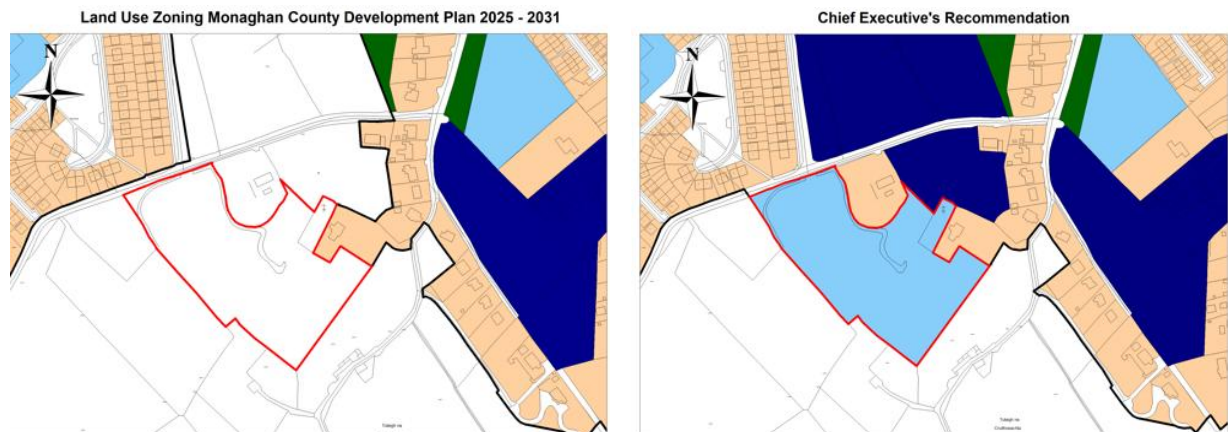
Location: Tullanacrunat

Area of Lands: 2.767 Hectares

Development Plan Map: CYDP1

Current Zoning: Outside of Settlement Envelope

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

The subject lands are contiguous to the settlement envelope of Castleblayney as designated by the Monaghan County Development Plan 2025 – 2031. In order to meet the housing growth requirements for Castleblayney and taking account of the capacity of existing zoned lands to deliver housing, it is necessary to zone lands additional lands which are currently outside of the designated settlement envelope.

The subject lands adjoin the public road, with established residential development (Rosevale) adjacent to the north and northwest. As part of the updated Infrastructural Assessment, these lands are categorised as being Tier 1, Serviced. Although the subject lands are currently outside of the defined settlement envelope, they are in close proximity to the designated town centre boundary (less than 1km). As such, the lands are sequentially preferable.

Map Reference: CY 1020

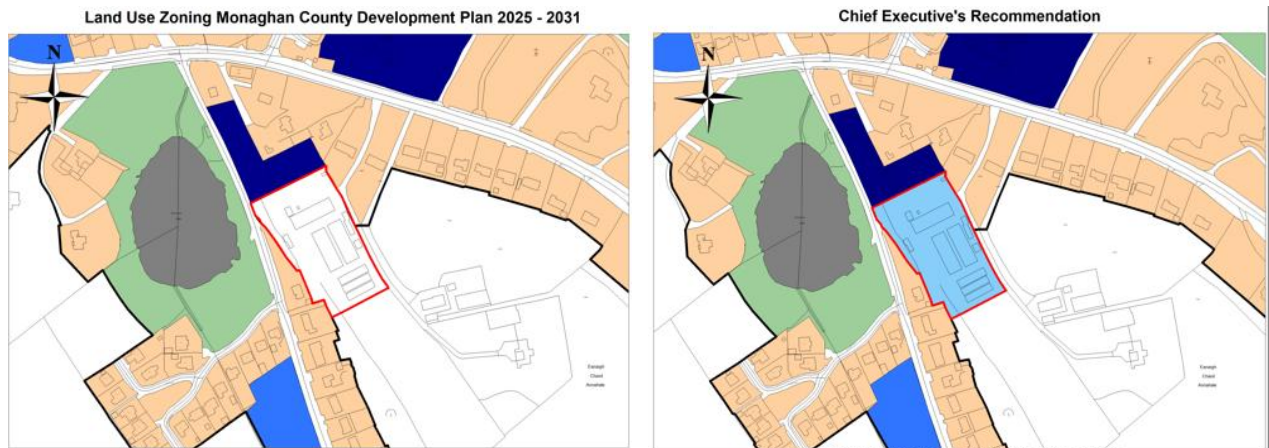
Location: Annahale

Area of Lands: 1.098 Hectares

Development Plan Map: CYDP1

Current Zoning: Rural area

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

These lands were the subject of a submission to the Draft Monaghan County Development Plan 2025 – 2031. The submission requested that the lands be included within the settlement envelope in Castleblayney and be zoned Proposed Residential A.

As part of the Infrastructural Assessment which formed part of the appendix of the Monaghan County Development Plan 2025 – 2031, the lands were categorised as being Tier 2 – Serviceable. The subject lands would require extension of public footpath and public lighting to be categorised as Tier 1. Although the subject lands are currently outside of the defined settlement envelope, they are in close proximity to the designated town centre boundary (approximately 1km). As such, the lands are sequentially preferable.

The Section 28 Guidelines: NPF Implementation direct Planning Authorities, in considering the adequacy of zoned lands to cater for Housing Growth Requirements to focus on the likelihood of lands coming forward for development within the remaining period of the plan. The submission to the Draft Development Plan made by the landowner, indicates a strong likelihood that should these lands be zoned Proposed Residential A that they would be developed for housing.

Map Reference: CY 1021

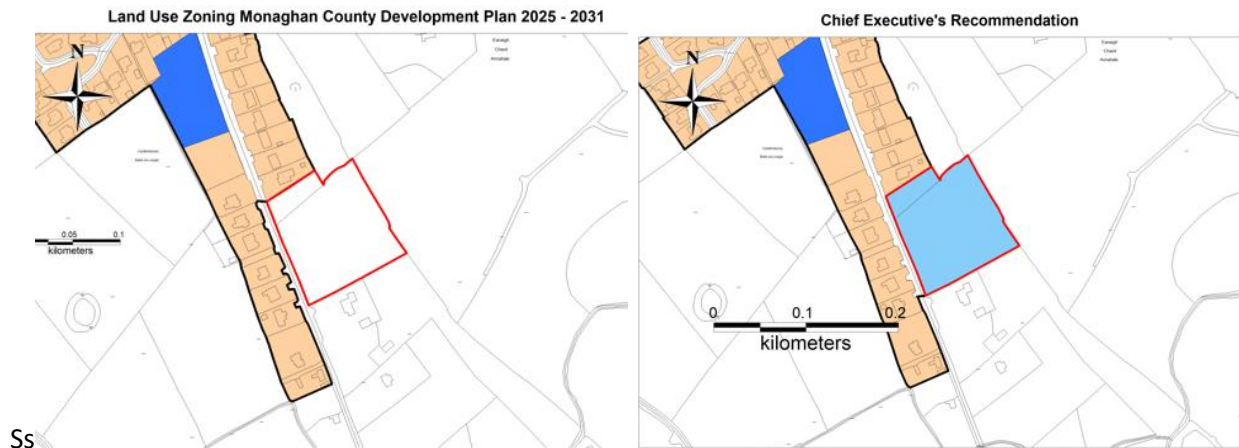
Location: Annahale

Area of Lands: 1.219 Hectares

Development Plan Map: CYDP1

Current Zoning: Rural area

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

The subject lands are contiguous to the settlement envelope of Castleblayney as defined by the Monaghan County Development Plan 2025 – 2031. The character of the surrounding area is residential, characterised by detached dwellings fronting onto the local road.

As part of the Infrastructural Assessment which formed part of the appendix of the Monaghan County Development Plan 2025 – 2031, the lands were categorised as being Tier 2 – Serviceable. The subject lands would require extension of public footpath and public lighting to be categorised as Tier 1. Although the subject lands are currently outside of the defined settlement envelope, they are in close proximity to the designated town centre boundary (approximately 1.4km). As such, the lands are sequentially preferable.

Map Reference: CY 1012

Location: Corracloghan

Area of Lands: 1.278 Hectares

Development Plan Map: CYDP1

Current Zoning: Rural Area

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

These lands were the subject of a submission to the Draft Monaghan County Development Plan 2025 – 2031. The submission to the Draft County Development Plan requested that the lands be included within the settlement envelope in Castleblayney and be zoned Proposed Residential B.

As part of the updated Infrastructural Assessment, the lands are categorised as being Tier 2 – Serviceable. The subject lands would require extension of public footpath and public lighting to be categorised as Tier 1. Although the subject lands are currently outside of the defined settlement envelope, they are in close proximity to the designated town centre boundary (approximately 1.2km). As such, the lands are sequentially preferable.

The Section 28 Guidelines: NPF Implementation direct Planning Authorities, in considering the adequacy of zoned lands to cater for Housing Growth Requirements to focus on the likelihood of lands coming forward for development within the remaining period of the plan. The submission to the Draft Development Plan made by the landowner, which included an indicative site layout, indicates a strong likelihood that should these lands be zoned Proposed Residential A that they would be developed for housing.

Map Reference: CY 1015

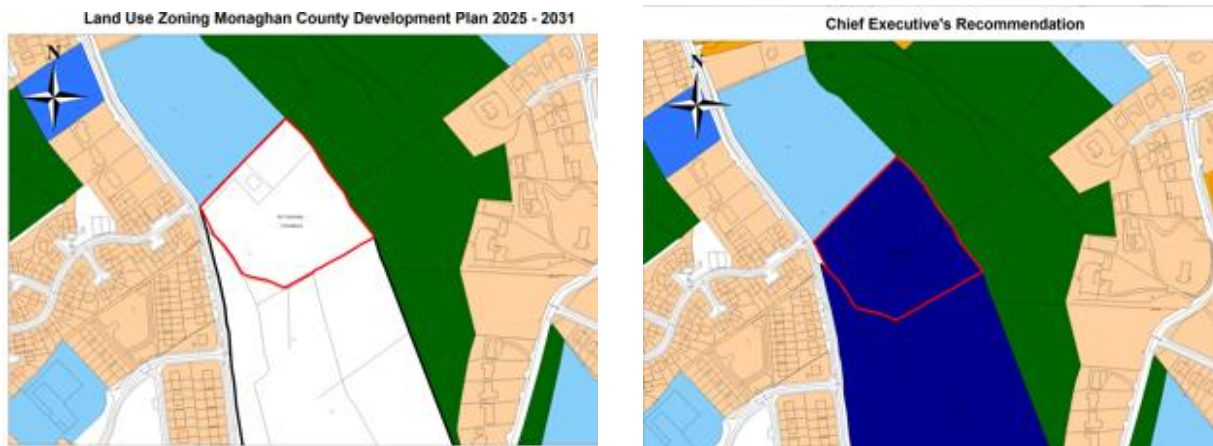
Location: Connabury

Area of Lands: 1.771 Hectares

Development Plan Map: CYDP1

Current Zoning: Rural Area

Proposed Zoning: Strategic Residential Reserve



Rationale for Change of Zoning

The subject lands, although outside of the settlement envelope of Castleblayney at present, are in close proximity to the defined town centre. There is a limited quantum of strategic residential reserve lands within the settlement envelope of Castleblayney to protect lands are considered strategic in location for future residential development. Given the location of these lands, in close proximity to the town centre they would occupy a strategically important location and should therefore be protected for future housing delivery. The subject lands are adjoining and south of a Proposed Residential A zoning and would therefore allow for compatible land use.

Map Reference: CY 1016

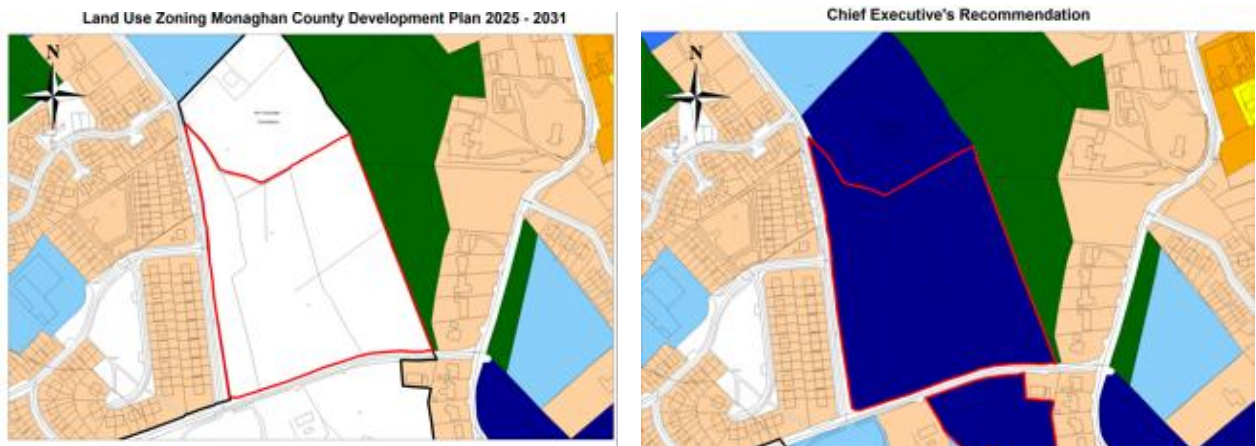
Location: Tullanacrunat

Area of Lands: 4.437 Hectares

Development Plan Map: CYDP1

Current Zoning: Rural Area

Proposed Zoning: Strategic Residential Reserve



The subject lands, although outside of the settlement envelope of Castleblayney at present, are in close proximity to the defined town centre. There is a limited quantum of strategic residential reserve lands within the settlement envelope of Castleblayney to protect lands are considered strategic in location for future residential development. Given the location of these lands, in close proximity to the town centre they would occupy a strategically important location and should therefore be protected for future housing delivery.

Map Reference: CY 1018

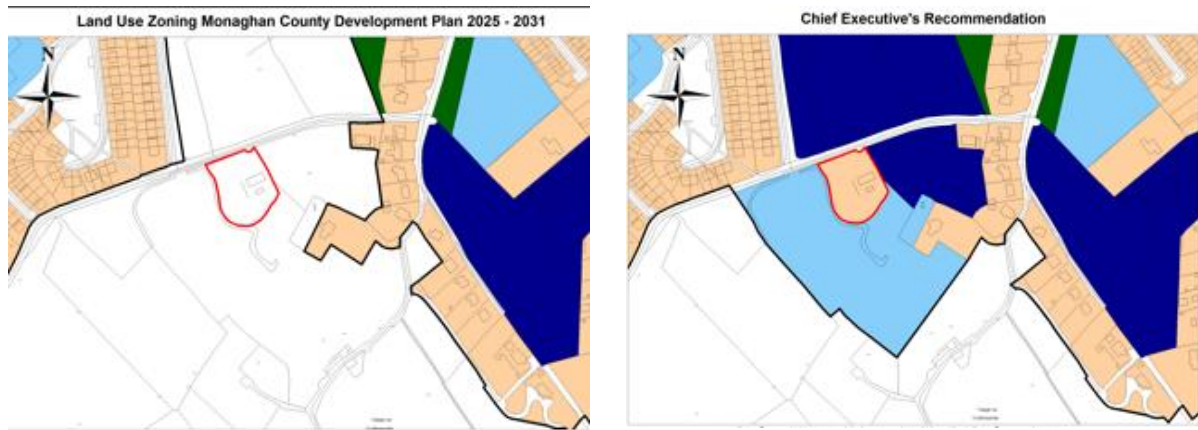
Location: Tullanacrunat

Area of Lands: 0.4355 Hectares

Development Plan Map: CYDP1

Current Zoning: Rural Area

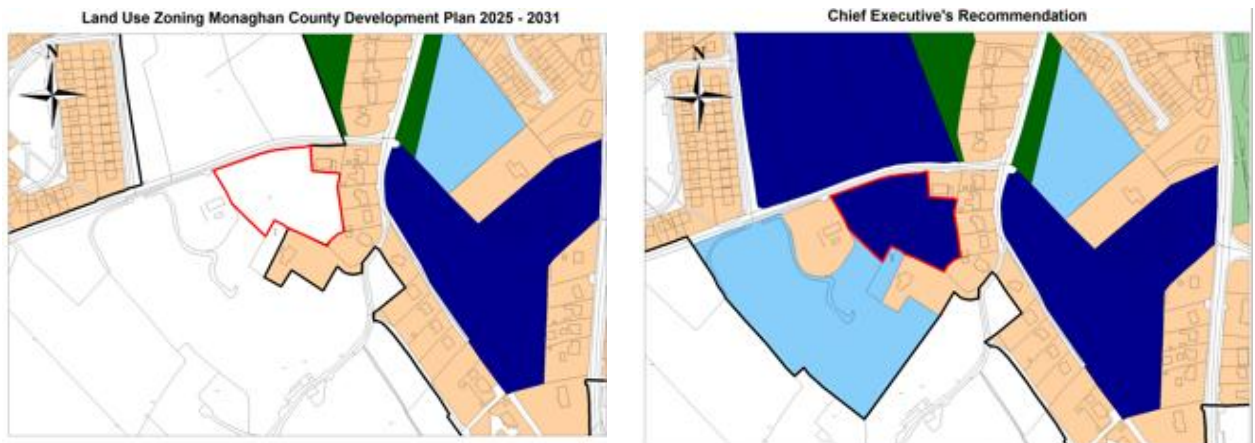
Proposed Zoning: Existing Residential



Rationale for Change of Zoning

The proposed variation seeks to extend the settlement envelope of Castleblayney, and as a consequence the subject lands are proposed to be located within the settlement envelope. An existing dwelling is located on the subject lands and the proposed zoning therefore reflects the established use.

Map Reference: CY 1019
Location: Tullanacrunat
Area of Lands: 0.9291 Hectares
Development Plan Map: CYDP1
Current Zoning: Rural Area
Proposed Zoning: Strategic Residential Reserve



Rationale for Change of Zoning

The proposed variation seeks to extend the settlement envelope of Castleblayney, and as a consequence the subject lands are proposed to be located within the settlement envelope. The subject lands adjoin the public road and are in close proximity to the defined town centre boundary. It is considered that the subject lands occupy a strategically important position within the settlement envelope and should therefore be protected for future housing growth delivery.

4.0 Overview of Proposed Zoning Changes – Clones

Clones is designated as a Tier 3 Service Town given its role in serving the economic needs of its urban population as well as its rural hinterland. Although the town has previously experienced steady population decline over a number of years, the 2022 Census reported a significant population increase of 12%. It is considered therefore that the amendments proposed to the zoning of lands in Clones will enable the continued development of the town as a centre of population which will act as local development and service centre for its hinterland.

The area of the lands subject to proposed zoning amendments in Clones Town equates to a figure of 7.1416 hectares which will generate approximately 179 residential units based on a Target Residential Density of 25 units a hectare.

Summary of Proposed Changes in Zoning of Lands in Clones

Map Reference	Existing Land Use Zoning	Proposed Land Use Zoning	Site Area (Ha)
CS 25	Landscape Protection/Conservation	Proposed Residential A	0.8004
CS 101	Strategic Residential Reserve	Proposed Residential A	2.32
CS 107	Landscape Protection/Conservation	Proposed Residential A	1.250
CS 1006	Landscape Protection/Conservation	Proposed Residential A	1.598
CS 1007	Industry, Enterprise, Employment	Proposed Residential A	0.464
CS 1008	Rural Area	Proposed Residential A	0.158
CS 1009	Landscape Protection/Conservation	Proposed Residential A	0.5512

Map Reference: CS 25

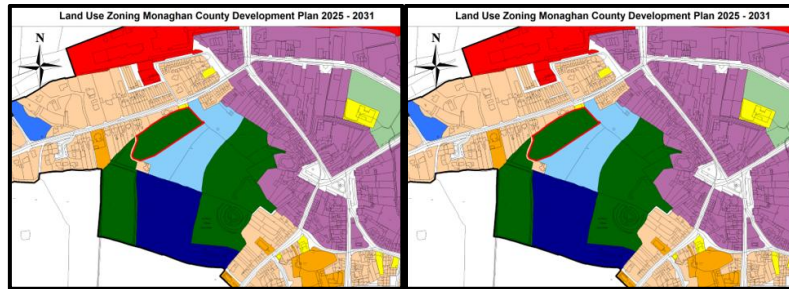
Location: Crossmoyle, Clones

Area of Lands: 0.8004 Hectares

Development Plan Map: CDP1

Current Zoning: Landscape Protection/Conservation

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

It is proposed to change the zoning of CS 25 from Landscape Protection/Conservation to Proposed Residential A on the basis that the land is located within the built-up area, is sequentially close to the urban core and is determined to be Tier 1 lands in terms of serving.

Map Reference: CS 101, CS 107, and CS 1009

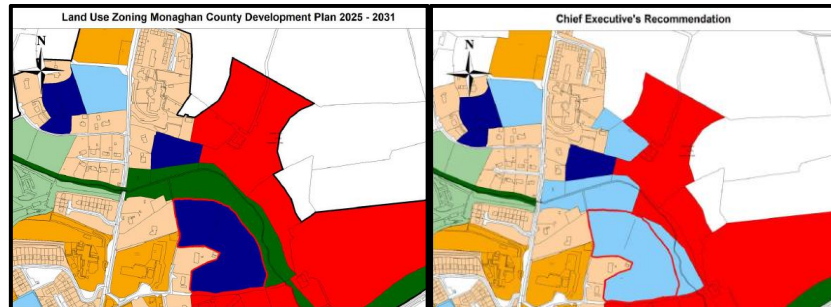
Location: Largy and Clonkeen Cole, Clones

Area of Lands: 4.1212 Hectares

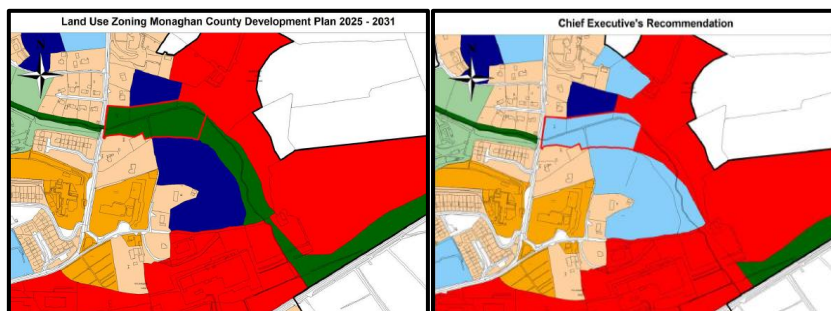
Development Plan Map: CDP1

Current Zoning: Strategic Residential Reserve and Landscape Protection/Conservation

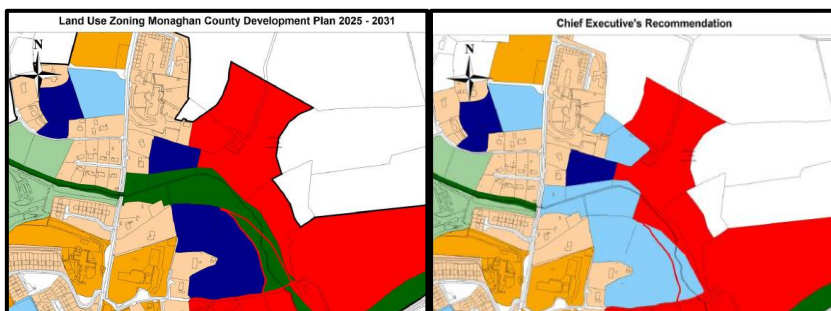
Proposed Zoning: Proposed Residential



CS 101



CS 107



CS 1009

Rationale for Change of Zoning

It is proposed to change the zoning of CS 101, CS101 and CS1009 from Strategic Residential Reserve and Landscape Protection/Conservation to Proposed Residential A on the basis that the land is located within the built-up area. The rezoning of the lands previously zoned as Landscape Protection/Conservation will afford for access to the lands to the south, which were previously Strategic Residential Reserve, and which were determined as Tier 2 in terms of services.

This area comprises a strategic land bank located to the northeast of Clones. As part of the proposed variation, lands shall be rezoned from Strategic Residential Reserve, Industry, Enterprise and Employment, and Landscape/Conservation Protection to Residential A. The lands adjoin an indicative road corridor, and an unmodelled watercourse traverses the site. A masterplan is required to provide a clear regulatory framework that aligns policy with site-specific land uses, setting out the long-term spatial layout, land use strategy, and infrastructure requirements while fully addressing environmental considerations.

The preparation and implementation of the Masterplan will identify the level of risk associated with the unmodelled watercourse which traverses the lands directly adjoining the indicative new road in Clones and which is not delineated on the Strategic Flood Risk Assessment (SFRA) flood zone maps (Appendix 20). This requirement aligns with the national approach set out in *The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)*, which mandate the integration of flood risk considerations at all stages of the planning process and require progressively detailed assessments (Stages 1–3) where flood risk is present or uncertain.

If it is determined that any portion of the zoned lands falls within Flood Zone A (high probability) or Flood Zone B (moderate probability), as defined in the national guidelines, these areas must be designated exclusively for open space or landscape/conservation uses or other similar use, consistent with the sequential approach and the principle of avoiding inappropriate development within floodplains. The Guidelines emphasise that highly vulnerable or inappropriate development should not be permitted in Flood Zones A or B unless the Justification Test is satisfied, and that floodplains should generally remain undeveloped and serve amenity or natural functions.

Accordingly, if any lands are confirmed as being located within Flood Zones A and/or B they shall only be used for non-vulnerable uses consistent with the national flood risk management framework.

Map Reference: CS 1006

Location: Leagherhill, Clones

Area of Lands: 1.598 Hectares

Development Plan Map: CDP1

Current Zoning: Landscape Protection/Conservation

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

It is proposed to change the zoning of CS 1006 from Strategic Residential Reserve and Landscape Protection/Conservation to Proposed Residential A on the basis that the land is located within the built-up area is sequentially close to the urban core and is determined to be Tier 1 lands in terms of serving.

The Section 28 Guidelines: NPF Implementation direct Planning Authorities, in considering the adequacy of zoned lands to cater for Housing Growth Requirements to focus on the likelihood of lands coming forward for development within the remaining period of the plan. The submission to the Draft Development Plan made by the landowner, requesting the rezoning of this piece of land indicates a strong likelihood that should these lands be zoned Proposed Residential B, they would be developed for housing.

Map Reference: CS 1007 and CS 1008

Location: Clonkeen Cole, Clones

Area of Lands: 0.622 Hectares

Development Plan Map: CDP1

Current Zoning: Rural Area and Industry, Enterprise, Employment

Proposed Zoning: Proposed Residential A

CS 1007



CS 1008

Rationale for Change of Zoning

It is proposed to change the zoning of CS 1007 and CS 1008 from rural area (unzoned) and Industry, Enterprise, Employment to Proposed Residential A on the basis that the land is located within the built-up area and is determined to be Tier 1 lands in terms of serving.

The Section 28 Guidelines: NPF Implementation direct Planning Authorities, in considering the adequacy of zoned lands to cater for Housing Growth Requirements to focus on the likelihood of lands coming forward for development within the remaining period of the plan. The submission to the Draft Development Plan made by the land owner, requesting the rezoning of this piece of land indicates a strong likelihood that should these lands be zoned Proposed Residential A, they would be developed for housing.

5.0 Overview of Proposed Zoning Changes – Ballybay

Ballybay is designated as a Tier 3 Service Town in recognition of its function as a service settlement for its urban and rural hinterland populations.

The area of the lands subject to proposed zoning amendments in Ballybay Town equates to a figure of 7.0397 hectares which will generate approximately 141 residential units based on a Target Residential Density of 20 units a hectare.

The proposed amendments to the land use zoning will help to further develop Ballybay Town as a residential centre and assist in establishing a viable and growing population for the town.

Summary of Proposed Changes in Zoning of Lands in Ballybay

Map Reference	Existing Land Use Zoning	Proposed Land Use Zoning	Site Area (Ha)
BB 445	Strategic Residential Reserve	Proposed Residential A	0.4071
BB 455	Strategic Residential Reserve	Proposed Residential A	0.8638
BB 457	Strategic Residential Reserve	Proposed Residential A	2.433
BB 468	Proposed Residential B	Proposed Residential A	1.376
BB 1002	Rural Area	Proposed Residential B	1.331
BB 901	Strategic Residential Reserve	Proposed Residential A	0.6288

Map Reference: BB 445

Location: Corrybrannan, Ballybay

Area of Lands: 0.4071 Hectares

Development Plan Map: BBDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

It is proposed to change the zoning of BB 445 from Strategic Residential Reserve to Proposed Residential A on the basis that the lands are located within the built-up area, are determined to be Tier 1 lands in terms of serving and constitute an infill site bounded by existing housing.

Map Reference: BB 455

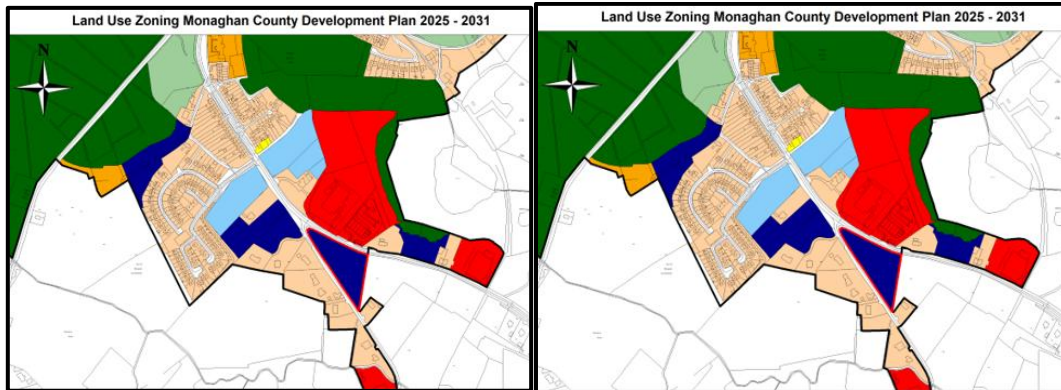
Location: Corrybrannan, Ballybay

Area of Lands: 0.8638 Hectares

Development Plan Map: BBDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

It is proposed to change the zoning of BB 445 from Strategic Residential Reserve to Proposed Residential A on the basis that the lands are located within the built-up area and are determined to be Tier 1 lands in terms of serving. Additionally, rezoning this portion of land will ensure that viable areas of zoned Proposed Residential A lands are spatially distributed around the town

Map Reference: BB 457

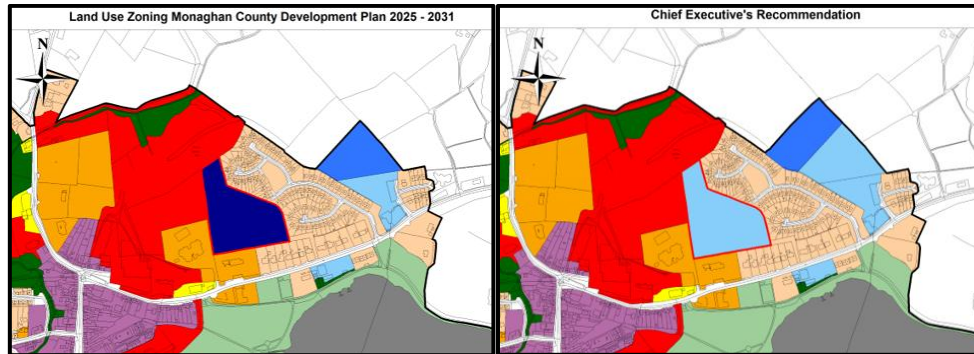
Location: Cornamucknaglass, Ballybay

Area of Lands: 2.433 Hectares

Development Plan Map: BBDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

It is proposed to change the zoning of BB 457 from Strategic Residential Reserve to Proposed Residential A on the basis that the lands are located within the built-up area, are sequentially close to the urban core, are determined to be Tier 1 lands in terms of serving and are bound by existing residential development.

Map Reference: BB 468

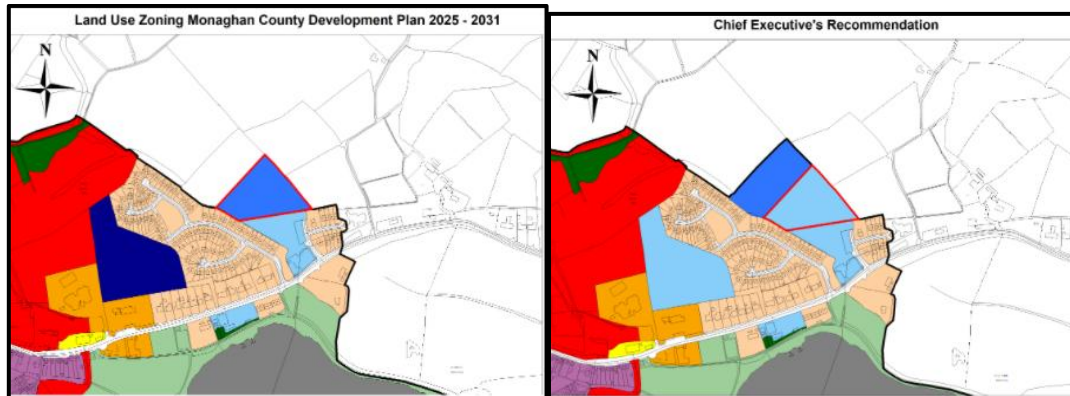
Location: Cornamucknaglass, Ballybay

Area of Lands: 1.376 Hectares

Development Plan Map: BBDP1

Current Zoning: Proposed Residential B

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

It is proposed to change the zoning of BB 468 from Proposed Residential B to Proposed Residential A on the basis that the lands are located within the built-up area, are determined to be Tier 1 lands in terms of serving and are bound by existing residential development.

The Section 28 Guidelines: NPF Implementation direct Planning Authorities in considering the adequacy of zoned lands to cater for Housing Growth Requirements to focus on the likelihood of lands coming forward for development within the remaining period of the plan. The submission to the Draft Development Plan made by the land owner, requesting the rezoning of this piece of land indicates a strong likelihood that, should these lands be zoned Proposed Residential A, they would be developed for housing.

Map Reference: BB 901

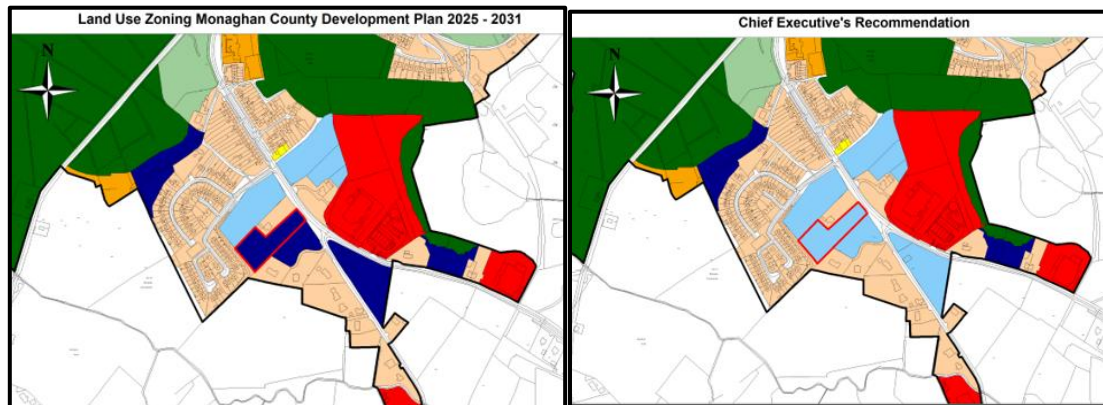
Location: Corrybrannan, Ballybay

Area of Lands: 0.6288 Hectares

Development Plan Map: BBDP1

Current Zoning: Strategic Residential Reserve

Proposed Zoning: Proposed Residential A



Rationale for Change of Zoning

It is proposed to change the zoning of BB 901 from Strategic Residential Reserve to Proposed Residential A on the basis that the lands are located within the built-up area, are determined to be Tier 1 lands in terms of serving and constitute an infill site bounded by existing housing.

Map Reference: BB 1002

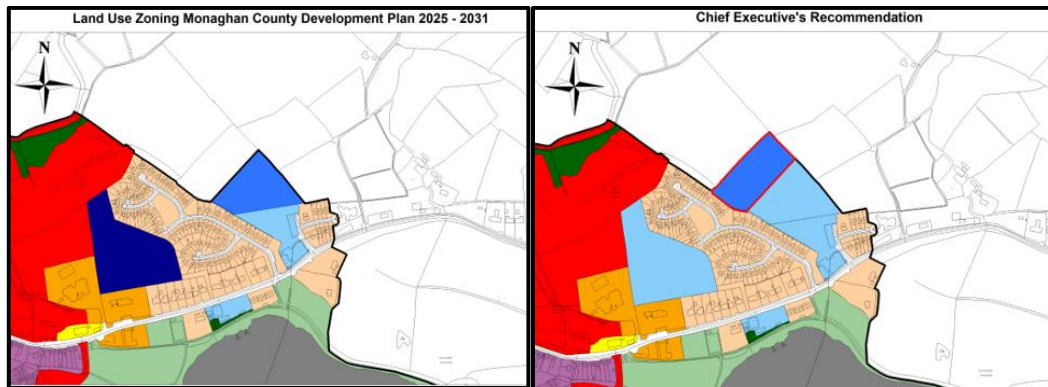
Location: Cornamucknaglass, Ballybay

Area of Lands: 1.331 Hectares

Development Plan Map: BBDP1

Current Zoning: Rural Area (Not zoned)

Proposed Zoning: Proposed Residential B



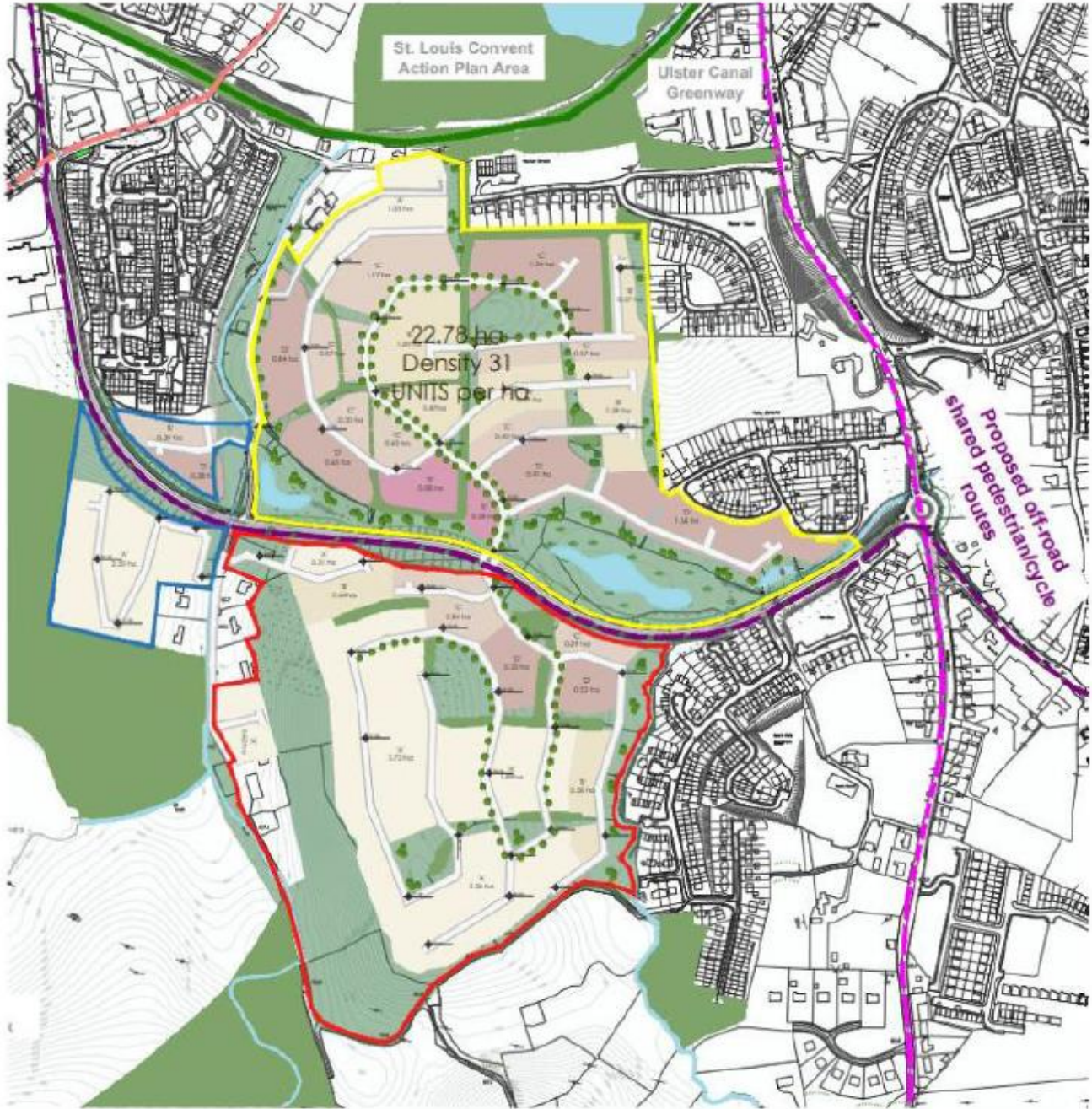
Rationale for Change of Zoning

It is proposed to amend the settlement envelope of Ballybay to include the lands identified as Map Reference BB 1002. Although the lands are currently located outside the settlement envelope of Ballybay Town as defined within the Monaghan County Development Plan 2025 – 2031, they are considered to be in close proximity to the defined town centre boundary (less than 1.5km), are determined to be Tier 1 lands in terms of serving and are bounded by existing residential development.

The Section 28 Guidelines: NPF Implementation direct Planning Authorities in considering the adequacy of zoned lands to cater for Housing Growth Requirements to focus on the likelihood of lands coming forward for development within the remaining period of the plan. The submission to the Draft Development Plan made by the land owner, requesting the rezoning of this piece of land indicates a strong likelihood that, should these lands be zoned Proposed Residential B, they would be developed for housing.

Appendix 2 – Southern Link Road Indicative Masterplan

MASTERPLAN



Appendix 3

Settlement Capacity Audit

1.0: Introduction

This Settlement Capacity Audit (SCA) Report outlines the steps undertaken by Monaghan County Council in assessing the servicing of the lands associated with proposed Variation No. 2 to the Monaghan County Development Plan 2025-2031.

This report sets out the legislative requirement to prepare a SCA to inform the Council in respect of the land use strategy and application of the 'Tiered Approach to Zoning' as required by Section 10 of the National Planning Framework (NPF) and Section 2.4 of the NPF Implementation Housing Growth Requirements Guidelines (2025)

2.0: Policy Context

The National Planning Framework

The National Planning Framework (NPF) First Revision was published in April 2025 reflecting the significant demographic, environmental, infrastructural and housing changes that have taken place since the original publication of the NPF in 2018.

Section 10 of the NPF states that:

- Planning authorities will be required to apply a standardised, Tiered Approach to differentiate between i) Zoned land that is serviced and ii) Zoned land that is serviceable within the life of the plan (NPO 101).
- When considering zoning lands for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages (NPO 102).
- When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development (NPO 103).

Development Plan Guidelines

As set out in the Development Plan Guidelines 2022, the distribution of population and housing targets for settlements is to be informed by way of an evidence-based assessment, including the undertaking of a Settlement Capacity Audit (SCA) to identify zoned serviced and serviceable lands with residential development potential. The SCA should be carried out in accordance with Section 10 of the NPF (as outlined above) which distinguishes between lands that are 'Serviced' (Tier 1) and those that are 'Serviceable' (Tier 2).

As set out in the Guidelines, the SCA should comprise of:

- (i) A table providing, for each settlement above 1500 people, or where lands are zoned in settlements of below 1500, existing population and potential housing estimates for;
 - (a) Tier 1 Serviced Lands
 - (b) Tier 2 Serviceable Lands
- (ii) Accompanying maps that identify Tier 1 and Tier 2 lands or sites with potential for residential development in individual settlements

The Settlement Capacity Audit requires an infrastructural assessment of lands within and adjacent to settlements as a key research input to the settlement strategy formulation process. The infrastructural assessment criteria used in the assessments of lands within the five main towns of the County is detailed below:

- **Road Infrastructure**
- **Footpaths**
- **Public Lighting**
- **Surface Water**
- **Waste Water**
- **Water Supply**

Although the Development Plans Guidelines include cycle access as one of the required infrastructural criteria, 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: Structure of the Settlement Capacity Audit

The Settlement Capacity Audit for proposed variation No. 2 comprises two parts:

1. Infrastructure Assessment
2. Sustainable Criteria

4.0: Infrastructure Assessment

The Infrastructure Assessment evaluates whether the lands are capable of being developed within the lifetime of the County Development Plan, having regard to the availability and capacity of key enabling infrastructure. This assessment has been undertaken in compliance with National Policy Objectives 101, 102, and 103 of the NPF First Revision.

The majority of the sites assessed have been identified as Tier 1. Additionally, the assessment noted that where Tier 2 lands were identified, 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. Notably, only those Tier 2 lands where it had been determined that infrastructure can be feasibly provided to these lands were zoned for development

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.

5.0: Sustainable Criteria

In accordance with Section 6.2 of the Development Plan Guidelines, the assessment recognises that infrastructure availability alone is not sufficient in determining the suitability of lands for zoning.

When assessing each land parcel, 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.

The assessment found that the majority of sites demonstrated strong locational suitability and are well integrated within the existing settlement.

6.0: Conclusion

The Settlement Capacity Audit confirms that the lands proposed for zoning as part of the proposed Variation No. 2 to the Monaghan County Development Plan 2025-2031 are appropriately located, and capable of accommodating residential development to meet the housing growth target figures.

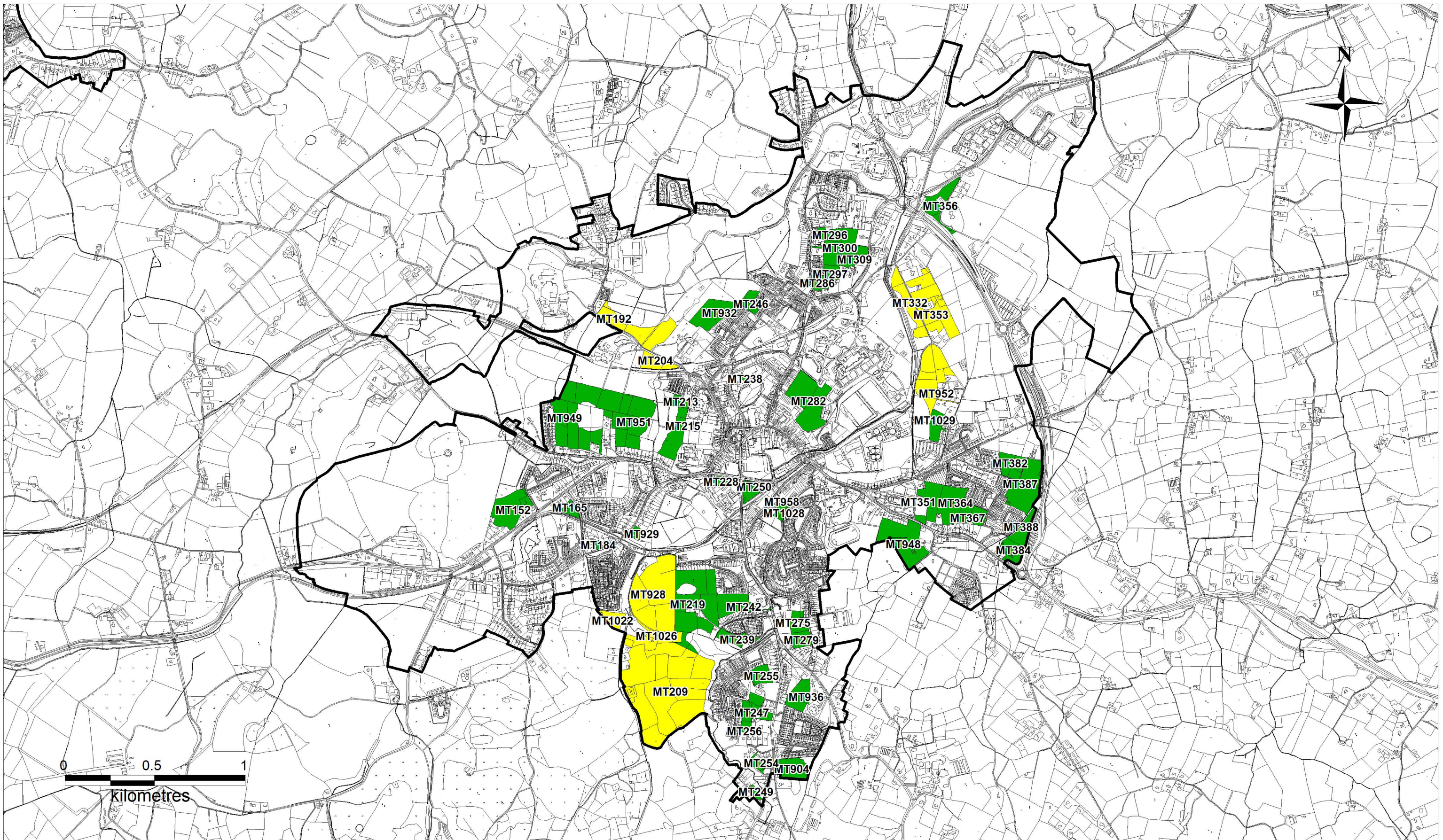
Site Details			Availability of Infrastructure								
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting	Tier	Comment	Yield (Target Residential Density 30 UPH)
MT356	Tullyhirm	1.7757	✓	✓	✓	✓	✓	✓	1		53.271
MT332***	Tullyhirm	2.13	X	X	X	✓	X	X	2		63.9
MT353***	Tullyhirm	4.91	X	X	X	✓	X	X	2		147.3
MT952***	Tullyhirm, Annahagh & Tirkeenan	6.819	✓	✓	✓	✓	X	X	2		204.57
MT1029	Annaghagh	1.181	✓	✓	✓	✓	✓	✓	1	Lands can be accessed between existing dwellings adjoining Annahagh Lane. Submission to draft MCDP 2025-2031 demonstrated how lands would be accessed and developed.	35.43
MT382	Latlorcan	1.67	✓	✓	✓	✓	✓	✓	1		50.1
MT387***	Latlorcan	3.84	✓	✓	✓	✓	✓	✓	1		115.2
MT388***	Aghnasedagh	1.2	✓	✓	✓	✓	✓	✓	1	Accessed through established residential area.	36
MT384	Aghnasedagh	1.33	✓	✓	✓	✓	✓	✓	1		39.9
MT 351	Latlorcan	2	✓	✓	✓	✓	✓	✓	1		60
MT 364	Latlorcan	2.5	✓	✓	✓	✓	✓	✓	1		75
MT 367	Latlorcan	1.49	✓	✓	✓	✓	✓	✓	1		44.7
MT275	Killygowan	0.75	✓	✓	✓	✓	✓	✓	1		22.5
MT279	Killygowan	0.88	✓	✓	✓	✓	✓	✓	1		26.4
MT936	Drumbear	1.68	✓	✓	✓	✓	✓	✓	1	Can be accessed through adjoining established residential development, Drumbear Wood.	50.4
MT904	Drumbear	1.9	✓	✓	✓	✓	✓	✓	1		57
MT 249	Dunsinare	0.35	✓	✓	✓	✓	✓	✓	1		10.5
MT 254	Drumbear	0.58	✓	✓	✓	✓	✓	✓	1		17.4
MT 247	Drumbear	1.57	✓	✓	✓	✓	✓	✓	1		47
MT 256	Drumbear	0.35	✓	✓	✓	✓	✓	✓	1		10.5
MT 255	Drumbear	1.0266	✓	✓	✓	✓	✓	✓	1		30.798
MT 239	Drumbear	1.16	✓	✓	✓	✓	✓	✓	1		34.8

MT 242	Tully	2.1784	✓	✓	✓	✓	✓	✓	1	Subject of planning application.	63.352
MT 219	Tully & Dunsinare	7.404	✓	✓	✓	✓	✓	✓	1		222
MT 929	Mullyaghcroghery	0.35	✓	✓	✓	✓	✓	✓	1	Site area reduced.	10.5
MT 184	Mullaghmatt	0.1510	✓	✓	✓	✓	✓	✓	1		4.53
MT 152	Cornecassa Demesne	3.1740	✓	✓	✓	✓	✓	✓	1		95.22
MT 165	Killyconigan & Knockroe	0.56	✓	✓	✓	✓	✓	✓	1		16.8
MT 949***	Mullaghduin	8.38	✓	✓	✓	✓	✓	✓	1	Planning permission granted for single dwellings on part of lands (Ref 21/644).	251.4
MT 951	Mullaghduin	5.03	✓	✓	✓	✓	✓	✓	1	Adjacent lands are in landowners control. Means of access to the lands demonstrated as part of submission to Draft MCDP 2025-2031.	150.9
MT 192***	Kilnacloy	3.5425	X	✓	✓	✓	✓	✓	2		106.275
MT 204***	Mullaghduin & Mullaghmonaghan	1.2771	X	✓	✓	✓	✓	✓	2		38.313
MT 213	Mullaghmonaghan	0.56	✓	✓	✓	✓	✓	✓	1		16.8
MT 215***	Mullaghmonaghan	2.14	✓	✓	✓	X	X	X	1		64.2
MT 958***	Tirkeenan	0.4	✓	✓	✓	✓	✓	✓	1		12
MT 246	Kilnacloy	0.7881	✓	✓	✓	✓	✓	✓	1		23.643
MT 286	Coolshannagh	0.52	✓	✓	✓	✓	✓	✓	1		15.6
MT 300	Coolshannagh	3.14	✓	✓	✓	X	X	X	2		94.2
MT 309	Coolshannagh	0.35	✓	✓	✓	✓	✓	✓	1		10.5
MT 948***	Latlorcan	4.36	✓	✓	✓	✓	✓	✓	1		130.8
MT 228	Mullaghmonaghan	0.3604	✓	✓	✓	✓	✓	✓	1	Town centre.	10.812
MT 238	Kilnacloy	0.1679	✓	✓	✓	✓	✓	✓	1	Town centre.	5.037
MT 282	Rooskey	4.6989	✓	✓	✓	✓	✓	✓	1	Town centre.	140.967
MT 250	Mullaghmonaghan & Tirkeenan	1.4438	✓	✓	✓	✓	✓	✓	1	Town centre.	43.314
MT 932	Kilnacloy	2.58	✓	✓	✓	✓	✓	✓	1	Accessed from Station View.	77.4
MT 297	Coolshannagh	0.87	✓	✓	✓	✓	✓	✓	1		26.1
MT 296	Coolshannagh	0.86	✓	✓	✓	✓	✓	✓	1	Adjacent lands with road access within the same ownership.	25.8
TOTAL YIELD											2889.132
TOTAL YIELD MINUS STRATEGIC RESIDENTIAL RESERVE SITES											1758.174

*** The comprehensive development of lands zoned as Strategic Residential Reserve will only be permitted in instances whereby 75% of the Proposed Residential A and B lands have been developed.

Amendments to Residential Zonings – Proposed Variation 2

Site Details			Availability of Infrastructure								
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting	Tier	Comment	Yield (Target Residential Density 30)
MT 1022	Mullaghmatt	0.9519	✓	✓	✓	✓	X	X	2		28.557
MT 1026	Dunsinare	0.4177	✓	✓	✓	✓	X	X	2		12.531
MT 209	Dunsinare	21.52	X	X	X	✓	X	X	2	Rezoned from IE to SRR.	645.6
MT1028	Tirkeenan	0.1255	✓	✓	✓	✓	✓	✓	1	Rezoned from SRR to PRA.	3.765
MT 219	Tully & Dunsinare	7.404	✓	✓	✓	✓	✓	✓	1	Rezoned from SRR to PRA.	222
MT 239	Drumbear	1.16	✓	✓	✓	✓	✓	✓	1	Rezoned from SRR to PRA.	34.8
MT 247	Drumbear	1.57	✓	✓	✓	✓	✓	✓	1	Rezoned from SRR to PRA.	47
MT388	Aghnasedagh	1.2	✓	✓	✓	✓	✓	✓	1	Rezoned from SRR to PRA.	36
MT 928	Tully & Dunsinare	9.26	✓	✓	✓	✓	X	✓	2	Rezoned from SRR to PRA.	277.8
MT 948	Latlorcan	4.36	✓	✓	✓	✓	✓	✓	1	Rezoned from SRR to PRA.	130.8
MT 958	Tirkeenan	0.4	✓	✓	✓	✓	✓	✓	1	Rezoned from SRR to PRA.	12
MT1028	Tirkeenan	0.1255	✓	✓	✓	✓	✓	✓	1	Rezoned from CSF to PRA.	3.765
MT1029	Annaghagh	1.181	✓	✓	✓	✓	✓	✓	1	Rezoned from SRR to PRA.	35.43
TOTAL YIELD											1490.048
TOTAL YIELD MINUS STRATEGIC RESIDENTIAL RESERVE SITES											844.448



Monaghan Town (Residential Lands)



Revised Settlement Capacity Audit (Variation No. 2)



CARRICKMACROSS TOWN: INFRASTRUCTURE ASSESSMENT

RESIDENTIAL ZONINGS MCDP 2025-2031

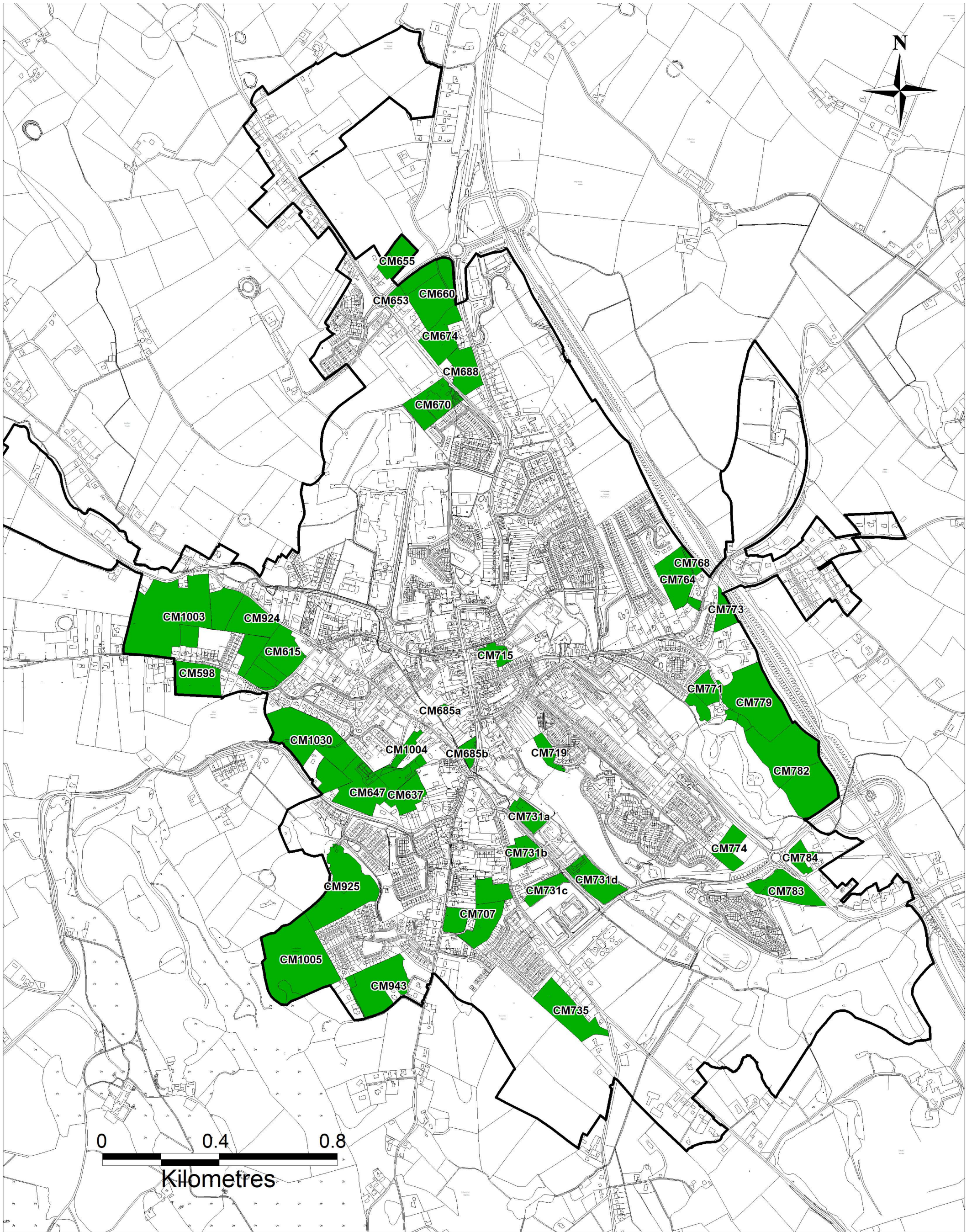
Site Details			Availability of Infrastructure						Tier	Comment	Yield (Target Residential Density 30)
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting			
CM 655	Cloghvalley Lower	1.02	✓	✓	✓	✓	✓	✓	1		30.6
CM 653	Cloghvalley Lower	0.28	✓	✓	✓	✓	✓	✓	1		8.4
CM 660	Cloghvalley Lower	2.39	✓	✓	✓	✓	✓	✓	1		71.7
CM 674	Cloghvalley Lower	1.98	✓	✓	✓	✓	✓	✓	1		59.4
CM 688	Cloghvalley Upper	1.24	✓	✓	✓	✓	✓	✓	1		37.2
CM 670	Nafarty	1.8	✓	✓	✓	✓	✓	✓	1		54
CM 764***	Cloghvalley Upper	1.84	✓	✓	✓	✓	✓	✓	1		55.2
CM 768***	Cloghvalley Upper	0.2585	✓	✓	✓	✓	✓	✓	1	Access to public road, footpath and lighting via adjoining residential development Alderwood (also owned by same landowner)	7.755
CM 773	Lisanisk	0.65	✓	✓	✓	✓	✓	✓	1		19.5
CM 771***	Lisanisk	1.1	✓	✓	✓	✓	✓	✓	1	Access to public road, footpath and lighting via adjoining residential development Cluain Alainn (Taken In Charge)	33
CM 779***	Lisanisk	3.71	✓	✓	✓	✓	✓	✓	1		111.3
CM 782***	Lisanisk	5.59	✓	✓	✓	✓	✓	✓	1		167.7
CM 784***	Drummond Otra	0.58	✓	✓	✓	✓	✓	✓	1		17.4
CM 783***	Drummond Otra	1.7	✓	✓	✓	✓	✓	✓	1		51
CM 774	Drummond Otra	0.94	✓	✓	✓	✓	✓	✓	1		28.2
CM 715	Drummond Otra	0.4920	✓	✓	✓	✓	✓	✓	1		14.76
CM 719	Drummond Otra (Convent View)	0.4985	✓	✓	✓	✓	✓	✓	1		14.955
CM 685a	Drummond Etra	0.1326	✓	✓	✓	✓	✓	✓	1		3.978
CM 865b	Drummond Etra (Castle Street)	0.3833	✓	✓	✓	✓	✓	✓	1		11.499
CM 731a	Drummond Otra	0.8023	✓	✓	✓	✓	✓	✓	1		24.069
CM 731b	Magheross	0.8833	✓	✓	✓	✓	✓	✓	1		26.499
CM 731c	Magheross	0.7004	✓	✓	✓	✓	✓	✓	1		21.012
CM 731d	Drummond Otra	1.5535	✓	✓	✓	✓	✓	✓	1		46.605
CM 735	Magheross	2.02	✓	✓	✓	✓	✓	✓	1		60.6
CM 707	Magheross	2.8	✓	✓	✓	✓	✓	✓	1		84

CM 943***	Kilmactrasna	2.69	✓	✓	✓	✓	✓	✓	1	Ownership extends through lands zoned Landscape Protection/Conservation to the east to provide access to public road, footpath and lighting. 	80.7
CM 925	Kilmactrasna	3.48	✓	✓	✓	✓	✓	✓	1	Access to public road, footpath and lighting via adjoining residential development Foxfield (Taken In Charge)	104.4
CM 647***	Mullanarry	3.13	✓	✓	✓	✓	✓	✓	1		93.9
CM 637***	Mullanarry	5.82	✓	✓	✓	✓	✓	✓	1		174.6
CM 598***	Lurgans	1.68	✓	✓	✓	✓	✓	✓	1	Footpath and public lights on opposite side of road	50.4
CM 615	Lurgans	3.3	✓	✓	✓	✓	✓	✓	1		99
CM 924***	Lurgans	1.53	✓	✓	✓	✓	✓	✓	1	No footpath or lighting along Mullinary Road, however landownership extends to Lurgans Road where footpath and public lighting are in place. 	45.9
TOTAL YIELD											1,709.232
TOTAL YIELD MINUS STRATEGIC RESIDENTIAL RESERVE SITES											820.377

*** The comprehensive development of lands zoned as Strategic Residential Reserve will only be permitted in instances whereby 75% of the Proposed Residential A and B lands have been developed.

Amendments to Residential Zonings – Proposed Variation 2

Site Details			Availability of Infrastructure								
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting	Tier	Comment	Yield (Target Residential Density 30)
CM 707***	Magheross	2.804	✓	✓	✓	✓	✓	✓	1	From PRA to SRR	84.12
CM 764	Cloghvalley Upper	1.844	✓	✓	✓	✓	✓	✓	1	From SRR to PRA	55.32
CM 768	Cloghvalley Upper	0.2585	✓	✓	✓	✓	✓	✓	1	From SRR to PRA	7.755
CM 783	Drummond Otra	1.696	✓	✓	✓	✓	✓	✓	1	From SRR to PRA	50.88
CM 924	Lurgans	1.53	✓	✓	✓	✓	✓	✓	1	From SRR to PRA	45.90
CM 1005	Kilmactrasna	5.213	✓	✓	✓	✓	✓	✓	1	Access to public road, footpath and lighting via adjoining residential development Foxfield (Taken In Charge). Owner of the lands also owns adjoining lands to the north east (25/60144)	156.3
CM 1003	Lurgans	7.266	✓	✓	✓	✓	✓	✓	1	From Rural Area to PRA Access to public road, footpath and lighting via adjoining residential development Ros Cluain (Taken In Charge) Also Access to lands via L8904	217.98
CM 1030	Mullanarry	3.541	✓	✓	✓	✓	✓	✓	1	From SRR to PRA	106.23
CM 1004	Mullanarry	0.3318	✓	✓	✓	✓	✓	✓	1	From SRR to PRA Landownership extends to Mullinary Road where footpath and public lighting are in place.	9.954



Carrickmacross (Residential Lands)

Revised Settlement Capacity Audit (Variation No. 2)



— Settlement Envelopment

■ Tier 1

■ Tier 2

RESIDENTIAL ZONINGS MCDP 2025 -2031

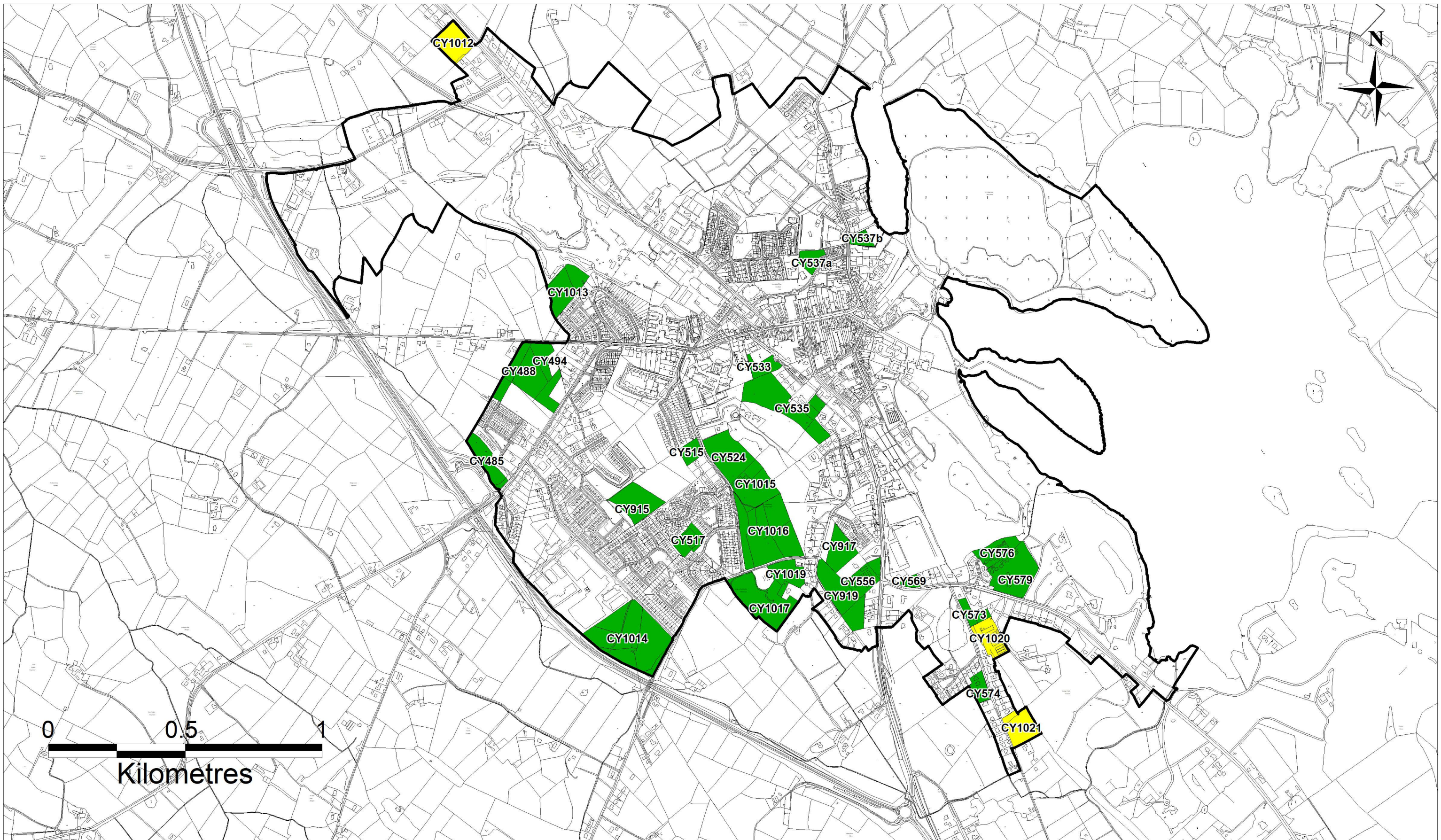
Site Details			Availability of Infrastructure					Tier	Comment	Yield (Target Residential Density 25 UPH)	
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting			
CY494	Killycard	2.55	✓	✓	✓	✓	✓	✓	1	Northern boundary adjoins the Mile Hill Road, southeastern boundary adjoins the R181.	63.75
CY515	Bree	0.51	✓	✓	✓	✓	✓	✓	1		12.75
CY517	Bree	0.79	✓	✓	✓	✓	✓	✓	1		19.75
CY524	Connabury	1.97	✓	✓	✓	✓	✓	✓	1		49.25
CY915	Bree	1.6	✓	✓	✓	✓	✓	✓	1		40
CY917	Connabury	1.12	✓	✓	✓	✓	✓	✓	1		28
CY556***	Connabury	1.04	✓	✓	✓	✓	✓	✓	1	Adjoins R938.	26
CY919***	Connabury	2.09	✓	✓	✓	✓	✓	✓	1	Southwestern boundary adjoins Connabury Hill.	52.25
CY569	Connabury	0.2456	✓	✓	✓	✓	✓	✓	1		6.14
CY574	Annahale	0.57	✓	✓	✓	✓	✓	✓	1		14.25
CY573***	Annahale	0.4875	✓	✓	✓	✓	✓	✓	1		12.1875
CY576	Onomy	0.8	✓	✓	✓	✓	✓	✓	1		20
CY579***	Onomy & Annahale	2.51	✓	✓	✓	✓	✓	✓	1		62.75
CY535	Connabury	2.9993	✓	✓	✓	✓	✓	✓	1		74.9825
CY533	Connabury	0.5797	✓	✓	✓	✓	✓	✓	1	Town Centre site.	14.4925
CY537A	Drumillard Little	0.5641	✓	✓	✓	✓	✓	✓	1	Town Centre site.	14.1025
CY537B	Drumillard Little	0.3672	✓	✓	✓	✓	✓	✓	1	Town Centre site.	9.18
CY488	Killycard	0.82	✓	✓	✓	✓	✓	✓	1		20.5
CY485	Killycard	1.04	✓	✓	✓	✓	✓	✓	1		26
TOTAL YIELD										566.335	
TOTAL YIELD MINUS STRATEGIC RESIDENTIAL RESERVE SITES										413.1475	

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comprehensive development of lands zoned as Strategic Residential Reserve will only be permitted in instances whereby 75% of the Proposed Residential A and B lands have been developed.

Amendments to Residential Zonings – Proposed Variation 2

Site Details			Availability of Infrastructure						Tier	Comment	Yield (Target Residential Density 25)
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting			
CY1012	Corracloghan	1.28				✓	X	X	2	Adjoins the public road but it is not served by public footpath or footpath or lighting.	32
CY1013	Moraghy	1.599	✓	✓	✓	✓	✓	✓	1	Accessed through established residential area (Crescent Hill).	39.975
CY1014	Bree	4.986	✓	✓	✓	✓	✓	✓	1	Public footpath adjacent to NE site boundary (L7850).	124.65
CY1020	Annahale	1.098	✓	X	✓	✓	X	X	2	Lands have direct road access but is not served by public footpath or footpath or lighting.	27.45
CY1021	Annahale	1.219	✓	X	✓	✓	X	X	2	Lands have direct road access but is not served by public footpath or footpath or lighting.	30.475
CY1015	Connabury & Tullanacrunat	1.771	✓	✓	✓	✓	✓	✓	1		44.275
CY1016	Tullanacrunat & Bree	4.437	✓	✓	✓	✓	✓	✓	1		110.925
CY1017	Tullanacrunat	2.767	✓	✓	✓	✓	✓	✓	1		69.175
CY1019	Tullanacrunat	0.9291	✓	✓	✓	✓	✓	✓	1		23.2275
TOTAL YIELD											502.1525
TOTAL YIELD MINUS STRATEGIC RESIDENTIAL RESERVE SITES											323.75




Castleblayney Town (Residential Lands)


Revised Settlement Capacity Audit (Variation No. 2)



CLONES TOWN: INFRASTRUCTURE ASSESSMENT

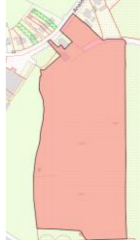


RESIDENTIAL ZONINGS MCDP 2025-2031

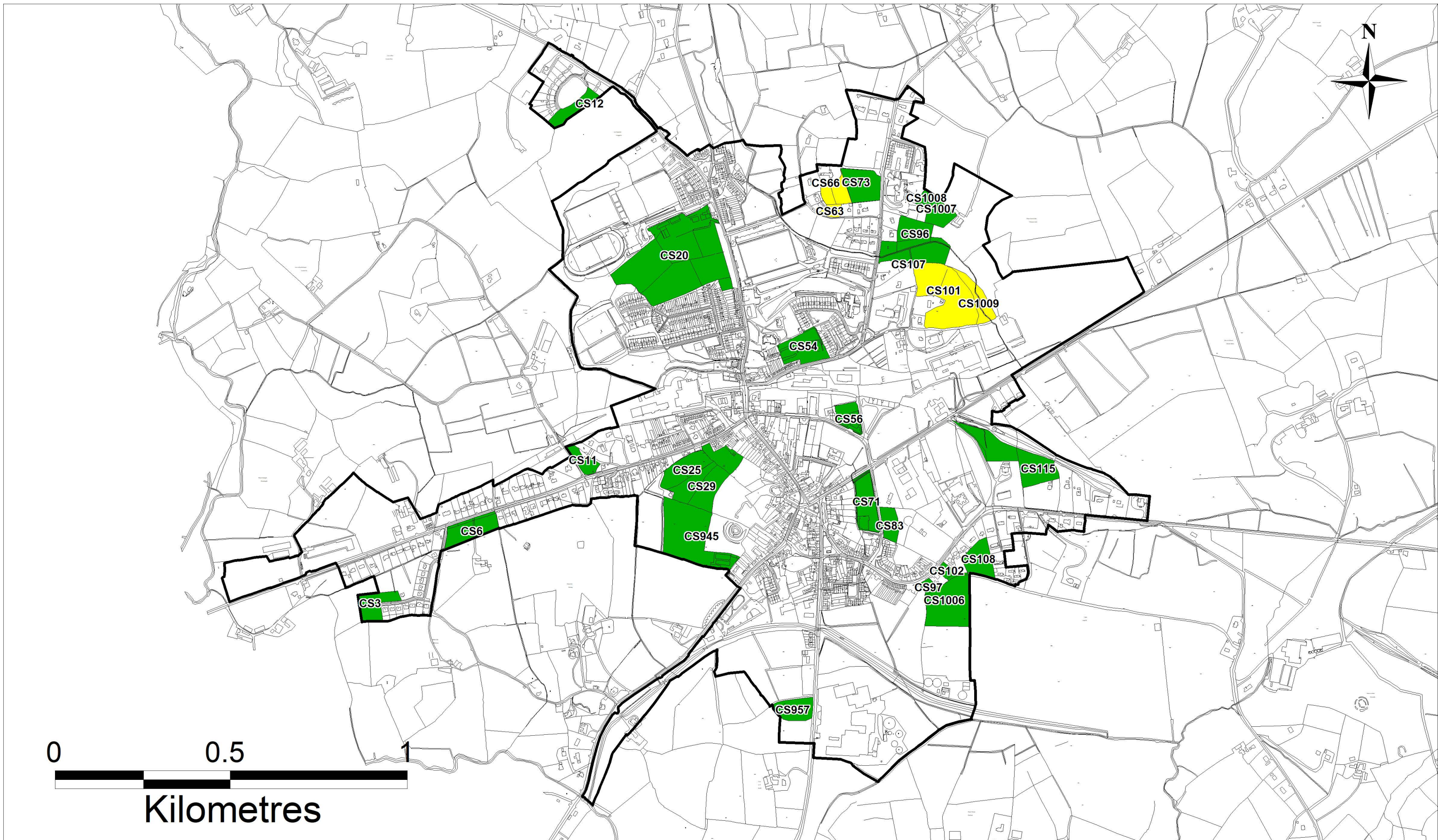
Site Details			Availability of Infrastructure								
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting	Tier	Comment	Yield (Target Residential Density 25)
CS 3	Mullanamoy	0.64	✓	✓	✓	✓	✓	✓	1		16
CS 6	Mullanamoy	0.84	✓	✓	✓	✓	✓	✓	1		21
CS 11	Carn	0.36	✓	✓	✓	✓	✓	✓	1	Footpath and Lighting in place along R183	9
CS 29	Crossmoyle	1.77	✓	✓	✓	✓	✓	✓	1		44.25
CS 945***	Crossmoyle	2.37	✓	✓	✓	✓	✓	✓	1	No direct access to public road.	59.25
CS 957	Teehill	0.61	✓	✓	✓	✓	✓	✓	1	Footpath and lighting in place along opposite side of road.	15.25
CS 97	Legarhill	0.13	✓	✓	✓	✓	✓	✓	1		3.25
CS 102	Legarhill	0.14	✓	✓	✓	✓	✓	✓	1		3.5
CS 108***	Legarhill	0.68	✓	✓	✓	✓	✓	✓	1	Access to adjoining public road R183 available within the same landownership. 	17
CS 83	Largy	0.41	✓	✓	✓	✓	✓	✓	1	Footpath and lighting in place along opposite side of road.	10.25
CS 71	Largy	0.9437	✓	✓	✓	✓	✓	✓	1		23.59
CS 56	Largy	0.4867	✓	✓	✓	✓	✓	✓	1		12.17
CS 115***	Altartate Glebe	1.69	✓	✓	✓	✓	✓	✓	1	Footpath and lighting in place along opposite side of road.	42.25
CS 54	Largy	0.97	✓	✓	✓	✓	✓	✓	1		24.25
CS 101***	Largy	2.32	✓	✓	✓	✓	X	X	2		58

CS 96***	Clonkeen	0.54	✓	✓	✓	✓	✓	✓	1	Access to adjoining public road L2110 available within the same landownership. 	13.5
CS 73	Clonkeen	0.86	✓	✓	✓	✓	✓	✓	1	Footpath in place along opposite side of road.	21.5
CS 66***	Clonkeen	0.52	✓	✓	✓	✓	X	X	2		13
CS 63***	Clonkeen	0.18	✓	✓	✓	✓	X	X	2		4.5
CS 12	Liseggerton	0.5	✓	✓	✓	✓	✓	✓	1		12.5
CS 20***	Liseggerton	5.48	✓	✓	✓	✓	✓	✓	1		137
TOTAL YIELD											561.01
TOTAL YIELD MINUS STRATEGIC RESIDENTIAL RESERVE SITES											216.51

*** The comprehensive development of lands zoned as Strategic Residential Reserve will only be permitted in instances whereby 75% of the Proposed Residential A and B lands have been developed.

Amendments to Residential Zonings – Proposed Variation 2

Site Details			Availability of Infrastructure								
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting	Tier	Comment	Yield (Target Residential Density 25)
CS 25	Crossmoyle	0.8004	✓	✓	✓	✓	✓	✓	1	LPC to PRA	20.1
CS 101	Largy	2.32	✓	✓	✓	X	X	X	2	SRR to PRA	57.5
CS 107	Clonkeen and Largy	1.250	✓	✓	✓	✓	✓	✓	1	LPC to PRA	31.25
CS 1006	Legarhill	1.598	✓	✓	✓	✓	✓	✓	1	LPC to PRA Landownership extends to public road 	39.95
CS 1007	Clonekeen (Cole)	0.464	✓	✓	✓	✓	✓	✓	1	IEE to PRA Land ownership extends to lands to the west which provides access to public road. 	11.6
CS 1008	Clonekeen (Cole)	0.158	✓	✓	✓	✓	✓	✓	1	Rural Area to PRA Land ownership extends to lands to the west which provides access to public road. 	3.95
CS 1009	Largy	0.5512	✓	✓	✓	X	X	X	2	LPC to PRA	13.78
TOTAL YIELD											178.13



Clones Town (Residential Lands)

Revised Settlement Capacity Audit (Variation No. 2)



BALLYBAY TOWN

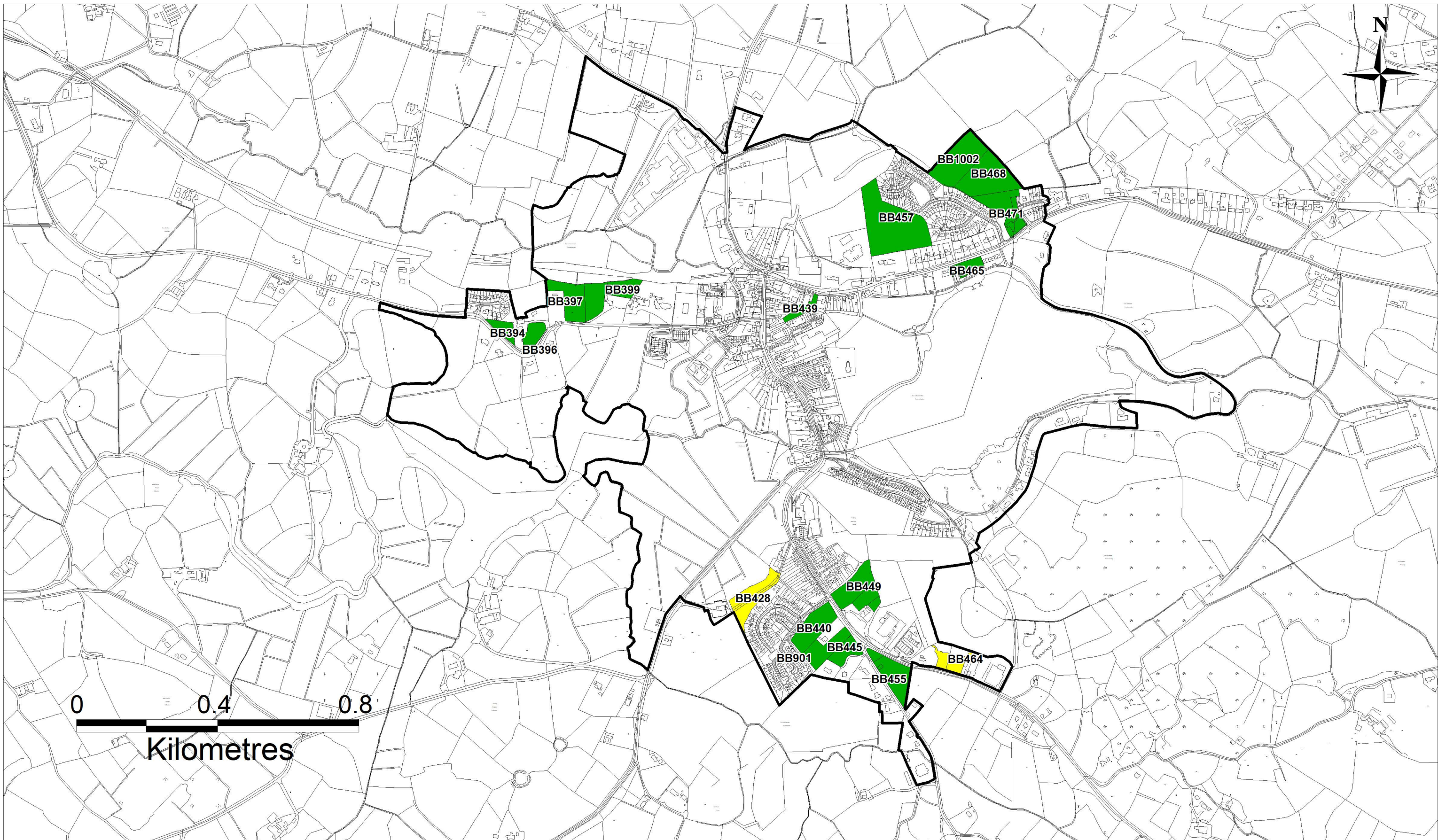
RESIDENTIAL ZONINGS MCDP 2025-2031

Site Details			Availability of Infrastructure								
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting	Tier	Comment	Yield (Target Residential Density 20)
BB 394***	Derrynaloobinagh	0.28	✓	✓	✓	✓	✓	✓	1		5.6
BB 396***	Derrynaloobinagh	0.35	✓	✓	✓	✓	✓	✓	1		7
BB 397	Derrynaloobinagh	1.32	✓	✓	✓	✓	✓	✓	1		26.4
BB 399	Derrynaloobinagh	0.4	✓	✓	✓	✓	✓	✓	1		8
BB 428***	Corrybrannan	0.8	✓	✓	✓	✓	X	X	2		16
BB 440	Corrybrannan	0.85	✓	✓	✓	✓	✓	✓	1		17
BB 901***	Corrybrannan	0.6288	✓	✓	✓	✓	✓	✓	1		12.576
BB 445***	Corrybrannan	0.4071	✓	✓	✓	✓	✓	✓	1		8.142
BB 455***	Corrybrannan	0.8638	✓	✓	✓	✓	✓	✓	1	Public lighting and footpath in place along R180	17.276
BB 464***	Corrybrannan	0.41	✓	✓	X	✓	X	X	2		8.2
BB 449	Corrybrannan	1.12	✓	✓	✓	✓	✓	✓	1		22.4
BB 439	Cornamucklaglass	0.2479	✓	✓	✓	✓	✓	✓	1		4.958
BB 465	Cornamucklaglass	0.34	✓	✓	✓	✓	✓	✓	1		6.8
BB 471	Cornamucklaglass	0.88	✓	✓	✓	✓	✓	✓	1		17.6
BB 468	Cornamucklaglass	1.376	✓	✓	✓	✓	✓	✓	1		27.52
BB 457***	Cornamucklaglass	2.433	✓	✓	✓	✓	✓	✓	1	Access through existing residential development (Wylie's Hill)	48.66
TOTAL YIELD											254.132
TOTAL YIELD MINUS STRATEGIC RESIDENTIAL RESERVE SITES											130.678

*** The comprehensive development of lands zoned as Strategic Residential Reserve will only be permitted in instances whereby 75% of the Proposed Residential A and B lands have been developed.

Amendments to Residential Zonings – Proposed Variation 2

Site Details			Availability of Infrastructure								
Map Reference	Townland	Area (Ha)	Foul Sewerage Drainage **	Water Supply **	Surface Water Drainage **	Road Access *	Public Footpath *	Public Lighting	Tier	Comment	Yield (Target Residential Density 20)
BB 445	Corrybrannan	0.4071	✓	✓	✓	✓	✓	✓	1		8.142
BB 455	Corrybrannan	0.8638	✓	✓	✓	✓	✓	✓	1		17.276
BB 457	Cornamucklaglass	2.433	✓	✓	✓	✓	✓	✓	1		48.66
BB 468	Cornamucklaglass	1.376	✓	✓	✓	✓	✓	✓	1		27.52
BB 901	Corrybrannan	0.6288	✓	✓	✓	✓	✓	✓	1		12.576
BB 1002	Cornamucklaglass	1.331	✓	✓	✓	✓	✓	✓	1	Owner of site also owns BB468 and BB471 which provides direct access to R183, as well as public footpath and lighting	26.62
TOTAL YIELD											140.794



Ballybay Town (Residential Lands)

Revised Settlement Capacity Audit (Variation No. 2)



MONAGHAN TOWN: SUSTAINABLE CRITERIA

RESIDENTIAL ZONINGS MCDP 2025-2031

Site Details	Sustainable Planning Criteria				Additional Comments
Map Reference	Existing Land Use Zoning	Location (within 10-15 minute walk of Town Centre / 1-1.5km)	Compact Growth – brownfield /infill / rounding off	Extant Planning Permission	
MT 356	Strategic Residential Reserve	✓	✓	X	
MT 332	Strategic Residential Reserve	✓	✓	X	Indicative new road proposal to south of site.
MT 353	Strategic Residential Reserve				
MT 952	Strategic Residential Reserve	✓	✓	X	New Road Proposal to south of site. Access via private laneway
MT 1029	Proposed Residential A	✓	✓	X	Subject of submission to the Draft MCDP 2025 - 2031, seeking lands to be rezoned for residential purposes. Rezoned from SRR to PRA.
MT 382	Strategic Residential Reserve	✓	✓	X	Pluvial flooding on portion of site.
MT 387	Proposed Residential A	✓	✓	X	Fluvial flooding on portion of site.
MT 388	Proposed Residential A	✓	✓	✓	Planning application 19/441. Rezoned from SRR to PRA.
MT 384	Proposed Residential B	✓	✓	✓	
MT 351	Strategic Residential Reserve	✓	✓	X	
MT 364	Strategic Residential Reserve	✓	✓	X	
MT 367	Proposed Residential A	✓	✓	X	Accessed from adjacent Latlorcan Court.
MT 275	Proposed Residential B	✓	✓	X	Planning applications 20/391 & 22/259 refused on portion of site.
MT 279	Proposed Residential B				
MT 936	Proposed Residential A	✓	✓	X	
MT 904	Proposed Residential B	X	X	X	Pluvial flooding on portion of site.

MT 249	Strategic Residential Reserve	X	✓	X	Fluvial flooding on portion of site.
MT 254	Strategic Residential Reserve	X	✓	X	
MT 247	Proposed Residential B	✓	✓	✓	Lands were subject of a submission to draft MCDP 2025-2031 Lands rezoned from SRR to PRA Extant planning permission on part of lands (24/60478).
MT 256	Strategic Residential Reserve	✓	✓	✓	Planning permission reference 24/60478
MT 255	Proposed Residential B	X	✓	X	Access via private laneway from R188. Footpath and lighting along R188.
MT 239	Strategic Residential Reserve	✓	✓	X	Indicative road proposal to the south. Lands are accessed via existing residential development (Tully). Lands rezoned from SRR to PRA.
MT 242	Proposed Residential A	✓	✓	✓	Current application 2560432 (49 dwellings).
MT 219	Strategic Residential Reserve	✓	✓	X	Lands rezoned from SRR to PRA.
MT 929	Proposed Residential B	✓	✓	X	
MT 184	Proposed Residential A	✓	✓	✓	Extant permission 6 units (25/60008)
MT 152	Proposed Residential A	✓	✓	X	
MT 165	Proposed Residential B	✓	✓	X	25/60179 & 24/60364
MT 949	Strategic Residential Reserve	✓	✓	✓	Permission granted for single dwellings 21644 23243
MT 951	Proposed Residential A	✓	✓	X	
MT 192	Strategic Residential Reserve	✓	✓	X	
MT 204	Strategic Residential Reserve	✓	✓	X	
MT 213	Proposed Residential A	✓	✓	X	.
MT 215	Strategic Residential Reserve	✓	✓	X	
MT 958	Proposed Residential A	✓	✓	X	Lands rezoned from SRR to PRA.
MT 246	Proposed Residential B	✓	✓	X	
MT 286	Proposed Residential B	✓	✓	X	

MT 297	Strategic Residential Reserve	✓	✓	✓	
MT 296	Strategic Residential Reserve	✓	✓	X	
MT 300	Strategic Residential Reserve	✓	✓	X	
MT 309	Proposed Residential B	✓	✓	✓	Extant permission 24 dwellings (24/60265)
MT 948	Strategic Residential Reserve	✓	✓	X	Lands were the subject of a submission to the Draft MCDP 2025- 2031 requesting lands to be zoned for residential use.
MT 228	Town Centre	✓	✓	✓	Part VIII Consent obtained 22/80007 Developed as a car park.
MT 238	Town Centre	✓	✓	X	
MT 282	Town Centre	✓	✓	✓	
MT 250	Town Centre	✓	✓	✓	Planning applications 17/453 and 22/60130
MT 928	Strategic Residential Reserve	✓	✓	X	Rezoned from SRR to PRA.
MT 932	Proposed Residential A	✓	✓	X	

Amendments to Residential Zonings – Proposed Variation 2

Site Details	Sustainable Planning Criteria				Additional Comments
Map Reference	Existing Land Use Zoning	Location (within 10-15 minute walk of Town Centre / 1-1.5km)	Compact Growth – brownfield /infill / rounding off	Extant Planning Permission	
MT1022	Proposed Residential A	✓	✓	X	Rezoned from rural area to PRA.
MT1026	Proposed Residential A	✓	✓	X	Rezoned from rural area to PRA.
MT 209	Strategic Residential Reserve	✓	✓	X	Rezoned from IE to SRR.
MT 1028	Proposed Residential A	✓	✓	X	Rezoned from CSF to PRA
MT 219	Strategic Residential Reserve	✓	✓	X	Rezoned from SRR to PRA.

MT 239	Strategic Residential Reserve	✓	✓	X	Road proposed to south of site. Access via existing residential development (Tully). Rezoned from SRR to PRA.
MT 247	Proposed Residential B	✓	✓	✓	Lands were subject of a submission to draft MCDP 2025-2031 Lands rezoned from SRR to PRA Extant planning permission on part of lands (24/60478).
MT 388	Proposed Residential A	✓	✓	✓	Planning application 19/441. Rezoned from SRR to PRA.
MT 928	Strategic Residential Reserve	✓	✓	X	Rezoned from SRR to PRA.
MT 948	Strategic Residential Reserve	✓	✓	X	Subject of a submission to the Draft MCDP 2025- 2031 requesting lands to be zoned for residential use. Rezoned from SRR to PRA.
MT 958	Proposed Residential A	✓	✓	X	Rezoned from SRR to PRA. Lands were the subject of a submission to the Draft MCDP 2025 – 2031.
MT 1028	Proposed Residential A	✓	✓	X	Lands rezoned from CSF to PRA.
MT 1029	Proposed Residential A	✓	✓	X	Subject of submission to the Draft MCDP 2025 - 2031, seeking lands to be rezoned for residential purposes. Rezoned from SRR to PRA.

CARRICKMACROSS TOWN: SUSTAINABLE CRITERIA

RESIDENTIAL ZONINGS MCDP 2025-2031

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	
CM 655	Proposed Residential B	X	✓	✓	Outline permission 4 units 24/60120
CM 653	Proposed Residential B	✓	✓	X	
CM 660	Proposed Residential A	✓	✓	x	Permission for 56 units 25/60303 Under appeal
CM 674	Proposed Residential B	✓	✓	✓	Permission for 1 unit 23/60322 Commencement Notice submitted reference 24/25
CM 688	Proposed Residential B	✓	✓	✓	Permission for 38 units 24/60457 No Commencement Notice submitted.
CM 670	Proposed Residential A	✓	✓	✓	Permission for 43 units 25/60311 No Commencement Notice submitted.
CM 764	Strategic Residential Reserve	✓	✓	X	
CM 768	Strategic Residential Reserve	✓	✓	X	
CM 773	Proposed Residential B	✓	✓	✓	Permission for 5 units 23/60011 No Commencement Notice submitted.
CM 771	Strategic Residential Reserve	✓	✓	X	
CM 779	Strategic Residential Reserve	✓	✓	X	
CM 782	Strategic Residential Reserve	✓	✓	X	
CM 784	Strategic Residential Reserve	✓	✓	X	
CM 783	Strategic Residential Reserve	✓	✓	X	
CM 774	Proposed Residential B	✓	✓	✓	Permission for 16 units 24/60137 No Commencement Notice submitted.
CM 715	Town Centre	✓	✓	X	
CM 719	Town Centre	✓	✓	X	
CM 685a	Town Centre	✓	✓	X	Fluvial flooding along western boundary.
CM 865b	Town Centre	✓	✓	X	Fluvial flooding south of site. Protected structure located within site.
CM 731a	Town Centre	✓	✓	X	
CM 731b	Town Centre	✓	✓	X	
CM 731c	Town Centre	✓	✓	X	
CM 731d	Town Centre	✓	✓	X	
CM 735	Proposed Residential A	✓	✓	X	Refusal of 51 units 24/60437 Under Appeal
CM 707	Proposed Residential A	✓	✓	X	

CM 943	Strategic Residential Reserve	✓	✓	X	
CM 925	Proposed Residential A	✓	✓	✓	Permission for 72 units 25/60144 No Commencement Notice submitted.
CM 647	Strategic Residential Reserve	✓	✓	X	
CM 637	Strategic Residential Reserve	✓	✓	X	
CM 598	Strategic Residential Reserve	✓	✓	X	
CM 615	Proposed Residential B	✓	✓	X	
CM 924	Strategic Residential Reserve	✓	✓	X	

Amendments to Residential Zonings – Proposed Variation 2

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	
CM 707	Proposed Residential A	✓	✓	X	
CM 764	Strategic Residential Reserve	✓	✓	X	
CM 768	Strategic Residential Reserve	✓	✓	X	
CM 783	Strategic Residential Reserve	✓	✓	X	Request made to the Draft Monaghan County Development Plan 2025-2031 seeking rezoning for residential purposes.
CM 924	Strategic Residential Reserve	✓	✓	X	
CM 1005	Rural Area	✓	X	X	
CM 1003	Rural Area	✓	X	X	
CM 1030	Strategic Residential Reserve	✓	✓	X	Request made to the Draft Monaghan County Development Plan 2025-2031 seeking rezoning for residential purposes.
CM 1004	Strategic Residential Reserve	✓	✓	X	

CASTLEBLAYNEY TOWN: SUSTAINABLE CRITERIA

RESIDENTIAL ZONINGS MCDP 2025-2031

Site Details	Sustainable Planning Criteria				Additional Comments
Map Reference	Existing Land Use Zoning	Location (within 10-15 minute walk of Town Centre / 1-1.5km)	Compact Growth – brownfield /infill / rounding off	Extant Planning Permission	
CY 494	Proposed Residential B	✓	✓	x	
CY 515	Proposed Residential B	✓	✓	X	Road upgrade along adjoining LP3800 to the east.
CY 517	Proposed Residential A	✓	✓	X	Site predominately developed (Coill Darach). Area within middle of site developed for agricultural/stables.
CY 524	Proposed Residential A	✓	✓	X	Operational farm located within south eastern portion of site. Road upgrade adjoining LP3800 to the west
CY 915	Proposed Residential A	✓	✓	X	Accessed via existing residential development. Flood risk to southern western area.
CY 917	Proposed Residential A	✓	✓	X	Historic Planning Approval for housing.
CY 556	Strategic Residential Reserve	✓	✓	X	
CY 569	Proposed Residential B	✓	✓	✓	Current application on site. Not yet determined (25/47).
CY 574	Proposed Residential B	✓	✓	✓	Planning applications 20/524, 21/171,22/370, 24/60118
CY 573	Strategic Residential Reserve	✓	✓	X	
CY 576	Proposed Residential B	✓	✓	✓	Planning application 18/368. Unfinished residential development. Application 24909 granted extension of duration. Portion of site subject to pluvial flooding.
CY 579	Strategic Residential Reserve	✓	✓	✓	Planning application 18/368. Unfinished residential development. Application 24909 granted extension of duration. Portion of site subject to pluvial flooding.
CY 535	Proposed Residential A	✓	✓	X	
CY 533	Town Centre	✓	✓	✓	Planning application 23/60102 granted at appeal.

CY 537A	Town Centre	✓	✓	X	Indicative road proposal along western boundary.
CY 537B	Town Centre	✓	✓	X	Flood risk along eastern site boundary.
CY 488	Proposed Residential A	✓	✓	✓	2360126 (Incomplete Application) 249021 Granted extension of duration (original applications 08/255 & 19/155).
CY 485	Proposed Residential B	✓	✓	X	
CY 919	Strategic Residential Reserve	✓	✓	X	

Amendments to Residential Zonings – Proposed Variation 2

Site Details		Sustainable Planning Criteria			Additional Comments
Map Reference	Existing Land Use Zoning	Location (within 10-15 minute walk of Town Centre / 1-1.5km)	Compact Growth – brownfield /infill / rounding off	Extant Planning Permission	
CY 1012	Proposed Residential A	✓	X	X	Rezoned from rural area to PRA. Lands were subject of a submission to the Draft MCDP 2025-2031 seeking lands to be included within settlement envelope and zoned for residential use.
CY 1013	Proposed Residential A	✓	✓	X	Rezoned from rural area to PRA
CY 1014	Proposed Residential A	✓	✓	X	Lands rezoned from IE to PRA.
CY 1020	Proposed Residential A	✓	X	X	Rezoned from rural area to PRA. Lands were a subject of a submission to the draft MCDP 2025-2031.
CY 1021	Proposed Residential A	✓	X	X	Lands rezoned from rural area to PRA. Historical planning permission granted for single dwelling.
CY 1015	Strategic Residential Reserve	✓	✓	X	Lands rezoned from rural area to SRR.
CY 1016	Strategic Residential Reserve	✓	✓	X	Lands rezoned from rural area to SRR.
CY 1017	Proposed Residential A	✓	X	X	Lands rezoned from rural area to PRA..
CY 1019	Strategic Residential Reserve	✓	✓	X	Lands rezoned from rural area to SRR.

CLONES TOWN: SUSTAINABLE CRITERIA

RESIDENTIAL ZONINGS MCDP 2025-2031

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	
CS 3	Proposed Residential B	✓	✓	X	
CS 6	Proposed Residential B	✓	✓	X	
CS 11	Proposed Residential B	✓	✓	X	
CS 29	Proposed Residential A	✓	✓	X	
CS 945	Strategic Residential Reserve	✓	✓	X	
CS 957	Proposed Residential B	✓	✓	X	
CS 97	Proposed Residential A	✓	✓	X	
CS 102	Proposed Residential B	✓	✓	X	
CS 108	Strategic Residential Reserve	✓	✓	X	
CS 83	Proposed Residential A	✓	✓	X	
CS 71	Town Centre	✓	✓	X	
CS 56	Town Centre	✓	✓	X	
CS 115	Strategic Residential Reserve	✓	✓	X	
CS 54	Proposed Residential A	✓	✓	✓	PT8MN293 – 24 Residential Units
CS 101	Strategic Residential Reserve	✓	✓	X	
CS 96	Strategic Residential Reserve	✓	✓	X	
CS 73	Proposed Residential A	✓	✓	X	
CS 63	Strategic Residential Reserve	✓	✓	X	
CS 12	Proposed Residential B	✓	✓	X	
CS 20	Strategic Residential Reserve	✓	✓	X	

PROPOSED RESIDENTIAL ZONINGS MCDP 2025-2031

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	
CS 25	Landscape Protection/Conservation	✓	✓	X	
CS 101	Strategic Residential Reserve	✓	✓	X	
CS 107	Landscape Protection/Conservation	✓	✓	X	
CS 1006	Landscape Protection/Conservation	✓	✓	X	Request made to the Draft Monaghan County Development Plan 2025-2031 seeking rezoning for residential purposes.
CS 1007	Industry/Enterprise/Employment	✓	✓	X	Request made to the Draft Monaghan County Development Plan 2025-2031 seeking rezoning for residential purposes.
CS 1008	Rural Area	✓	✓	X	Request made to the Draft Monaghan County Development Plan 2025-2031 seeking rezoning for residential purposes.
CS 1009	Landscape Protection/Conservation	✓	✓	X	

BALLYBAY TOWN: SUSTAINABLE CRITERIA

RESIDENTIAL ZONINGS MCDP 2025-2031

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	
BB394	Strategic Residential Reserve	✓	✓	X	
BB396	Strategic Residential Reserve	✓	✓	X	
BB397	Proposed Residential B	✓	✓	X	
BB399	Proposed Residential B	✓	✓	X	
BB428	Strategic Residential Reserve	✓	✓	X	
BB440	Proposed Residential A	✓	✓	X	
BB901	Strategic Residential Reserve	✓	✓	X	
BB445	Strategic Residential Reserve	✓	✓	X	
BB455	Strategic Residential Reserve	✓	✓	X	
BB464	Strategic Residential Reserve	✓	✓	X	
BB449	Proposed Residential A	✓	✓	X	
BB 439	Town Centre	✓	✓	X	
BB465	Proposed Residential A	✓	✓	X	
BB471	Proposed Residential A	✓	✓	X	
BB468	Proposed Residential B	✓	✓	X	
BB457	Strategic Residential Reserve	✓	✓	X	

Amendments to Residential Zonings – Proposed Variation 2

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	
BB 445	Strategic Residential Reserve	✓	✓	X	
BB 455	Strategic Residential Reserve	✓	✓	X	
BB 457	Strategic Residential Reserve	✓	✓	X	
BB 468	Proposed Residential B	✓	✓	X	Request made to the Draft Monaghan County Development Plan 2025-2031 seeking rezoning for residential purposes.
BB 901	Strategic Residential Reserve	✓	✓	X	
BB 1002	Rural Area	✓	X	X	Request made to the Draft Monaghan County Development Plan 2025-2031 seeking rezoning for residential purposes.