

**Chief Executive's Report in accordance with
Section 58 of the
Planning and Development Act 2024
in Respect of Proposed Variation No. 2
to the Monaghan County
Development Plan
2025 - 2031**

JUNE 2026

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1.0: Introduction

This report relates to the issues raised in submissions and observations received from members of the public, prescribed authorities and key stakeholders following the publication of the Proposed Variation No. 2 of the Monaghan County Development Plan 2025-2031 under Section 58 of the Planning and Development Act 2024. This report is furnished to the Elected Members of Monaghan County Council for their consideration.

1.1: Background to Proposed Variation No.2

Proposed Variation No. 2 has been prepared to align the Monaghan County Development Plan 2025-2031 with the NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities (2025) (the guidelines).

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.

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) detailed within the guidelines for County Monaghan, 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 1 below provides clarification in this regard:

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

Table 1: Revised Housing Growth Requirement County Monaghan

The new annual housing growth requirement for County Monaghan therefore 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.

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 will not be activated over the period of a development plan.

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 should adopt the full additional provision of 50% above the baseline requirement when reviewing the Core Strategy. Table 2 details the housing growth requirement for the County to include the additional provision of 50%.

	Existing Annual 2020 Housing Requirement (Housing Supply Target)	Adopted Development Plan – Annual Housing (Housing Supply Target)	2025 to 2034 New Annual Housing Growth Requirement to 2034	2035 to 2040 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 2: Revised Housing Growth Requirement County Monaghan including 50% Additional Provision

To calculate housing land requirement, the Monaghan County Development Plan 2025 – 2031 applied a housing density requirement to each Tier 1, Tier 2 and Tier 3 settlement. The housing 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 applied are within the parameters of the ‘Sustainable Residential Development and Compact Settlements- Guidelines for Planning Authorities.

The Monaghan County Development Plan does acknowledge however, that while 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 County Development Plan the densities applied to Tier 1, Tier 2 & Tier 3 settlements within the development plan has been maintained, details of which are contained within Table 3 below:

Settlement	A	B	C
	Housing Growth Requirement (Plan Period)	Density (Units per Hectare)	Land Requirement (ha) (C = A / B)
Monaghan	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 3: Estimated Land Requirement

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 was given to any extant planning permissions for residential development, to understand the anticipated rate of housing delivery.

At a settlement specific level, Table 4 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 commenced. 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 is considered 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.

In accordance with Development Plans – Guidelines for Planning Authorities (2022), the zoning of lands should be undertaken through the plan making process, informed by evidence-based assessments and audits at both the site and settlement level to enable the sustainable development of settlements, the integration of land use and transportation planning and the creation of communities that are supported by appropriate infrastructure. Audits and assessments undertaken in conjunction with the proposed variation therefore included a Settlement Capacity Audit, a Strategic Flood Risk Assessment, as well as environmental assessments.

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). 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.

1.3: Content of Chief Executive's Report

In accordance with Section 58(11)(c) of the Planning and Development Act 2024, this report shall:

- a) list the persons or bodies who made submissions.
- b) provide a summary of:
 - i. the recommendations and submissions made by the Minister,
 - ii. the recommendations and submissions made by the Office of the Planning Regulator,
 - iii. submissions made by the regional assembly and the National Transport Authority and
 - iv. submissions made by any other persons in relation to the proposed variation
- c) give the response of the chief executive to the issues raised in the submissions, taking account of the proper planning and sustainable development of the area, the statutory obligations of the planning authority and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.
- d) set out the recommendations of the chief executive as to how any recommendations made by the Minister and the Office of the Planning Regulator in any submissions made by them should be dealt with, and
- e) where required, include the assessment of the chief executive of the proposed variation for the purposes of strategic environmental assessment or appropriate assessment, taking into account the submissions received under this section.

With regard to recommended changes to the text of Proposed Variation No. 2, new text as originally proposed in the variation is denoted in **green**, with deleted text denoted by ~~red strikethrough~~. Further additional new text changes proposed following the consultation period are denoted in **bold, green and underlined**.

A number of the existing maps contained within the Monaghan County Development Plan 2025-2031 have been amended to reflect the changes recommended in this report. These amended maps are contained within Appendix 1 of this report.

In accordance with Section 58(12)(b), the members of a planning authority shall consider the proposed variation and the Chief Executive's Report within 6 weeks from the date of the submission of the Chief Executive's Report to the members of the planning authority.

1.4: Environmental Assessments

All changes recommended within this report have been subject to Strategic Environmental Assessment (SEA) Screening and Appropriate Assessment (AA) Screening. These reports are provided separately to this Chief Executive Report.

1.5: Consultation Process

On the 14th May 2026, Monaghan County Council published its intention to vary the Monaghan County Development Plan 2025-2031 (Proposed Variation No. 2) to incorporate the revised housing growth requirements arising from the adoption of the National Planning Framework, First Revision in April 2025 and the subsequent publication under Section 28 of the Planning and Development Act 2000 (as amended) in July 2025. The notice was published in the Anglo Celt newspaper, on the Council's Consultation Portal (consult.monaghancoco.ie), and Council's website (monaghan.ie), along with an Explanatory Report, associated map booklet, SEA Screening Report, SEA Screening Determination, AA

Screening Report and AA Screening Determination and Strategic Flood Risk Assessment. Additionally, public notification of the proposed variation was also promoted on the Council's Social Media platforms.

Notice of the proposed variation was also sent to the Minister for Housing, Local Government and Heritage Office, the of the Planning Regulator, the Northern and Western Regional Authority, and other prescribed bodies in accordance with Section 58 of the Planning and Development Act 2024.

Three public information drop in events were also held within the three Municipal Districts of the County which provided the public the opportunity to discuss the proposed variation with members of the Forward Planning Team.

Written submissions with respect to the proposed variation were invited between the 14th May and 11th June 2026. A total of 29 submissions were received during the consultation period, details of which can be viewed at <https://consult.monaghancoco.ie/en/consultation/proposed-variation-no-2-monaghan-county-development-plan-2025-2031>.

1.6: Submissions and Observations Received

A total of 29 submissions were received during the statutory time period from:

1. Health and Safety Authority
2. OPW East Region Drainage Maintenance Section
3. Kenneth D. Lonergan on behalf of Glassford Development Ltd
4. Paul Bennett
5. Maritime Area Regulatory Authority
6. Environmental Protection Agency
7. Gerry Corrigan
8. Pauline Treanor
9. Transport Infrastructure Ireland
10. Department of Education and Youth
11. Patrick Murphy
12. Craft Studio Architecture on behalf of Paul and Tommy Bowe
13. Shane Fitzsimons
14. Craft Studio Architecture on behalf of Jane Keenan
15. Gerard Murphy
16. Office of Public Works
17. Craft Studio Architecture on behalf of Sean Mullen
18. Genesis Planning Consultants on behalf of Peadar Mackle
19. Inland Fisheries Ireland
20. National Transport Authority
21. Meath County Council
22. E.S.B
23. Gerry Corrigan
24. Uisce Eireann
25. Brady Hughes Consulting on behalf of John, Paul and Shane Meegan
26. Office of the Planning Regulator
27. DHLGH Development Applications Unit
28. Kenneth Gilliland
29. Kenneth Gilliland

PART 2

THE RECOMMENDATIONS AND SUBMISSIONS AND MADE BY

- **MINISTER FOR HOUSING, LOCAL GOVERNMENT
AND HERITAGE:**
- **THE OFFICE OF THE PLANNING REGULATOR
(OPR); and**
- **NATIONAL TRANSPORT AUTHORITY (NTA)**

Submission Reference	MN-C46-PV2-27
Name	Department of Housing, Local Government and Heritage (DHLGH)
Summary of Submission	
DHLGH make the following comments:	
Built Heritage Site MT948 (Latlorcan House and Mortuary Chapel and cemetery): - Proposed zoning change from Strategic Residential Reserve to Proposed Residential A, adjacent to protected structures (Latlorcan House - No objection to rezoning, but sensitivities exist regarding boundaries and historic context. - Mitigation measures recommended: - Introduce open space and additional planting along boundaries. - Ensure high quality, responsive design that respects the historic environment and intervisibility with nearby ecclesiastical sites. - Require planning applications to include a design statement addressing potential impacts on the historic environment and its surrounds. Site CM1005 (Near Lough Fea Demesne): - Discrepancy noted between SEA statement and zoning map regarding proximity to historic woodland. - Development should be limited to the eastern part of the site to avoid encroachment on Lough Fea Demesne and its woodland. - This mitigation should be supported by a site-specific objective in the Development Plan that sets out detailed requirements for the development of the site which serves to protect the historic Lough Fea demesne and its wider setting. - Suggests rezoning lands south of Foxfield estate to Residential A as a more appropriate Alternative, given there is access directly onto Magheross Road. Nature Conservation The Department refers to your correspondence on the 11th of May 2026 in relation to the SEA and AA Screening of Proposed Variation No 2 to the Monaghan County Development Plan 2025-2031. This submission is made in the context of this Department's role in relation to nature conservation. The observations are intended to assist Monaghan County Council in relation to identifying potential impacts on European and national nature conservation sites, biodiversity and environmental protection in general, in the context of the current proposal. The following observations are provided; Matters relating to the planning framework and national policy context - The preparation and implementation of variation No. 2 assessment have been undertaken within the framework of National and Regional Policies (e.g. NPF, National biodiversity Action Plan, All Ireland Pollinator Plan). - Emphasizes the need to integrate biodiversity protection and nature conservation into all stages of land use planning. Explicit commitments to sustainable development and the pursuit of practices aligned with no net loss of biodiversity and a low carbon society. - Highlights Ireland's commitments under EU and UN biodiversity strategies. MCC should note the main objectives of the National Biodiversity Action Plan 2023-2030, the EU Biodiversity Strategy 2030, and the regional policy objectives of the NWRA RSES in relation to nature and recreation Within the context of this framework, the Department highlights six land zonings in the Clones settlement which are proposed for amendment from Landscape Protection/Conservation to	

Proposed Residential A and Industry/Enterprise/Employment, totalling 5.03 ha collectively. In particular, the Department draws attention to four land zonings and the respective recommendations for rezoning; CS107, CS1009, CS1010, CS1011.

Whilst potentially not deemed to be significant in scale, the Department nevertheless highlights their locations along an approximately 450m stretch of the watercourse in the WFD Riverbody FINN (MONAGHAN)_040 (IE_NW_36F010500) with connectivity to the Kilroosky Lough Cluster SAC (site code: 001786). The proposed rezoning is noted to encompass both sides of the watercourse. Their location within an existing built-up area and close to the existing urban core does not diminish the relative biodiversity value within the context of the Monaghan County Development Plan 2025-2031.

Within the Monaghan CDP, the following objectives are highlighted; HCLO 3, WPO 8 and HCLP 1.

The Department therefore recommends the retention of appropriate landscape buffers along the riparian corridor in the proposed amendments to provide appropriate environmental protection from development in these land zonings within the context of the existing framework of the Monaghan CDP and in accordance with environmental and ecological assessment. This should include the ecological functions and habitat requirements of Annex IV species receiving strict protection under the Habitats Directive (Directive 92/43/EEC).

Chief Executive Response

The submission from the Department is noted and welcomed.

The Department raises concerns in relation to the potential impact of proposed rezonings on sensitive heritage sites, in particular site MT948 (Latlorcan House, Mortuary Chapel and cemetery) and site CM1005 (Lough Fea Demesne). The submission highlights the need to protect the setting of Protected Structures and demesne landscapes and requests further detail regarding layout, buffers, design approach and assessment of impacts. Concerns are also raised in relation to the rezoning of lands at Clones (CS107, CS1009, CS1010 and CS1011), including the need to address environmental sensitivities and watercourse protection.

An SEA Screening Assessment was undertaken to determine the need for an SEA for the Proposed Variation to the Monaghan County Development Plan 2025 - 2031 (CDP). It has been concluded that there is no real likelihood of significant environmental effects occurring as result of the implementation of the Proposed Variation, considering the existing framework of land use planning criteria/mitigation in the current CDP, which will serve to guide development supported by the Proposed Variation and mitigation potential environmental effects. Robust heritage and biodiversity related policies are included in the Monaghan CDP which will serve to suitably avoid and prevent potential adverse environmental effects during the Development Management process. Monaghan County Development Plan 2025–2031 contains a strong and robust policy framework to ensure the protection, conservation and appropriate management of built heritage and sensitive landscapes.

Policy BHP4 requires that development within or in the vicinity of a Protected Structure must be sympathetic to its character and setting, having regard to design, scale, height, massing and materials. The policy also seeks to prevent development that would adversely affect the special interest of the structure or important views to and from it.

In addition, Policy DLP1 provides that new development shall not adversely affect the site, setting or views associated with historic houses, gardens and designed landscapes. Policy DLP2 further requires that proposals in the vicinity of such assets be accompanied by an assessment of potential impacts on the landscape and designed views.

It should be noted that, in response to submissions made by the Office of the Planning Regulator and the Office of Public Works in relation to proposed Variation No. 2, the Chief Executive has recommended that site MT 948 be removed from the proposed variation and revert to its existing zoning of Strategic Residential Reserve. Accordingly, the concerns pertaining to this site are no longer considered relevant.

Having regard to the above, it is considered that the concerns raised in respect of site CM1005 can be appropriately addressed through the development management process. Any future planning application will be required to demonstrate compliance with these policies and will be subject to detailed assessment at pre-planning and application stage. Matters such as design, layout, open space provision (including buffers), and the preparation of supporting documentation, including design statements and impact assessments, can be satisfactorily addressed as part of this process.

In this context, it is not considered that more appropriate alternative lands are required. The rationale for the rezoning of the subject site is set out in the supporting documentation accompanying Variation No. 2, and it is considered that any potential impacts can be mitigated through the proper application of Development Plan policies and development management controls.

Regarding lands at Clones (CS107, CS1009, CS1010 and CS1011), it is noted that these lands will be subject to a Council-led master planning process. This masterplan will incorporate an appropriate buffer along the identified unmodelled watercourse. The extent and design of this buffer will be informed by detailed flood risk, environmental and ecological assessments to be carried out as part of the master planning process. The preparation of the masterplan will also be subject to statutory requirements, including Appropriate Assessment (AA) and Strategic Environmental Assessment (SEA).

Overall, it is considered that the established policy framework, together with the requirement for master planning and statutory environmental assessment, will ensure that the environmental and heritage sensitivities of the subject lands are appropriately protected.

Chief Executive's Recommendation

No amendment recommended.

Submission Reference	MN-C46-PV2-26
Name	Office of the Planning Regulator
Summary of Submission	
The Office makes a number of recommendations in relation to Tier 4 Settlements, compact growth, flood risk management and transportation for the Planning Authority to address. They stated that the recommendations set out below, are intended to support the Planning Authority in further strengthening the proposed variation and ensuring its effective implementation: 1. Tier 4 Settlements Section 15.8.10 of the Development Plan states that residential development in Tier 4 Settlements with capacity in existing public foul drainage and public/group water systems will be considered subject to compliance with specified criteria. Section 15.8.10 criterion (b) requires development to contribute to the sequential development of land from the center of the settlement outwards and/or represents an infilling of the existing settlement envelope. The Development Plan does however allow for an exception whereby social housing developments may be considered outside the defined settlement limit, where a clear need is demonstrated and the land is contiguous and can be adequately serviced. This approach was appropriately justified with reference to relevant housing policy and social need. Proposed Amendment No. 16 however seeks to remove the restriction limiting this exception to social housing, thereby allowing all forms of residential development to be favourably considered outside settlement limits until such time as village plans are adopted. Given that the tendering process has only been completed for three of the 14 villages, and that Development Plans are to be prepared at a rate of three per year, there is a clear risk of piecemeal and uncoordinated development occurring outside settlement boundaries over an extended period. This would undermine the plan-led approach to development and conflict with Housing Strategic Objective HSSO 1, to plan for future housing in the county within defined settlements, enabling the plan-led growth of villages. No rationale is provided for the ability to set aside section 15.8.10 criterion (b), to support the sequential development of land from the centre of the settlement outwards and/or infill within the existing settlement envelope, which aligns with the key priorities for compact growth in villages set out in the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024), to strengthen the existing urban core, realise opportunities for infill and backland development and to provide for sequential and sustainable housing development. Facilitating development outside settlement limits would run counter to these principles. Furthermore, no assessment has been provided to demonstrate that sufficient land is unavailable within existing settlement boundaries to accommodate the population and housing growth targets set out in the Core Strategy. In the absence of such evidence, the proposed policy change is not considered to be justified. The Office is also concerned that the approach could lead to inconsistency and uncertainty in the application of planning policy. For example, a situation may arise where a single rural dwelling outside the settlement boundary is restricted by rural housing policies, while a multi-unit residential scheme in a similar location would not be subject to the same planning criteria and considerations. This would create incoherence in the policy framework.	

It is therefore recommended that the Planning Authority adopt an evidence-based and plan-led approach to determining whether and where settlement limits should be extended, rather than the proposed approach, which would significantly weaken the current strategy for supporting sustainable development in rural communities.

The proposed Amendment No. 16 would allow all residential development outside Tier 4 settlement boundaries, removing the current restriction that limits such exceptions to social housing only. This is considered problematic for the following reasons:

- It undermines the sequential, plan-led development approach in Section 15.8.10.
- It risks piecemeal and uncoordinated growth, especially as village plans will take years to complete.
- It conflicts with compact growth principles and Housing Strategic Objective HSSO 1.
- No evidence has been provided to show a lack of available land within settlement boundaries.
- It may create policy inconsistency, where rural one-off housing is restricted but multi-unit schemes outside settlements could be permitted.

Overall, the proposed change is viewed as unjustified and contrary to sustainable planning policy.

Recommendation 1 – Tier 4 Settlements

Having regard to the sustainable and plan-led growth villages in the county, and having considered:

- NPO 20 of the NPF the presumption in favour of development that can encourage more people and generate more jobs and activity within existing settlements;
- NPO 43 of the NPF to prioritise the provision of new homes at locations that can support sustainable development;
- the NPF Implementation: Housing Growth Requirements (2025);
- Housing Strategic Objective HSSO 1 of the Monaghan County Development Plan 2025-2031;
- the policy and objective for a sequential approach to development under the Development Plans, Guidelines for Planning Authorities (2022); and
- Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024),

the Planning Authority is recommended to retain the stipulation that it is only social housing development proposals located outside the settlement envelope that may be given favourably consideration by the Planning Authority.

2. Residential Zoning in Castleblayney

Carefully managing the sustainable growth of the towns and villages within County Monaghan will add value and create more attractive places in which its people can live and work. Such settlements contain many centrally located potential development areas that are suitable to provide housing. Activating such areas, achieving effective density and consolidation, rather than more sprawl of urban development, is a top priority of the NPF and the Regional Spatial and Economic Strategy (RSES) for the Northern and Western Regional Assembly (NWRA). It also ensures that land is developed in a sequential and co-ordinated matter. Securing such compact and sustainable growth supports the efficient provision of infrastructure and services, encourages the use of public transport, walking and cycling as well as reduces energy demand and usage.

Although it is appreciated that the Planning Authority has sought to identify lands that are likely to come forward for development, within Castleblayney one of the new rural area sites (CY1012) is located on the periphery of settlement and as acknowledged by the Settlement Capacity Audit, will not result in compact growth.

The site is located within an area where the predominant development is detached residential dwellings set within individual plots. The anticipated residential yield of site CY1012 is 32 units. The site is not served by public footpath or lighting, and it is not stated if foul sewerage drainage, water supply and surface water drainage is available.

Consequently, the proposed land would not support the delivery of compact and sequential growth and does not prioritise the provision of new homes at locations that can support sustainable development.

It is therefore recommended that site CY1012 is removed from the proposed Variation.

Recommendation 2 – Compact growth

Having regard to the delivery of compact and sequential growth, and the provision of new homes at locations that can support sustainable development, and having considered:

- NPO 9 of the NPF to deliver at least 30% of all new homes in settlements within their existing built-up footprints and ensure compact and sequential patterns of growth;
- NPO 43 of the NPF to prioritise the provision of new homes at locations that can support sustainable development;
- the NPF Implementation: Housing Growth Requirements (2025); and
- the policy and objective for a sequential approach to development under the Development Plans, Guidelines for Planning Authorities (2022). It is recommended that the Planning Authority omit site CY1012 from the proposed Variation No. 2 to the Monaghan County Development Plan 2025-2031.

3. Flood risk management

The Office welcomes the preparation of a Strategic Flood Risk Assessment (SFRA) and acknowledges that the Planning Authority has sought to implement and embed the Flood Guidelines into the proposed Variation. The Office notes that site MT948 within Monaghan Town has been proposed as Proposed Residential A. The SFRA however states that the headwaters of an unmodelled watercourse run along a portion of the southern site boundary and that the Planning Authority has a record of an area of flooding within the site. From discussions with the Office of Public Works (OPW), the land is also within the benefiting lands of an Arterial Drainage Scheme. The OPW has also identified that site MT388 within Monaghan Town, which is proposed to be zoned as Proposed Residential A, is also within the benefiting lands of an Arterial Drainage Scheme channel. Consequently, these lands may be prone to flooding.

As per the Flood Guidelines, lands that are at risk of flooding should be avoided and should not be zoned for highly vulnerable residential development. The Planning Authority should therefore undertake a risk assessment in order to establish whether a Stage 3 detailed flood risk assessment is required to be carried out (as set out in section 2.21 of the Flood Guidelines) for sites MT388 and MT948, and if necessary amend or omit the land use zonings to water compatible uses only where it is found that highly vulnerable development is proposed within Flood Zone A/B or less vulnerable development in Flood Zone A and the Plan Making Justification Test has not been passed.

It also needs to be ensured that access is preserved for the maintenance of the Arterial Drainage Schemes, this is reflected within the Development Plan's Climate Adaption Measures in order to avoid flood risk.

Recommendation 3 – Flood Risk Management

Having regard to and having considered:

- NPO 78 of the NPF (in relation to flood risk management);

- RPO 3.10 of the RSES to integrate sustainable water management solutions and assess flood risk by implementing The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) (Flood Guidelines); and
 - the Flood Guidelines,
- the Office recommends that the Planning Authority:

- (i) determines if a Stage 3 flood risk assessment is required for site MT948 due to the presence of an unmapped watercourse which has no flood risk extent illustrated on the flood zone mapping and has a record of flooding as well as for site MT388, which is within benefiting lands of an Arterial Drainage Scheme. If required, the Planning Authority should undertake Stage 3 assessments and if necessary, re-zone the land for an appropriate use consistent with the Flood Guidelines; and
- (ii) where zoning objectives are justified, the zoning objectives should specify that access is required for the maintenance of the Arterial Drainage Schemes.

In the interests of clarity, highly vulnerable development should not be facilitated within Flood Zone A or B, or less vulnerable development in Flood Zone A, where the Plan Making Justification Test has not been passed.

The Planning Authority is advised to consult with the Office of Public Works to address this recommendation.

4. Monaghan Local Transport Plan

As stated in the RSES for the NWRA, there is a need to significantly improve the integration of land-use and transport planning to deliver on the commitment to have compact growth. This will enhance the connectivity of people and places by promoting sustainable transport options for people of all age groups and levels of mobility. RPO 6.27 of the RSES emphasises the support for such integration including for Monaghan Town. RPO 6.28 of the RSES goes on to state that policies, objectives and measures which emerge from the Local Transport Plan (LTP) shall be incorporated in the Development Plan. Objective MTO 10 in the Development Plan indicates that the Development Plan will be varied to incorporate the objectives and measures of the finalised LTP for Monaghan Town.

Given that the Monaghan Town draft LTP was published in September 2025, the Office recommends that the Planning Authority clearly reflects its recommended strategy in the Development Plan.

Recommendation 4 – Local Transport Plan

Having regard to the need for the integration of land use and sustainable transportation, and having considered:

- NPO 37 of the NPF (sustainable mobility);
- RPO 6.27 of the RSES (integration of land use and transport);
- RPO 6.28 of the RSES (incorporation of local transport plans into development plans);
- the Climate Action Plan 2025 (reducing vehicle kilometres travelled);
- the Climate Action and Low Carbon Development Act 2015, as amended (mandatory target to reduce greenhouse gas emissions by 51%); and
- the National Sustainable Mobility Policy (2022) (reducing vehicle kilometres travelled),

the Planning Authority is recommended to incorporate the key policies, objectives and measures identified in the Monaghan Town Local Transport Plan into the Monaghan County Development Plan 2025-2031.

5. National roads

NPO 107 of the NPF seeks to ensure the alignment of the NPF and the National Development Plan through the delivery of the National Strategic Outcomes (NSO) which includes NSO 2 of the NPF to

enhance regional accessibility. This is further supported by RPO 6.5 of the RSES which stresses the importance of maintaining the strategic capacity and safety of the national roads network. Section 2.5 of Spatial Planning and National Roads Guidelines for Planning Authorities (2012) states that the policy of the planning authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 kmph apply. National Roads Policy NRP 4 within the Development Plan states that the Planning Authority will adopt this approach.

The proposed Variation seeks to rezone landscape protection/conservation zoning for Industry/Enterprise/Employment purposes in Clones (site CS1011). The land in question adjoins the N54 which is a national road at a location where Transport Infrastructure Ireland records indicate that an 80 kmph speed limit applies.

Exceptional circumstances have not been presented by the Planning Authority in order for a less restrictive approach to apply. The rezoning may therefore undermine the strategic function of the national road network, thus compromise the carrying capacity, operational efficiency and safety of the national road.

The Office therefore recommends that the Planning Authority reviews site CS1011 to ensure that it adheres with the identified policy framework. If it is the Planning Authority's intention that an alternative form of access be provided, this should be clearly stated.

Recommendation 5 – National Roads

Having regard to the need to maintain the strategic carrying capacity and safety of the national road network and having considered:

- NPO 107 of the NPF to support the delivery of National Strategic Outcomes;
- NSO 2 of the NPF Enhanced Regional Accessibility;
- RPO 6.5 of the RSES to maintain and enhance the strategic function of the national road network; and
- the Spatial Planning and National Roads Guidelines for Planning Authorities (2012),

it is recommended that the Planning Authority review the access arrangements associated with site CS1011 to ensure that any future development will not be accessed from a national road to which speed limits greater than 60 kmph apply. If access cannot be provided in accordance with the above policy framework, the zoning objective should be omitted.

The Planning Authority should consult with Transport Infrastructure Ireland in relation to this recommendation.

The Office requests that the Planning Authority addresses the recommendations set out above. As part of this process, the Chief Executive's report to the elected members, prepared under section 58(11) of the Act should summarise the Office's recommendations and outline how it is proposed to address them.

Chief Executive's Response

The Council welcomes the submission from the OPR and the recommendations are noted. The response to the recommendation put forward are detailed below:

Recommendation 1 – Tier 4 Settlements

Having considered the submission, the issues raised are noted and broadly concurred with. Section 15.8.10 of the Development Plan establishes a clear plan-led and sequential approach to development within Tier 4 Settlements, requiring residential development to occur from the centre

of the settlement outwards and/or as infill within the existing settlement envelope. This approach is consistent with national policy promoting compact growth and sustainable settlement patterns. The existing Development Plan makes a specific and targeted exception to this approach in respect of social housing, where a demonstrable need exists and where lands are contiguous to the settlement and can be appropriately serviced. This exception is justified in the context of addressing identified housing need and aligns with relevant Government policy.

Proposed Amendment No. 16, as drafted, would extend this exception to all forms of residential development outside settlement limits pending the preparation of village plans. It is acknowledged that such an approach could give rise to:

- Piecemeal and uncoordinated development outside defined settlement boundaries;
- A weakening of the sequential and plan-led development strategy set out in the Development Plan;
- Potential conflict with Housing Strategic Objective HSSO 1 and national guidance on compact growth; and
- Inconsistency in policy application, particularly in relation to rural housing provisions.

It is further noted that the preparation of village plans will occur on a phased basis over a number of years, and in the absence of an evidence-based justification demonstrating a lack of available and suitable lands within existing settlement boundaries, a general relaxation of policy in this regard is not warranted.

In this context, the Chief Executive considers that the current policy framework strikes an appropriate balance, allowing for flexibility in addressing social housing need while maintaining the integrity of the overall settlement strategy.

Response to Recommendation

It is recommended that Proposed Amendment No. 16 be modified to retain the existing restriction limiting this exception to social housing only, as set out in the adopted Development Plan.

This approach will ensure that:

- The plan-led and sequential development framework for Tier 4 Settlements is maintained;
- Development continues to align with national policy on compact growth; and
- Any future consideration of settlement boundary extensions is undertaken in an evidence-based and coordinated manner through the preparation of village plans.

Recommendation 2 - Residential Zoning in Castleblayney

Having considered the issues raised, in respect of site CY1012 in Castleblayney it is accepted that the subject site is located on the periphery of the settlement and, as identified in the Settlement Capacity Audit, does not contribute to the delivery of compact growth in accordance with the principles set out in the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) for the Northern and Western Regional Assembly (NWRA).

The Chief Executive further notes the concerns regarding the existing development pattern in the area, which is characterised by low-density, detached dwellings, and the limited availability of supporting infrastructure, including footpaths, public lighting, and confirmed servicing arrangements. In this context, it is considered that the inclusion of the site would not represent a sequential or consolidated approach to development and would not prioritise lands that are better located in terms of accessibility and servicing.

Having regard to the above, it is considered that the zoning of Site CY1012 is not consistent with the objective of promoting compact and sustainable growth within Castleblayney.

Response to Recommendation:

It is recommended that Site CY1012 be removed from the proposed Variation and the land revert to the rural countryside.

Recommendation 3 – Flood Risk Management

The Planning Authority welcomes the Office's acknowledgement of the preparation of the Strategic Flood Risk Assessment (SFRA) and its integration into the proposed Variation. The Authority also notes the observations in respect of sites MT948 and MT388 and the requirement to ensure consistency with the Flood Risk Management Guidelines.

Having regard to the Strategic Flood Risk Assessment, the presence of an unmodelled watercourse, and the inclusion of the lands within the benefiting lands of an Arterial Drainage Scheme, it is considered prudent to adopt a precautionary approach to site MT948.

MT388 is located adjacent to a CFRAM modelled watercourse, and therefore sufficient detail is available to progress with zoning. In respect of site MT388, it should be noted that an extant outline planning permission for 31 dwellings (Ref. No. 25/60102) was granted on 11 June 2025. A Stage 1 Flood Risk Assessment was submitted as part of this application. The permission incorporates a number of conditions, including the provision of a 10-metre riparian buffer, the submission of detailed surface/storm water drainage proposals, and the requirement to demonstrate that the proposed Sustainable Drainage Systems (SuDS) are appropriate to the existing ground conditions and will not pose a risk to water quality.

The conditions further require the submission of details relating to the long-term maintenance of the surface water drainage system post-development, including the identification of responsible parties. In addition, the proposed concept layout indicates the provision of open space along the watercourse/arterial drainage channel, thereby supporting appropriate set-back and maintenance access.

Response to Recommendation

It is recommended that site MT948 be removed from the Proposed Residential A zoning and revert to its previous zoning of Strategic Residential Reserve. This is considered elsewhere in the Chief Executive response to the OPW submission.

In addition, to ensure the continued operation and maintenance of Arterial Drainage Schemes, it is recommended that an objective be included in the Development Plan requiring the provision of a minimum 10 metre buffer along all Arterial Drainage Scheme channels, which shall be kept free from development to facilitate access for maintenance purposes.

This approach is consistent with national flood risk policy and supports the proper planning and sustainable development of the area.

Recommendation 4 – Monaghan Local Transport Plan

The Planning Authority notes the recommendation of the Office in relation to the integration of the Monaghan Town Local Transport Plan (LTP) into the Monaghan County Development Plan 2025–2031.

The Planning Authority acknowledges the importance of aligning land use and transport planning in order to deliver:

- compact growth,

- enhanced connectivity and accessibility, and
- a transition towards sustainable mobility, in accordance with the National Planning Framework, the RSES, and national climate policy.

The Monaghan Town Local Transport Plan (published September 2025) provides a comprehensive and evidence-based framework to support:

- modal shift away from private car use,
- the development of active travel networks, and
- the integration of transport infrastructure with future growth patterns in Monaghan Town.

Response to Recommendation

The Planning Authority accepts the recommendation of the Office and confirms its commitment to ensuring that the finalised Monaghan Town Local Transport Plan is fully incorporated into the Development Plan.

In this regard, the Planning Authority shall:

- Commence a variation to the Monaghan County Development Plan in quarter 3 of 2026 to incorporate the key policies, objectives and measures of the finalised LTP.

Recommendation 5 – National Roads

The Planning Authority acknowledges the importance of safeguarding the strategic function, safety and carrying capacity of the national road network, as set out in national and regional policy, including:

- NPO 107 and NSO 2 of the National Planning Framework;
- RPO 6.5 of the RSES; and
- the *Spatial Planning and National Roads Guidelines (2012)*.

The Planning Authority accepts the recommendation in principle; however, it considers that the zoning of Site CS1011 for Industry/Enterprise/Employment uses remains appropriate, subject to clarification of access arrangements.

Key Considerations

- The proposed road linking the Clones Road (N54) to the Roslea Road has been included in the Monaghan County Development Plans since 2007. No submissions or observations have been raised in relation to this proposal in previous statutory plan-making processes.
- The amendments introduced under this variation relate solely to a change in land use zoning. They do not result in any significant increase in the overall extent of lands subject to zoning at this location, nor do they alter the alignment, nature or extent of the previously identified road proposal.
- The subject lands benefit from a viable alternative access onto the Roslea Road, which can accommodate access to serve future development, thereby potentially avoiding the need for direct access onto the N54.
- The entirety of the site (industry/residential) will be developed on the basis of an overall masterplan, which will:
 - o be prepared in consultation with Transport Infrastructure Ireland (TII);
 - o be fully aligned with national roads policy and guidance; and
 - o ensure the protection of the strategic function of the N54.
- The Planning Authority also notes that page 13 of the *Spatial Planning and National Roads Guidelines (2012)* provides scope for a less restrictive approach in regionally or locally significant development circumstances, subject to appropriate justification.

In this regard, the Planning Authority considers that Clones constitutes a location of Regional Strategic Importance, having particular regard to its role as a key cross-border town and the

presence of St Tiernach's Park, which hosts major events such as the Ulster Final and generates significant regional activity and traffic movements.

The Planning Authority is satisfied that the hosting of the Ulster Final represents an exceptional circumstance of regional significance. The proposed road will provide an important connectivity link between the Clones Road and St Tiernach's Park. Monaghan County Council is currently preparing a masterplan for St Tiernach's Park, within which the proposed link road and the wider surrounding area will be considered in a comprehensive manner.

Accordingly, this context supports a balanced and carefully managed approach to land use and access, rather than the exclusion of appropriately located employment lands

Response to recommendation

The Chief Executive accepts the recommendation in principle and will introduce robust, site-specific safeguards. However, it is proposed to retain the zoning of Site CS1011, having regard to the availability of alternative access via the Roslea Road, the requirement for plan-led master planning in consultation with TII, and the inclusion of a transport assessment as part of the masterplan process (through amendment to CSLO 2). Consideration is also given to the regionally significant role of Clones, including its function in accommodating major events such as the Ulster Final.

This approach ensures that the strategic function and safety of the national road network are fully protected, while enabling appropriate, sustainable economic development.

Chief Executive's Recommendation

The below amendments are recommended in response to recommendations 1, 2, 3, 4 and 5.

Chief Executive recommendation 1 - Tier 4 Settlements.

It is recommended that amendment 16 of proposed variation No. 2 which proposes to exclude the word social (~~social~~) from 15.8.10 Residential Developments in Tier 4 Settlements is retained text in green and bold see underlined inclusions **social** and deleted text with a green strikethrough. As set out below:

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.~~

Chief Executive recommendation 2 - Residential Zoning in Castleblayney

The Chief Executive accepts the recommendation of the office and Site CY1012 in Castleblayney is removed from the proposed Variation No 2. This mapping change is omitted from Castleblayney Town.

Chief Executives recommendation 3 - Flood Risk and Arterial Drainage Schemes.

The Chief Executive accepts the recommendation of the Office and confirms that the proposed Residential A site MT948 will revert to its previous zoning of Strategic Residential Reserve. This mapping change is omitted for Monaghan Town.

The following objective is recommended to be added to the Monaghan County Development Plan 2025-2031.

Water Protection Objectives	
<u>WPO 10</u>	<u>To have regard for OPW Arterial Drainage Schemes, including channels and benefitting lands. This may include the provision of a 10m maintenance buffer adjacent to arterial drainage channels to facilitate ongoing maintenance Such buffer areas, where required by the Planning Authority, shall not normally be developed in a manner that would prevent access.</u> <u>A site-specific Flood Risk Assessment of an appropriate stage will be required for any proposed development within Arterial Drainage Scheme Benefitting Lands, having regard for any indication of areas subject to flooding or poor drainage.</u>

Chief Executives recommendation 4 – Monaghan Local Transport Plan

The Chief Executive accepts the recommendation of the Office and confirms its commitment to ensuring that the finalised Monaghan Town Local Transport Plan is fully incorporated into the Development Plan.

In this regard, the Planning Authority will:

- Commence a Variation to the Monaghan County Development Plan in quarter 3 of 2026 to incorporate the key policies, objectives and measures of the finalised LTP.

Chief Executives recommendation 5 – National Roads

The Chief Executive partially accepts the recommendation of the Office, for the reasons set out above, the zoning of site CS1011 remains. The wording of CSLO 2 has been altered to include the requirement for a Transport Assessment see green text in bold and underlined. The wording proposed is set out below:

- 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. **The masterplan shall include a transport assessment to identify how the site should be served, with a particular regard to sustainable transport modes.** No development shall be permitted to proceed until the following requirements are met:
 - 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.
- The masterplan should also take account of the opportunities for nature - based solutions to reduce runoff and provide other benefits such as to water quality, biodiversity and the environment*.

*Please note Objective CLSO 2 has also been amended to reflect the recommendation of the Office of Public Works (MN-C46-PV2-16) with respect to nature-based solutions.

Monaghan County Development Plan 2025 - 2031

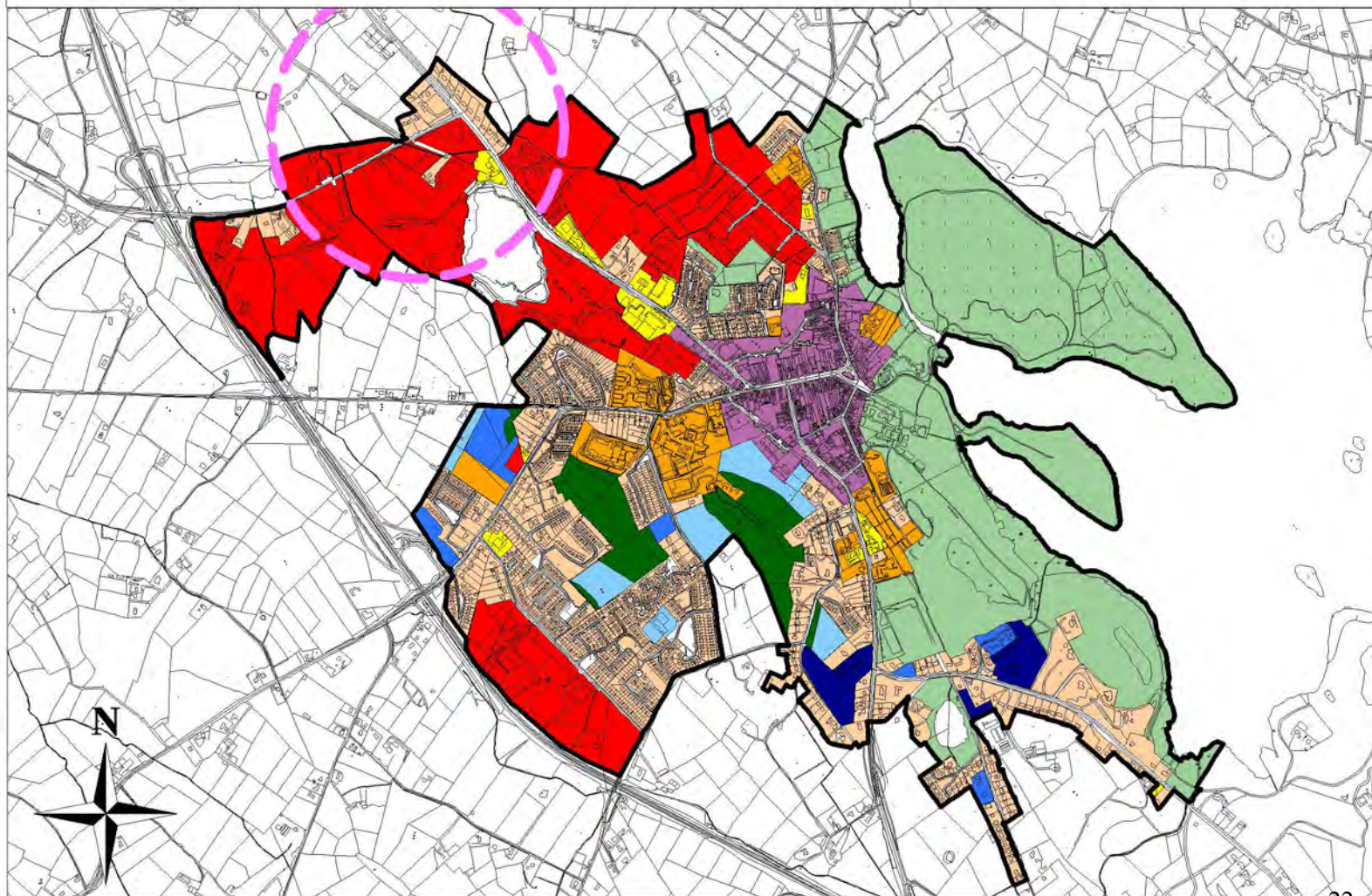
Proposed Variation No. 2

Chief Executive's Report

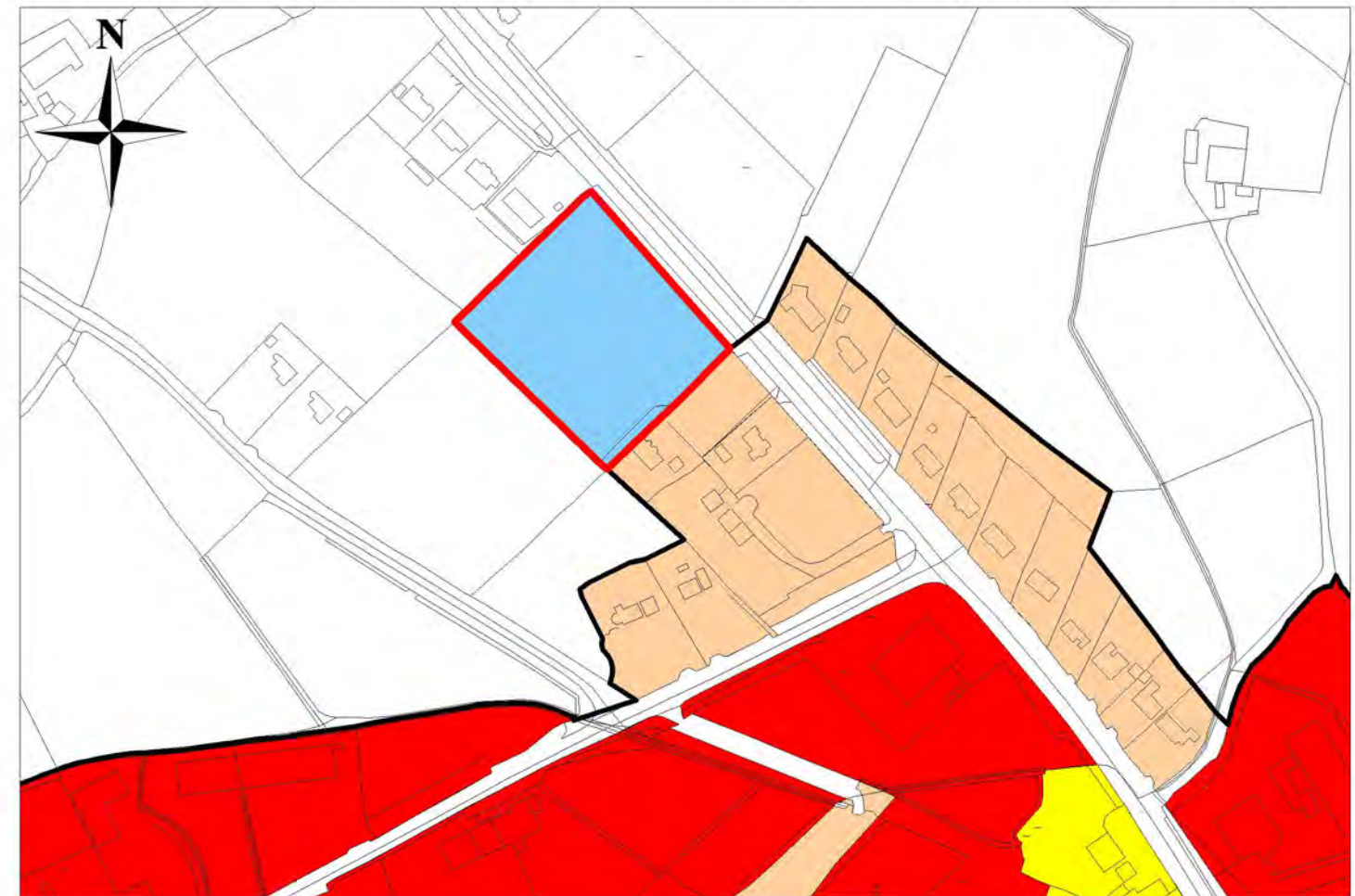
Submission Ref MN-C46-PV2-26



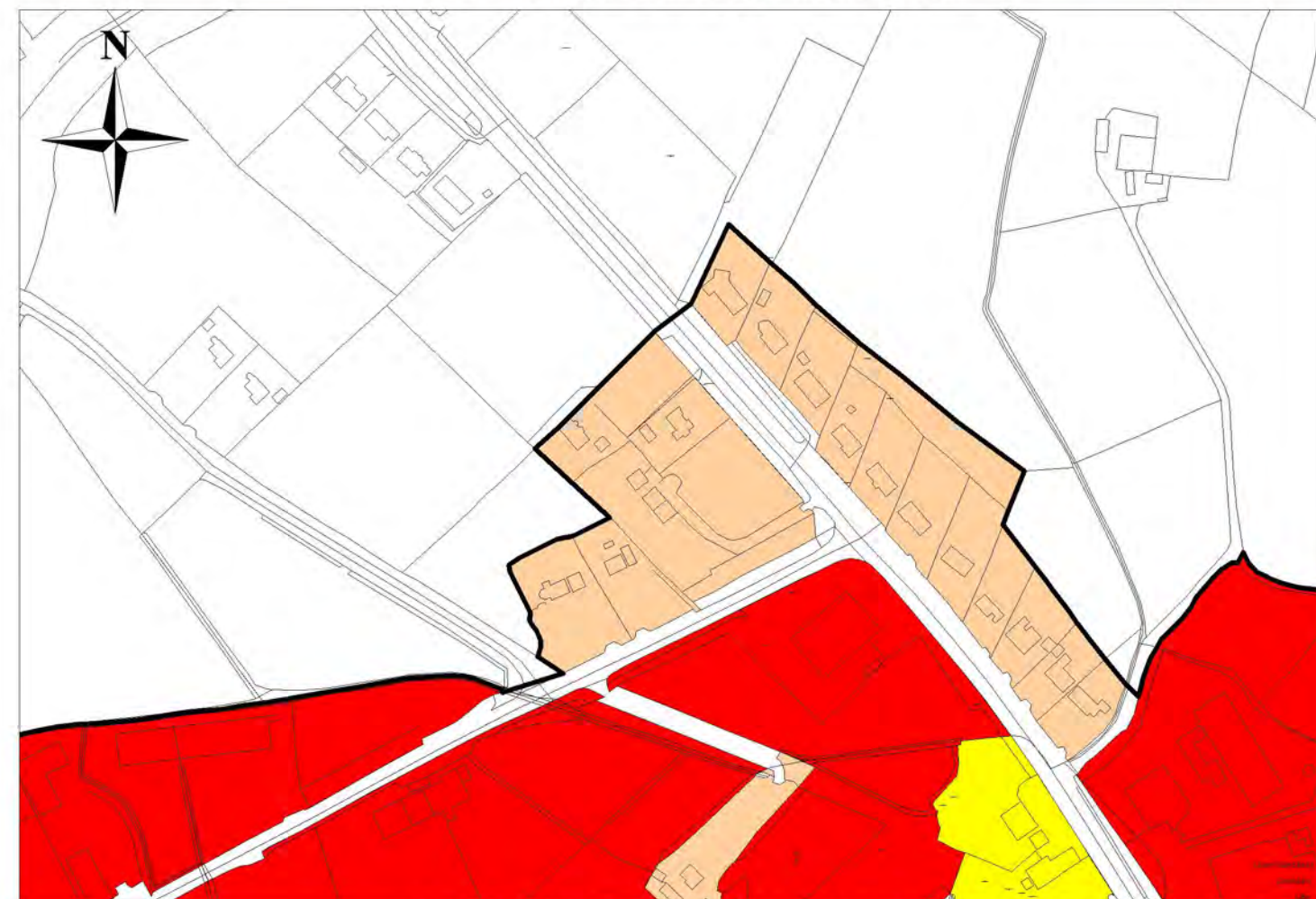
Settlement	Castleblayney
Area of lands to which submission refers to	1.278 ha
Land Use Zoning of County Development Plan 2025 - 2031 (Proposed Variation No. 2)	Proposed Residential A
Requested Land Use Zoning in submission	Rural Area
Chief Executive's Recommendation	Rural Area



Land Use Zoning County Development Plan 2025 - 2031 (Proposed Variation No. 2)



Chief Executive's Recommendation



Submission Reference	MN-C46-PV2-20
Name	National Transport Authority (NTA)
Summary of Submission	
The submission acknowledges the reason for the proposed variation is to align the County Development Plan with the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).	
Local Transport Plans	
- The submission notes that NTA has worked with Monaghan County Council on the preparation of a Local Transport Plan (LTP) for Monaghan Town which was finalised in 2025. The submission also notes that the LTP for Carrickmacross is currently being prepared. - The submission notes that whilst the proposed variation includes amendments to the land use zonings within the town of Monaghan, it does not provide for the incorporation of the transport objectives and measures in the LTP into the Development Plan. - The submission notes that Map MTDP 1 Monaghan Town, includes proposals for 'new road' and 'road upgrades' however no proposals for sustainable modes, as set out in the LTP have been included. - The submission notes that the NRA recommends that in the integration between land use and transport planning and in order to align with the policies above, that the full range of transport objectives and measures for all modes for Monaghan Town as set out in the LTP is included in the Development Plan as part of the variation to ensure that future development is integrated with sustainable transport provision. - The submission notes that the LTP area boundary does not fully correspond with the town boundary as depicted in the variation. In this regard, the NRA considers that the LTP should be reviewed and updated to ensure that all lands subject to the variation are assessed and provided for in terms of sustainable transport. - Additionally, the submission states that with respect to Carrickmacross, any changes resulting from the variation process should be taken into account in the development of the LTP for the town and that the Development Plan should be varied to incorporate the LTP when finished in line with policy CMO11. - In summary the recommendations of the NTA with respect to Local Transport Plans are as follows: - In the interests of integration between land use and transport planning and to align with RPO 6.2.8 and MTO 10, the transport objectives and measures for all modes for Monaghan Town as set out within the LTP, are incorporated into the development plan as part of the variation. - The LTP for Monaghan should be reviewed and updated as appropriate to ensure that all lands subject to the variation are assessed and provided for in terms of sustainable transport. - Regarding Carrickmacross, any changes resulting from this variation process should be taken into account in the development of the LTP for the town and the Development Plan should be varied to incorporate the LTP when finalised in line with objective CMO 11.	
Settlement Capacity Audit and Transport Requirements	
- The submission refers to Section 2.4 of the NPF Implementation: Housing Growing Requirements Guidelines for Planning Authorities issues relating to the 'Tiering and Phasing of Lands'. - The submission notes that a Settlement Capacity Audit has been undertaken but advises that it should be amended and strengthened to more closely reflect the requirements identified which look to 'highlight infrastructural requirements' and to 'specify enabling infrastructure' for transport required to service lands.	

- The submission notes that with respect to Monaghan Town, the amendments should refer to the proposed transport measures relevant to the subject sites as defined in the LTP and should be broadened to cover all modes including cycling and public transport requirements to ensure that any assessment of transport requirements is not solely focused on providing access by car.
- The submission notes that one of the criteria used within the Settlement Capacity Audit is 'Location (within 10-15 minute walk of Town Centre/1-1.5km)'. The submission states that the NTA supports an approach that considers accessibility of sites to service centres by walking however the submission notes that it is not clear how the assessment was carried out. The submission therefore states that clarification should be provided to demonstrate that this was not a 'crow flies' assessment and that the 'actual' walking distance was measured.
- The submission also noted that it should be confirmed that an assessment of infrastructure was also carried out and that any gaps in transport infrastructure to facilitate walking, in particular from sites on the periphery of towns should be identified and clearly stated in Appendix 3.
- In summary the recommendations of the NTA with respect to Settlement Capacity Audit and Transport Requirements are as follows:
 - In the interests of sustainable development and to avoid car dependent development, that the Settlement Capacity Audit be amended to more adequately 'highlight infrastructural requirements' and 'specify enabling infrastructure' for transport as required under the Section 28 Guidelines. This should consider all transport modes and in the case of Monaghan Town should be informed by the LTP for the town.
 - Monaghan County Council should clarify its methodology for assessing walking as set out under 'location' within the 'Sustainable Planning Criteria' in order to demonstrate that this was not a 'crow flies' assessment and that the 'actual' walking distance was measured. It should also be confirmed that an assessment of infrastructure was also carried out and any gaps in transport infrastructure to facilitate walking, in particular from sites on the periphery of towns should be identified and clearly stated in Appendix 3.

Tier 4 Villages

- The submission refers to proposed amendment No 16 of the proposed variation which proposes to include the following text "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". The submission notes that it is the view of the NTA that the intention of the policy is unclear and should be further clarified or removed. The submission states that it is not clear what criteria will be considered in this decision making.
- The submission notes that allowing consideration to be given to development outside of existing settlement boundaries and in advance of village plans, the policy has the potential to facilitate sprawl/car dependent development.
- In summary the recommendations of the NTA with Tier 4 Villages is as follows:
 - Proposed amendment 16 should be clarified or removed to avoid a potential growth in car dependant development by creating a scenario where lands outside of the Tier 4 village settlement boundaries are open for development in the advance of appropriate assessment of lands through the preparation of village plans.

Site Specific Observations

- The submission references MT209 to the south of Monaghan Town. The submission notes that it is proposed to vary the zoning of this area from Industry/Enterprise/Employment to

Strategic Residential Reserve. The submission notes that this area was not included within the Local Transport Plan and that any masterplan for the area should include an assessment of transport needs for all modes and should demonstrate how the area can be linked into the wider networks set out in the LTP and how it can be served by sustainable modes. Additionally, the NTA notes that a focus on filtered permeability to prioritise walking and cycling and permeability to adjoining areas should be demonstrated.

- The submission notes that proposed amendment No. 13 relating to the Clones Settlement Plan Strategic Objective CLSO2 introduces the requirement for a Masterplan for these lands. The NTA in their submission recommends that the proposed masterplan for this site should include a transport assessment to identify how the site should be served, in particular by sustainable modes.

Chief Executive's Response

The comments made by the National Transport Authority are welcomed and noted.

Local Transport Plans

The Monaghan Local Transport Plan (LTP) was agreed at the Monaghan Municipal District meeting on the 15th September 2025, and as such the boundary of the Monaghan LTP cannot be amended. It is anticipated that the process to vary the Monaghan County Development Plan 2025-2031 to incorporate the Monaghan LTP will commence in Quarter 3 of 2026.

Consultants have been commissioned by Monaghan County Council to develop a Local Transport Plan for Carrickmacross. Any changes resulting from Proposed Variation No. 2 will be highlighted to the consultation team. In accordance with Objective CMO 11, the Monaghan County Development Plan 2025-2031 will be varied to incorporate the objectives and measures of the Carrickmacross Local Transport Plan when it is completed.

Settlement Capacity Audit and Transport Requirements

The Settlement Capacity Audit (SCA) and associated Infrastructural Assessment undertaken for proposed Variation No. 2 has been carried out in accordance with the provisions of Development Plans – Guidelines for Planning Authorities (2022) and it identifies servicing and infrastructure considerations, including transport, at a level appropriate for a county wide, high level assessment. In this regard, it should be noted that the methodology applied as part of the statutory plan-making process, undertaken in accordance with the Planning and Development Act, was not previously raised or questioned by the National Transport Authority at Draft Plan stage or during earlier stages of plan preparation. This methodology remains unchanged in the context of the proposed Variation.

It is considered that the level of detail recommended by the NTA, particularly in relation to specifying enabling infrastructure for all modes on a site-by-site basis, would be more appropriately addressed at subsequent stages, including:

- o Local Transport Plans (LTPs)
- o Masterplans
- o Development Management processes

Monaghan County Council is satisfied that the Settlement Capacity Audit provides an appropriate evidence base for the proposed variation and complies with the zoning considerations outlined in the Development Plan Guidelines, June 2022, and the 'Tiered Approach to Zoning' in Appendix 3 of the National Planning Framework.

Additionally, the County Development Plan recognises the strong interrelationship between land use and transportation which is reflected in the Plan's Settlement Hierarchy which aligns with

national policy, in seeking to direct a significant portion of future development to the existing footprint/built up area of towns and settlements in order to reduce car dependency and to facilitate the economic provision of public transport. Additionally, the Development Plan notes that Monaghan County Council is committed to strengthening existing transport networks in the County and are in favour of creating a more pedestrian and cycling centred environment within and between the County's settlements with good public transport provision, reduced car dependency and congestion and more attractive towns and villages. The following policies and objectives contained within the Development Plan seek to support sustainable modes of transport, including public transport and active modes of travel (walking and cycling):

ATP 4: To encourage that all new developments are designed to integrate into an active travel network, linking with adjoining developments and institutions, providing cycle and pedestrian-friendly development layouts, infrastructure, and facilities. Pedestrian and cycling infrastructure shall be designed in accordance with DMURS and/or the NTA's Cycle Design Manual. The interface with the road network and connectivity to other local walking, wheeling and cycling infrastructure will be considered as part of the design, and where appropriate proposals shall be included to mitigate or improve connectivity to the network as part of the development. Such proposals may include the payment of a contribution toward the cost of any required mitigation or improvement works.

TO 4: To support the creation of an integrated and sustainable transport system to promote a choice of transport modes and low-carbon travel options, including public transport and transport sharing, cycling, and walking facilities, and through the provision of ancillary infrastructure that facilitates modal shift or improves user experiences.

TO 7: To support transport options that provide for reductions in carbon emissions by facilitating the transition to lower emission fuels and energy sources, promoting public transport, walking, and cycling, and by actively seeking to reduce car use in circumstances where alternative options are available.

Monaghan County Council will continue to engage with the National Transport Authority, Transport Infrastructure Ireland and other relevant transport providers to ensure an efficient and effective transport network and sustainable modes of travel are achieved.

Tier 4 Villages

Section 15.8.10 of the Development Plan establishes a clear plan-led and sequential approach to development within Tier 4 Settlements, requiring residential development to occur from the centre of the settlement outwards and/or as infill within the existing settlement envelope. This approach is consistent with national policy promoting compact growth and sustainable settlement patterns. The existing Development Plan makes a specific and targeted exception to this approach in respect of social housing, where a demonstrable need exists and where lands are contiguous to the settlement and can be appropriately serviced. This exception is justified in the context of addressing identified housing need and aligns with relevant Government policy.

Proposed Amendment No. 16, as drafted, would extend this exception to all forms of residential development outside settlement limits pending the preparation of Tier 4 Village Plans. It is acknowledged that such an approach could give rise to:

- Piecemeal and uncoordinated development outside defined settlement boundaries;
- A weakening of the sequential and plan-led development strategy set out in the Development Plan;

- Potential conflict with Housing Strategic Objective HSSO 1 and national guidance on compact growth; and
- Inconsistency in policy application, particularly in relation to rural housing provisions.

It is further noted that the preparation of village plans will occur on a phased basis over a number of years, and in the absence of an evidence-based justification demonstrating a lack of available and suitable lands within existing settlement boundaries, a general relaxation of policy in this regard is not warranted.

In this context, it is considered that the current policy framework strikes an appropriate balance, allowing for flexibility in addressing social housing need while maintaining the integrity of the overall settlement strategy.

Site Specific Observations

Clones Objective - CLSO2

The NTA submission recommends that Objective CLSO2 (Clones Masterplan) is amended to require the preparation of a transport assessment as part of the Masterplan for the lands adjoining the indicative new road in Clones, extending from the Monaghan Road (N54) to the Roslea Road (LP2110). This is considered reasonable and it is recommended that this will be included as an amendment to the variation.

Monaghan Town - MT 209

With respect to site reference MT 209, Strategic Residential Reserve lands to the south of Monaghan Town, it is considered that any proposed masterplan for the subject lands will address the needs for all modes of transport as well as linkages to the wider networks and active travel proposals.

Chief Executive's Recommendation

That the following recommendations are proposed:

Tier 4 Villages

- That Proposed Amendment No. 16 is amended as detailed below:

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.~~

Site Specific Observations

- It is recommended that Proposed Amendment No. 13 is amended as follows:

Clones Settlement Plan Strategic Objectives	
CLSO 2	To ensure that the following priorities for the town are delivered within the lifetime of the Development Plan:- - 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. <u>The masterplan shall include a transport assessment to identify how the site should be served, with a particular regard to sustainable transport modes.</u> No development shall be permitted to proceed until the following requirements are met: • 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. • <u>The masterplan should also take account of the opportunities for nature-based solutions to reduce runoff and provide other benefits such as to water quality, biodiversity and the environment*.</u>

*Please note Objective CLSO 2 has also been amended to reflect the recommendation of the Office of Public Works (MN-C46-PV2-16) with respect the opportunity to provide nature-based solutions.

PART 3

THE RECOMMENDATIONS AND SUBMISSIONS AND OBSERVATIONS MADE BY PRESCRIBED BODIES

Submissions made by Prescribed Bodies	
Submission Reference	Name /Organisation
<u>MN-C46-PV2-1</u>	Health and Safety Authority.
<u>MN-C46-PV2-2</u>	Office of Public Works East Region Maintenance Section.
<u>MN-C46-PV2-5</u>	The Maritime Area Regulatory Authority.
<u>MN-C46-PV2-6</u>	Environmental Protection Agency.
<u>MN-C46-PV2-9</u>	Transport Infrastructure Ireland.
<u>MN-C46-PV2-10</u>	Department of Education and Youth.
<u>MN-C46-PV2-16</u>	Office of Public Works.
<u>MN-C46-PV2-19</u>	Inland Fisheries Ireland.
<u>MN-C46-PV2-21</u>	Meath County Council.
<u>MN-C46-PV2-22</u>	Electricity Supply Board.
<u>MN-V46-PV2-24</u>	Uisce Éireann.

Submission Reference	MN-C46-PV2-1
Name	Health and Safety Authority
Summary of Submission	
• There are currently no COMAH establishments notified to the Authority (HSA) in County Monaghan. • The HSA has no observations to make on this proposed variation.	
Chief Executive Response	
• The response from the Health and Safety Authority is noted.	
<u>Chief Executive's Recommendation</u>	
No amendment recommended.	

Submission Reference	MN-C46-PV2-2
Name	Office of Public Works (East Region Drainage Maintenance Section)
Summary of Submission	
• Areas of Monaghan town benefit from channels that form part of the Monaghan (Blackwater) Arterial Drainage Scheme completed in 1993. • Carrickmacross benefits from channels that form part of the Glyde and Dee Arterial Drainage scheme completed in 1957. • Under the 1945 Arterial Drainage Act, the OPW is responsible for the maintenance of the Monaghan (Blackwater) and Glyde and Dee Arterial Drainage Schemes. • The office requests that a 10m wide strip be retained for ongoing access for maintenance of channels. This strip should be accessible to mechanical plant and should not be landscaped, paved or otherwise developed in a manner that would prevent access.	
Chief Executive Response	
The OPW East Region Drainage Maintenance Section comments in respect of maintaining a separation distance from identified arterial drainage scheme channels are noted. An arterial drainage scheme channel (reference C1/1/6/1) aligns one of the lands parcels which is the proposed to be zoned Residential A as part of the proposed variation (Site No. MT388). The Monaghan County Development Plan 2025-2031 contains policies and objectives which seek to protect water quality, including Water Protection Objective 8 (WPO) which states as follows: <i>‘To protect waterbodies and watercourses from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in riverine and wetland areas as appropriate with consideration given to Inland Fisheries Ireland’s guidance document ‘Planning for watercourses in the urban environment’ (2020).</i> The Monaghan County Development Plan 2025-2031 at Section 15.22.6, goes on to include further criteria for development proposals to comply with in respect of water protection, including criterion (i) which requires a protective buffer to be included, where appropriate.	
	
(Drainage Map - Floodinfo.ie)	
To ensure the continued operation and maintenance of Arterial Drainage Schemes, it is recommended that a new objective, WPO 10 is included within Chapter 8 of the Monaghan County Development Plan 2025-2031.	
Chief Executive’s Recommendation	
• That a new objective, WPO 10, is included within Chapter 8 of the Monaghan County Development Plan 2025-2031 as follows: <u>To have regard for OPW Arterial Drainage Schemes, including channels and benefitting lands. This may include the provision of a 10m maintenance buffer adjacent to arterial drainage channels to facilitate ongoing maintenance. Such buffer areas, where required by the Planning Authority, shall not normally be developed in a manner that would prevent access.</u>	

A site-specific Flood Risk Assessment of an appropriate stage will be required for any proposed development within Arterial Drainage Scheme Benefitting Lands, having regard for any indication of areas subject to flooding or poor drainage.

Submission Reference	MN-C46-PV2-5
Name	Maritime Area Regulatory Authority (MARA)
Summary of Submission	
• The submission notes that the MARA's functions are set out under the Maritime Area Planning Act 2021 and extend to the entire maritime area, from high water of ordinary tides to the out limit of the continental shelf, encompassing the State's territorial seas and Exclusive Economic Zone. • The submission states that MARA facilitates a streamlined consenting process for projects in the maritime area and a route for projects to the planning system, by assessing applications for Maritime Area Consents (MACs). • The submission notes that as of the 31st December 2025, the MARA is a prescribed body in accordance with Section 54 of the Planning and Development Act 2024 (the Act) for the purposes of development plan review and the preparation of draft development plans and in accordance with Section 58 in relation to the variation of a development plan. • The submission notes that in accordance with Section 58(18)(c) of the Act a copy of the adopted variation shall be sent to MARA within 1 week of the making of the variation. • The submission states that the Monaghan County Development Plan 2025-2031 does not include any maritime area and additionally notes that Monaghan is not a coastal planning authority. • MARA is therefore satisfied that the proposed variation will not directly interact with or impact on the maritime area and has no further comments to make regarding the proposed variation.	
Chief Executive's Response	
• The comments received from the Maritime Area Regulatory Authority (MARA) are noted. • In accordance with Section 58(18)(c) of the Planning and Development Act 2024, a copy of the variation shall be sent to MARA within 1 week of its making.	
<u>Chief Executive's Recommendation</u>	
No amendment recommended.	

Submission Reference	MN-C45-PV2-6
Name	Environmental Protection Agency (EPA)
Summary of Submission	
SEA Determination - The submission notes that if a proposed SEA Determination has not been made regarding the proposed variation, this should be completed to determine whether the plan would be likely to have significant effects on the environment. The submission refers to the SEA Regulations, Schedule 2 (S.I. No. 456 of 2025) or Schedule 1 (S.I. No. 435 of 2004, as amended), as appropriate to determine whether the plan or programme would be likely to have significant effects on the environment. EPA SEA Screening Guidance - The submission refers to several guidance which should be considered in the preparation of the SEA Screening Determination, namely the Good Practice Guidance for Strategic Environmental Assessment (SEA) Screening (EPA, 2021) and the Strategic Environmental Assessment: Guidelines for Regional Assemblies and Planning Authorities (DHLGH, 2022). Alignment with the National Planning Framework First Revision - National Policy Objective 1 of the National Planning Framework (NPF) First Revision requires that all plans, projects and activities requiring consent arising from the NPS are subject to the relevant environmental assessment requirements including SEA, EIA, SFRA and AA as appropriate. - The submission notes that where existing zoning in the County Development Plan does not accommodate the proposed increase in housing targets as set out in the NPF and has not been previously assessed under SEA, AA and SFRA at an appropriate level, consideration should be given to the assessments for additional zoning and/or rezoning of lands that have potential for significant environmental effects. - In particular, the submission highlights the potential for significant effects on population and human health, water quality and flood risk, biodiversity, flora and fauna, landscape and soil. Additionally, the submission notes that climatic factors should be considered with reference to the most up to date Climate Action Plan and relevant Flood Risk Management Plan. - The submission also notes that the availability and capacity of existing critical infrastructure including wastewater and water supply should be considered in the context of the likely population increase associated with the proposed housing target being accommodated. - The submission refers to the Environmental Monitoring set out in Table 7.1 of the NPF's Statement and notes that this monitoring should be reflected where relevant and appropriate in the context of future, environmental monitoring and related reporting associated with the revised county development plan implementation. Sustainable Development - The submission states that in proposing and in implementing the plan or programme, it should be ensure that it is consistent with the need for proper planning and sustainable development. It is also noted that adequate and appropriate critical service infrastructure should be in place or required to be put in place to service any development proposed and authorised during the lifetime of the plan or programme. - The submission also states that in considering the plan or programme the need to align with national commitments on climate change mitigation and adaption, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaption plans. - The plan or programme should also align with key relevant higher-level plans and programmes and should be consistent with the relevant objectives and policy commitments of the NPF First Revision and the relevant Regional Spatial and Economic Strategy.	

- The submission reiterates the need for the plan or programme to align with The Planning System and Flood Risk Management Guidelines for Planning Authorities (OPW, 2009) where relevant and appropriate in the zoning and development of lands.

Ireland's State of the Environment Report 2024

- The submission refers to Ireland's State of the Environment Report 2024 and notes that this report should be considered, and relevant aspects integrated as appropriate in implementing the plan outputs and recommendations.

Available Guidance and Resources

- The submissions provide details on available guidance and resources available on the EPA website.

EPA SEA WebGIS Tools

- The submission refers to the EPA SEA WebGIS tool which has been updated and allows an indicative report on key aspects of the environment in a specific geographic area to be produced. The submission noted that the tool is intended to assist public authorities in SEA screening and scoping exercises.

Catchments.ie

- The submission notes that catchments.ie provides a single point of access to water quality and catchment data from the National Water Framework Directive monitoring programme.

Future Amendments to the Plan or Programme

- The submission states that where changes to the plan or programme are made prior to finalisation, or where modifications to the plan or programme are proposed following its adoption, these should be screened for potential for likely significant effects in accordance with the criteria set out in Schedule 2 (S.I. No. 456 of 2025) or Schedule 1 (S.I. No. 435 of 2004 as amended) of the SEA Regulations, as appropriate.

Appropriate Assessment

- The EPA submissions reiterate the requirement to ensure the plan or programme complies with the requirements of the Habitats Directive where relevant and notes that where an Appropriate Assessment is required, the key findings and recommendations should be incorporated into the SEA and the plan or programme.
- The submission refers to the EPA AA GeoTool which has been developed in partnership with the National Parks and Wildlife Service.

Environmental Authorities

- The submission states that in accordance with the SEA Regulations and prior to making an SEA Determination the Environmental Authorities and any adjoining Planning Authority shall be consulted.

SEA Determination

- The submission highlights that after making the determination as to whether SEA is required or not, a copy of the decision, including, if appropriate, the reasons for not requiring an environmental assessment, shall be made available for public inspection and a copy of the determination shall be sent to the relevant environmental authorities consulted.

Chief Executive's Response

The comments received from the Environmental Protection Agency are noted.

An SEA Screening Determination was made in accordance with The SEA Regulations 2025 (S.I. No. 456 of 2025) and concluded that a Strategic Environmental Assessment was not required with respect to the proposed variation. The Screening Determination was made available for public inspection and copies of it were sent to the relevant environmental authorities consulted.

In making the determination, the information contained in the Report to Inform SEA Screening as prepared by Fehily Timoney, including information provided by environmental authorities and an examination of the need to undertake SEA against relevant criteria set out in Schedule 2 'Criteria for

determining whether a plan is likely to have significant effects on the environment’ of the above Regulations was taken into account.

The proposed variation and its implementation is in the interest of proper planning and sustainable development.

The proposed variation aligns with national, sectoral, regional and local commitments on climate change mitigation and adaptation as well as higher level plans. The proposed variation has been prepared to align the Monaghan County Development Plan 2025-2031 with Ministerial Guidelines - NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), which were published to give effect to the National Planning Framework - First Revision (2025).

A Settlement Capacity Audit (SCA) has been undertaken to assess the servicing of the lands associated with the proposed variation. As part of the SCA, an infrastructures assessment has been carried out which evaluates whether the lands subject of the proposed variation is capable of being development within the lifetime of the development plan, having regard to the availability and capacity of key enabling infrastructure.

A Strategic Flood Risk Assessment has been carried out with respect to the proposed variation and concludes that all proposed zonings, rezonings and new/revised designations are considered ‘appropriate’ as per ‘The Planning System and Flood Risk Management Guidelines for Planning Authorities’ (OPW, 2009).

The SEA screening process considered the relevant findings from the EPA’s State of the Environment Report 2024 as well as the numerous resources listed within the submission.

A per Section 58(13)(a) of the Planning and Development Act 2024, in the event that modifications are made to the proposed variation, these will be screened for potential for likely significant effects in accordance with the criteria set out in Schedule 2 of the European Union (Land Use Planning-Strategic Environmental Assessment) Regulations 2025 (S.I. No. 456 of 2025).

The proposed variation has been screened for Appropriate Assessment, and it was determined that a Stage 2 Appropriate Assessment was not required.

The environmental authorities and relevant adjoining local authorities were consulted during the screening process.

Chief Executive’s Recommendation

No amendment recommended.

Submission Reference	MN-C46-PV2-9
Name	Transport Infrastructure Ireland (TII)
Summary of Submission	
Transport Infrastructure Ireland (TII) make the following observations and ask that the observations are taken into consideration and, where appropriate, addressed and resolved by the Council in the assessment and consideration of Proposed Variation No. 2 to the Monaghan County Development Plan, 2025 - 2031, prior to finalisation: Proposed Map Amendment MT 388 (Latlorcan, Monaghan) • The submission notes the proposal to amend the zoning designation from Strategic Residential Reserve to Proposed Residential A. • The lands adjoin the N2, national road, directly to the east. • The submission recommends that subsequent development proposals should identify and implement noise mitigation measures, where warranted, for development proposed in the vicinity of existing or proposed national roads. The costs of implementing mitigation measures shall be borne by the developer, as the Authority will not be responsible for the provision of additional noise mitigation for development proposed in the vicinity of existing national roads. Proposed Map Amendment CM 764 and CM 468 (Cloghvalley Upper, Carrickmacross) • The submission notes the proposal to amend the zoning designations from Strategic Residential Reserve to Proposed Residential A. • The lands adjoin the N2, national road, directly to the east. • The submission recommends that subsequent development proposals should identify and implement noise mitigation measures, where warranted, for development proposed in the vicinity of existing or proposed national roads. The costs of implementing mitigation measures shall be borne by the developer, as the Authority will not be responsible for the provision of additional noise mitigation for development proposed in the vicinity of existing national roads. • TII notes that the subject lands are also within the Constraints Study Area for the proposed NOP Investment Objective N2 Ardee to Castleblayney Scheme. • TII recommends that the Proposed Material Alterations are reviewed to ensure proposals are consistent with the proposed Scheme and it is recommended that consultation with the Councils N2 Ardee to Castleblayney Scheme Project Team would be undertaken in that regard. Proposed Map Amendment CM 783 (Drummond Otra, Carrickmacross) • The submission notes that the subject lands are within the Constraints Study Area for the proposed NOP Investment Objective N2 Ardee to Castleblayney Scheme. • TII recommends that the Proposed Material Alterations are reviewed to ensure proposals are consistent with the proposed Scheme and it is recommended that consultation with the Councils N2 Ardee to Castleblayney Scheme Project Team would be undertaken in that regard. Proposed Map Amendment CY1014 (Bree I Tullanacrunat, Castleblayney) • The submission notes the proposal to amend the zoning designations from Industry, Enterprise and Employment to Proposed Residential A. • The lands concerned adjoin the N2, national road, directly to the west. • TII recommends that subsequent development proposals should identify and implement noise mitigation measures, where warranted, for development proposed in the vicinity of	

existing or proposed national roads. The costs of implementing mitigation measures shall be borne by the developer, as the Authority will not be responsible for the provision of additional noise mitigation for development proposed in the vicinity of existing national roads.

Proposed Map Amendment CS1011 (Clones)

- The submission notes the proposal to amend the zoning designations from Landscape Protection/Conservation to Industry/ Enterprise/ Employment.
- The lands concerned adjoin the N54, national road, at a location where TII's records indicate an 80kph speed limit applies. Reference is made to Section 2.5 of the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012) which addresses the Required Development Plan Policy on Access to National Roads and requires the following;
'The policy of the planning authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 kmh apply ..'.
- TII acknowledges that the foregoing requirements are reflected in Policy NRP 4 of the adopted Development Plan. TII recommends that the Council review and clarify the proposed amendment to ensure proposals adhere to the provisions of foregoing official and local Development Plan policy.
- The submission notes that road schemes proposed and identified for development locally should be developed complementary to safeguarding the strategic function of the national road network and proposals impacting on the national road network should be developed in consultation with and subject to the agreement of TII.

Proposed Amendment no. 13

- TII notes proposals included in Proposed Amendment no. 13 to update text in relation to the Clones Settlement Plan Strategic Objective CLSO 2. The proposed amendment introduces the requirement for a Masterplan.
- In relation to proposals for a Masterplan approach, where national roads are impacted, TII considers that arrangements relating to such a Masterplan require clarification and should include consultation with stakeholders as well as outlining an appropriate adoption framework, particularly where such a Masterplan will be relied on to inform development management decisions of the planning authority in the vicinity of the N54, national road.

Chief Executives Response

The comments received from TII are welcomed and noted.

Noise Mitigation Measures

The submission notes that a number of sites proposed under Variation No. 2 directly adjoin the N2 (MT 388, CM 764, CM 468 and CY1014). TII recommends that subsequent development proposals should identify and implement noise mitigation measures, where warranted, for development proposed in the vicinity of existing or proposed national roads. It is accepted that these shall be introduced at the cost to the developer. Further, there are various Development Management Standards set out in Chapter 15 of Monaghan County Development Plan 2025-2031 which can adequately address and mitigate those concerns.

Constraints Study Area for the proposed National Development Plan (NDP) Investment Objective N2 Ardee to Castleblayney Scheme.

The submission notes that a number of proposed sites are located within the Constraints Study Area for the proposed NDP Investment Objective N2 Ardee to Castleblayney Scheme (CM 764, CM 468,

and CM 783) and the recommendation to consult with the Councils N2 Ardee to Castleblayney Scheme Project Team.

Following consultation with the N2 project team, to protect the upgrade of the N2 the subject lands referred to which are in closest proximity to the route (CM 783) shall revert to the current County Development Plan 2025-2031 zoning of Strategic Residential Reserve (SRR).

Proposed Map Amendment CS1011 (Clones)

The proposed rezoning of the lands from Landscape/Conservation Protection to Industry/Enterprise /Employment, will be subject to a masterplan of the wider area from the N54 to the Roslea road and will include a transport assessment along with extensive consultation with statutory bodies such as TII. In addition, it should also be noted that the rezoned lands can also be accessed from the Roslea Road.

It is important to note that the proposed road linking the Clones Road (N54) to the Roslea Road has been included in the Monaghan County Development Plans since 2007. No submissions or observations have been raised in relation to this proposal in previous statutory plan-making processes.

The amendments introduced under this variation relate solely to a change in land use zoning. They do not result in any increase in the overall extent of lands subject to zoning, nor do they alter the alignment, nature or extent of the previously identified road proposal.

Chief Executives Recommendation

It is recommended that lands identified in the map booklet associated with Proposed Variation No. 2 for Carrickmacross identified as CM 783 shall remain as 'Strategic Residential Reserve' (SRR).

It is recommended that Proposed Amendment No. 13 is amended to include a transport assessment as follows:

Clones Settlement Plan Strategic Objectives	
CLSO 2	To ensure that the following priorities for the town are delivered within the lifetime of the Development Plan:- - 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. <u>The masterplan shall include a transport assessment to identify how the site should be served, with a particular regard to sustainable transport modes.</u> No development shall be permitted to proceed until the following requirements are met: • 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. • <u>The masterplan should also take account of the opportunities for nature-based solutions to reduce runoff and provide other benefits such as to water quality, biodiversity and the environment*.</u>
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*Please note Objective CLSO 2 has also been amended to reflect the recommendation of the Office of Public Works (MN-C46-PV2-16) with respect the opportunity to provide nature-based solutions.

Monaghan County Development Plan 2025 - 2031

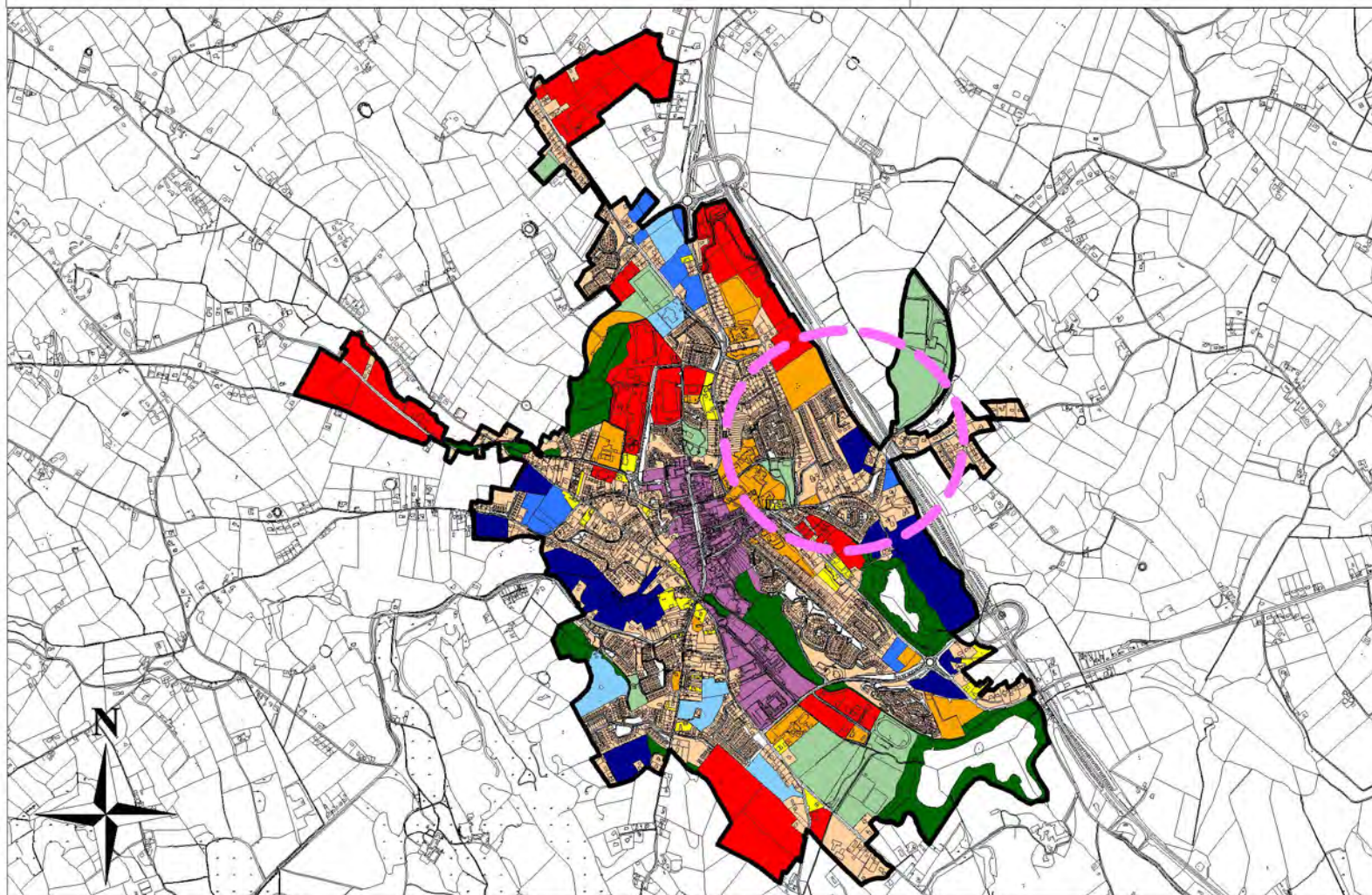
Proposed Variation No. 2

Chief Executive's Report

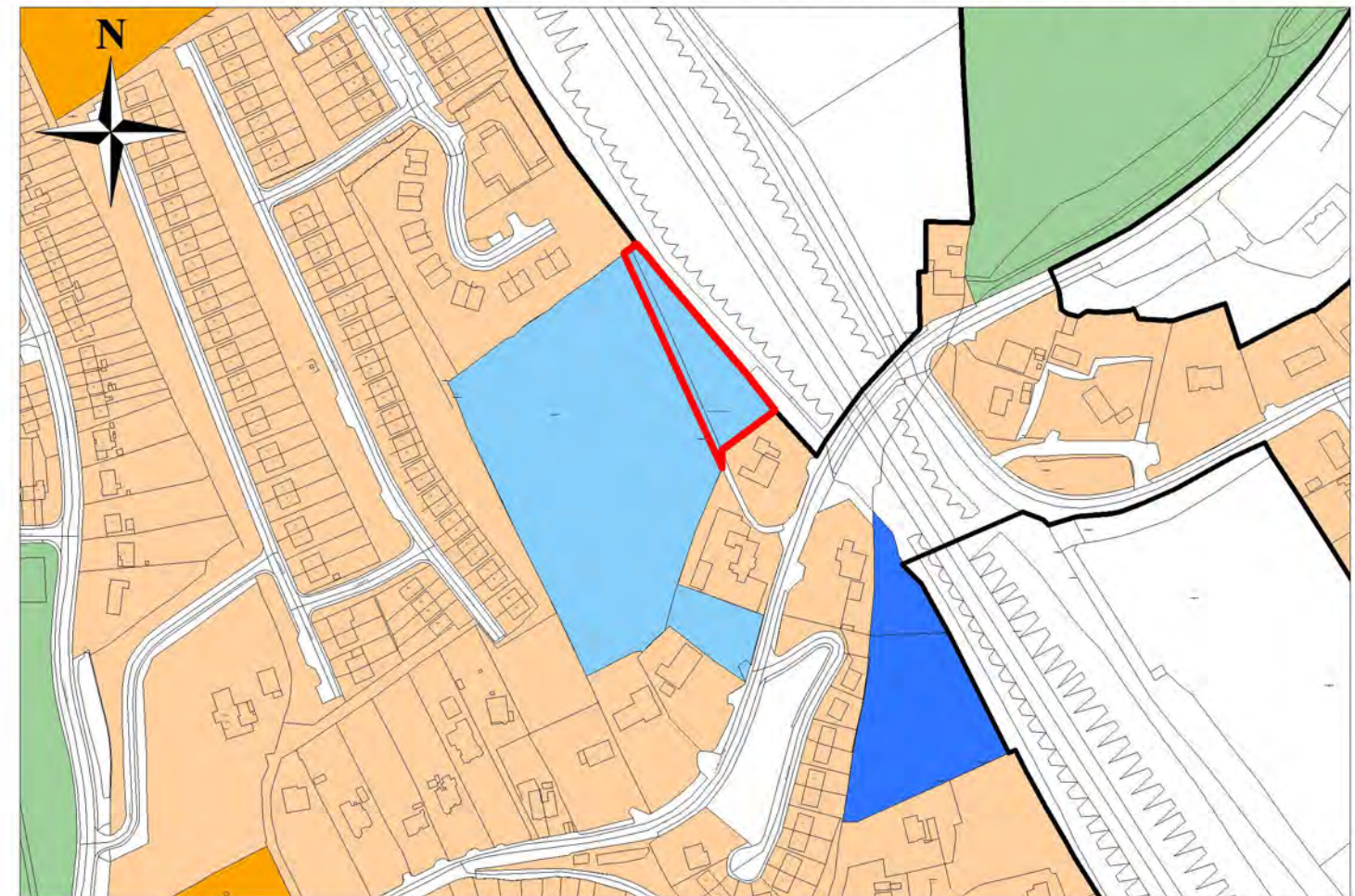
Submission Ref MN-C46-PV2-9



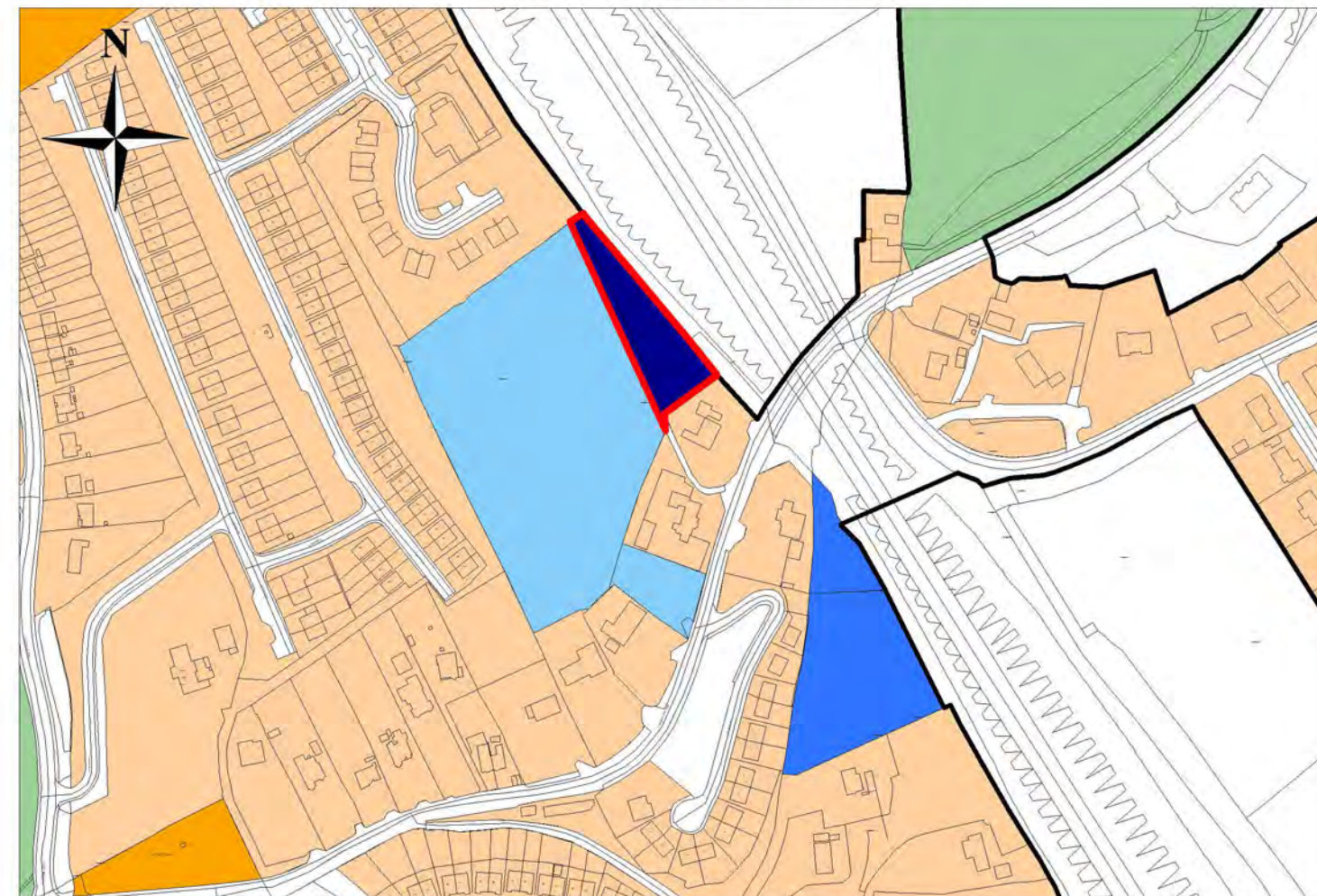
Settlement	Carrickmacross
Area of lands to which submission refers to	0.2952 ha
Land Use Zoning of County Development Plan 2025 - 2031 (Proposed Variation No. 2)	Proposed Residential A
Requested Land Use Zoning in submission	N/A
Chief Executive's Recommendation	Strategic Residential Reserve



Land Use Zoning County Development Plan 2025 - 2031 (Proposed Variation No. 2)



Chief Executive's Recommendation



Submission Reference	MN-C46-PV2-10
Name	Department of Education and Youth.
Summary of Submission	
• The submission refers to Table 3: Revised Housing Growth Requirement County Monaghan and the annual housing growth requirement of 5,985 units over the plan period. • Allowing for the Census 2022 average of 2.81 persons per household, the proposed 5,895 units could see a population growth of over 16,500 people within the county. • If the housing growth figures materialise, the demand for school places arising from the population growth will increase substantially and will place significant pressure on existing schools to cater for the extra school place requirements. • The Departments preference is always to expand existing facilities if possible. • The department requests the Planning Authority to examine the potential of protecting a land buffer around each school to enable further expansion if required. • The Department provide observations for Monaghan Town, Carrickmacross, Castleblayney, Clones and Ballybay in respect of the Departments projected population increase and the increase in primary and post-primary school demand which could arise consequently. • The Department notes the proposed amendment to Site Ref MT1028 (Dr McKenna Terrace) to rezone lands from Community Services / Facilities to Proposed Residential A. • Considering the population growth that may arise from the various future planned housing developments within County Monaghan, the Department would welcome explicit support within the plan for the provision of school accommodation for children and young people with special educational needs. • The Department is mindful of potential unforeseen circumstances which have the ability to put undue pressure on school place provision and could necessitate reassessments of school place provision from time to time. • The Department welcomes continued engagement with the Council regarding the development of both new and existing schools, as appropriate, and emphasises the critical importance of the ongoing work of the Council in ensuring sufficient land is zoned for this purpose.	
Chief Executive Response	
The observations made by the Department of Education and Youth, are noted. The Council will continue to engage with the Department of Education and Youth regarding any reassessment of school place provision that may arise and all wider matters in relation to the provision of educational facilities, during the lifetime of the Development Plan. Despite the acknowledgement of the Education Authority, that the preference is to extend existing school sites within the County, there are concerns that due to the restricted nature of the school sites, expansion may not always be feasible. As such additional text which supports new school sites where there is a demonstrable need shall be included. In respect of the comments made by the Department of Education and Youth in respect of population growth, as per Section 1.2 of the Section 28 Ministerial Guidelines (NPF Implementation), the estimated housing demand figure is derived from population projection figures and addressing unmet demand in the period to 2034.	
Chief Executive's Recommendation	
It is recommended that the following text should be added to Chapter 5, Section 5.4 Education Facilities: <u>Monaghan County Council shall support the development of new school sites where a need has been identified, and the proposal complies with the relevant Objectives and Policies contained within Chapters 5 and 15 of the Monaghan County Development Plan 2025-2031.</u>	

Submission Reference	MN-C46-PV2-16
Name	Office of Public Works
Summary of Submission	
- The submission states that it is being made specifically with respect to flooding and flood risk management. Monaghan Town Site Reference MT948 - The submission makes reference to Monaghan Town Site Reference MT948 which has been proposed to be zoned Proposed Residential A and quotes the accompanying Strategic Flood Risk Assessment (SFRA) which states “the headwaters of an unmodelled watercourse run along a portion of the southern site boundary. MCC flood information mapping record an area of flooding within the site”. The submission notes that no further description or information is provided regarding the unmapped watercourse or the previous flooding. - The submission states that as per the Flood Risk Guidelines, lands that are at risk of flooding should be avoided and should not be zoned for highly vulnerable residential development. - The submission quotes Section 1.4 of Technical Appendix A of the Guidelines which states “Detailed assessments may be identified in the county wide flood risk assessment or in the Regional Flood Risk Appraisal but should be undertaken where zoning of land is being considered within the development plan”. The submission therefore states that Monaghan County Council must carry out the relevant risk assessment and establish is a Stage 3 flood risk assessment is required to inform the land use zonings, the SFRA and planning decisions. - The submission notes that the site is also within the benefitting lands of an OPW Arterial Drainage Scheme Monaghan Town – Arterial Drainage Schemes - The submission requests that Monaghan County Council has regard in zoning land for development to ensure that access requirements are preserved for the maintenance of OPW Arterial Drainage Schemes. - The submission notes that applications for development on land identified as benefitting land may be prone to flooding and as such site-specific flood risk assessments may be required in these areas. - The submission notes that there are benefitting lands or Arterial Drainage Schemes channels adjacent to site references MT388 and MT948. Clones- Objective CLSO 2 - The OPW submission states that there is an unmapped watercourse within or adjacent to site reference CS1009, CS101, CS1010, CS1011 and CS107. These lands are proposed to be zoned as Proposed Residential A and Industry/Enterprise/Employment. - The submission references proposed objective CLSO 2 regarding the preparation of a masterplan for these lands and which states that no development will be permitted until flood risk is assessed as part of the masterplan. - The submission advises that the masterplan should also take account of the opportunities for nature-based solutions to reduce runoff and provide other benefits such as water quality, biodiversity etc. It should be identified where integrated and area-based provision of SuDS and green infrastructure are appropriate in order to avoid reliance on individual site by site solutions. Past Flood Events	

- The submission notes that the OPW has no record of flooding on site reference MT948 and near site reference CY1020. Monaghan County Council should submit past flood event reports regarding these events to the OPW for inclusion on the national database.

Chief Executive's Response

Monaghan Town Site Reference MT948

The Planning Authority notes the observations of the OPW in respect of site MT948 and the requirement to ensure consistency with the Flood Risk Management Guidelines. It is acknowledged that the subject lands are located within an area highlighted by Monaghan County Council Flood Information Mapping, an Arterial Drainage Benefitting Area, Climate Change flood extents, and are bounded by the headwaters of a watercourse, one unmodelled and an arterial drainage channel. Accordingly, it is recommended that zoning pertaining to site MT948 remains as 'Strategic Residential Reserve'. Site specific comments have also been made on this submission in Chief Executive Response to submission MC-C45-PV2-14.

Monaghan Town – Arterial Drainage Schemes

To ensure the continued operation and maintenance of Arterial Drainage Schemes, it is recommended that a new objective, WPO 10 is included within Chapter 8 of the Monaghan County Development Plan 2025-2031.

The location of benefitting lands or Arterial Drainage Schemes channels adjacent to site references MT948 and MT388 is noted. The response of the Chief Executive with respect to site reference MT948 is detailed above. Site MT388 is however located adjacent to a Catchment Flood Risk and Management (CFRAM) modelled watercourse, and consequently sufficient detail is available to progress with the intended zoning.

Clones - Objective CLSO 2

It is recommended that Proposed Amendment No. 13 relating to Objective CLSO 2 in Chapter 13 of the Monaghan County Development Plan 2025-2031 is amended to take account of the opportunities for nature-based solutions to reduce runoff and provide other benefits such as water quality, biodiversity and the environment.

Past Flood Events

In response to the request for details of past flood events, Monaghan County Council shall provide these details to the OPW for inclusion on their data base were possible.

Chief Executive's Recommendation

That the following recommendations are proposed:

Monaghan Town Site Reference MT948

- Site reference MT498 (lands at Latlorcan, Monaghan Town) shall remain as 'Strategic Residential Reserve'.

Monaghan Town – Arterial Drainage Schemes

- That a new objective, MPO 10, is included within Chapter 8 of the Monaghan County Development Plan 2025-2031 as follows:

To have regard for OPW Arterial Drainage Schemes, including channels and benefitting lands. This may include the provision of a 10m maintenance buffer adjacent to arterial drainage channels to facilitate ongoing maintenance. Such buffer areas, where required by the Planning Authority, shall not normally be developed in a manner that would prevent access. A site-specific Flood Risk Assessment of an appropriate stage will be

required for any proposed development within Arterial Drainage Scheme Benefitting Lands, having regard for any indication of areas subject to flooding or poor drainage.

Clones- Objective CLSO 2

- It is recommended that Proposed Amendment No. 13 relating to Objective CLSO 2 in Chapter 13 of the Monaghan County Development Plan 2025-2031 is amended as follows:

Clones Settlement Plan Strategic Objectives	
CLSO 2	To ensure that the following priorities for the town are delivered within the lifetime of the development plan:- - 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. - <u>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. The masterplan shall include a transport assessment to identify how the site should be served, with a particular regard to sustainable transport modes. No development shall be permitted to proceed until the following requirements are met:</u> • 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. • <u>The masterplan should also take account of the opportunities for nature based solutions to reduce runoff and provide other benefits such as to water quality, biodiversity and the environment*.</u>

*Please note Objective CLSO 2 has also been amended to reflect the recommendation of the National Transport Authority (MN-C46-PV2-20) with respect to the carrying out of a transport assessment.

Submission Reference	MN-C46-PV2-19
Name	Inland Fisheries Ireland
Summary of Submission	
• The submission notes that the principal function of Inland Fisheries Ireland (IFI) is the protection, management and conservation of the inland fisheries resource. • The submission references the EU Water Framework Directive (2000/60/EC) which came into force in December 2000, requires the protection of the ecological status of river catchments, including water quality and the conservation of habitats for ecological communities. • The submission notes that one of the primary objectives of the Directive is to establish a framework which prevents further deterioration and protects and enhances the status of aquatic ecosystems. The submission notes that the protection of aquatic ecosystems requires that river systems are protected on a catchment basis. • The submission concludes by stating that the proposed variation must take into account the protection of the aquatic environment/habitat which not only requires the protection of water quality but also necessitates the protection and maintenance of physical habitat and hydrological processes/regimes.	
Chief Executive's Response	
Proposed Variation No. 2 has been prepared to align the Monaghan County Development Plan 2025-2031 with the Ministerial Guidelines - NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), which were published to give effect to the National Planning Framework - First Revision (2025) to ensure that sufficient lands are available and suitably located to meet projected housing demand. The Monaghan County Development Plan 2025-2031 recognises the need to protect the quality and quantity of our water resources for public health, economic development and ecological protection and as such a number of environmental/water quality policies and objectives are included within the Plan which serve to suitably avoid and prevent potential adverse environmental effects during the Development Management process. Objective WPO8 of the Plan in particular seeks “to protect waterbodies and watercourses from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in riverine and wetland areas as appropriate with consideration given to Inland Fisheries Ireland’s guidance document ‘Planning for watercourses in the urban environment’ (2020)”. Additionally, the Development Plan acknowledges that development management can play a significant role in the prevention of further deterioration of water status and in the protection of existing high and good quality waters. Development proposals are required to comply with relevant national guidance and with the objectives of the Water Framework Directive. The Plan requires developers to adequately assess environmental risks, take account of site limitations and prepare a Water Protection Plan to help to identify aspects of a development which are likely to pose a risk to water. Section 15.22.6 of the Development Plan states that development proposals will not be permitted where they would have an unacceptable impact on the water environment, including surface water and groundwater quality and quantity, river corridors and associated wetlands. This section of the Plan requires that soft engineering solutions such as Sustainable Drainage Systems (SuDS) should be	

integrated into drainage system designs as a means of enhancing water quality protection and notes that developments within the vicinity of waterbodies should include appropriate riparian protection corridors and notes that in-stream works should be firstly avoided, but in circumstances where instream works are necessary they must be carried out under the guidance of Inland Fisheries Ireland.

A Strategic Environmental Assessment Screening (SEA) Assessment was undertaken to determine the need for a SEA for the Proposed Variation to the Monaghan County Development Plan 2025 – 2031. It was concluded that there is no real likelihood of significant environmental effects occurring as result of the implementation of the proposed variation, considering the existing framework of land use planning criteria/mitigation provided within the current County Development Plan, which will serve to guide development supported by the Proposed Variation and mitigation potential environmental effects.

The Council will continue to engage with relevant infrastructure providers and statutory agencies, including those responsible for water services and fisheries protection, to ensure that the protection of water quality, fisheries and aquatic habitats, remains a key consideration in strategic planning and development management processes.

Chief Executive's Recommendation

No amendment recommended.

Submission Reference	<u>MN-C46-PV2-21</u>
Name	Meath County Council
Summary of Submission	
Meath County Council has no comment to make regarding Proposed Variation No. 2.	
Chief Executive's Response	
The comments received are noted.	
Chief Executive's Recommendation	
No amendment recommended.	

Submission Reference	MN-C46-PV2-22
Name	Electricity Supply Board (ESB)
Summary of Submission	
• ESB is a long-established landowner and infrastructure provider in County Monaghan, with a significant portfolio of electricity infrastructure assets supporting residential, commercial and economic activity throughout the county. • ESB wishes to acknowledge the positive and productive collaboration with Monaghan County Council in the delivery of electricity infrastructure to date. Closer collaboration will be necessary to identify and secure suitable sites for the development of key electricity infrastructure to support additional housing targets. • Early identification and appropriate zoning of these sites will be vital to ensuring the timely and cost-effective delivery of infrastructure that supports regional growth objectives and advances climate action targets. • ESB encourage project teams to contact local ESB Networks Office to ensure input at the earliest stage of project design. • ESB Networks has identified a number of electricity infrastructure projects within its Distribution Network Development Plan to address forecast demand growth and network capacity requirements. Planned interventions within the county include the provision for additional 110Kv capacity, to commence by 2020. • Additional projects include 38Kv substation capacity upgrades at Ballybay & Drumbear and refurbishment of existing 38Kv lines along the Shankhill-Clones & Lisdrum – Telydon corridors. • ESB remains committed to continued proactive engagement with Monaghan County Council as revised housing targets are integrated into the County Development Plan. ESB stands ready to continue discussions with the Council to assess the implications of updated housing growth requirements, particularly in relation to new residential zoning and the planning of supporting infrastructure. This collaborative approach will facilitate the alignment of development objectives with national housing targets and ensure the timely delivery of essential electricity infrastructure. • To guarantee the delivery of a secure, reliable and efficient electricity network for customers in urban areas, it is essential that the Monaghan Development Plan incorporates robust policy objective's supporting the reinforcement of the medium and low volage (MV/LV) network. This will ensure that sufficient capacity is available to accommodate increasing demand. • ESB requests that Monaghan County Council explicitly support the recommended energy infrastructure developments set out in this submission, consistent with Renewable Energy Objective REO 10, in Section 8.2 of the MCDP. • Submission request that due consideration if given to issues raised in this submission, most particularly: ○ Safeguarding the long-term operational requirements of ESB's existing transmission and distribution assets. ○ A proactive, collaborative partnership between Monaghan County Council and ESB to identify, zone and secure suitable site for new electricity infrastructure is critical to ensuring that network reinforcement keeps pace with increase residential zoning and population growth envisaged under Proposed Variation No.2. ○ Revised housing growth requirements must be supported by timely and coordinate investment in electricity infrastructure. ○ Ensuring that public utilities are permissible under all zoning objectives is fundamental to enabling the efficient and cost-effective delivery of electricity infrastructure.	

○ Early engagement with ESB in the planning and design of roads, public realm works and greenways should be explicitly supported, enabling the coordinated provision of ducting and underground cabling and minimising future disruption and whole-life costs. ○ Continued investment in electricity infrastructure in Monaghan is a prerequisite for achieving national objective under the National Planning Framework, the Revised NPF housing targets, and Ireland's transition to a low-carbon, climate-resilient energy system.
Chief Executive Response
The observations and comments made by Electricity Supply Board are noted. The Monaghan County Development Plan 2025 - 2031 acknowledges that Monaghan County Council will continue to co-operate with all statutory and regulated bodies in the provision of power and communication facilities, and as such, shall continue to maintain a proactive and collaborative partnership with the Electricity Supply Board.
<u>Chief Executive's Recommendation</u>
No amendment recommended.

Submission Reference	MN-C46-PV2-24
Name	Uisce Éireann (UE)
Summary of Submission	
Water and Wastewater Services - Updated Wastewater and Water Capacity Registers were issued in April 2026 giving an update on each settlement in the County, with respect to currently available water and wastewater treatment capacity. The additional capacity created by a capital investment has been considered in the latest registers, where a project is planned for completion within the next Capital Investment Plan period (2025-2029). - Uisce Éireann supports development in smaller settlements through the Small Towns and Villages Growth Programme which is focused on providing for growth in areas already served by Uisce Éireann infrastructure where current or future capacity deficits have been identified. Developer-Led Infrastructure - Uisce Éireann has developed a Guidance Document, Technical Standard for Nature Based Solutions and Minimum Requirements for Non-Nature Based Solutions to support Developers with the implementation of DLI in small scale multi-unit housing Developments. Housing Targets outside the Development Plan Period (2031 – 2034; 2035 - 2040) - Revised Core Strategy (Table 2.6) includes the revised housing growth requirements over the plan period, plus 50% additionality, to 2031, but the population projection to 2031 has not been included. - Tables 2 and 3 outline the uplift in the housing growth requirements in the period beyond the development plan (2031 – 2034) and the second phase (2035 – 2040) which has a reduced housing growth requirement compared with the 2025 – 2034 period. - It is noted that with provision for additionality of 50% in the period beyond the development plan 2031 – 2034 the housing growth requirement is 2948, and in the period 2035 to 2040 it is 3438. - Updates to projected population in the period beyond the development plan would be welcomed to assist with future planning of treatment capacity. - Uisce Éireann relies on population estimates in County Development Plans for assessing future capacity available in each water resource zone and wastewater agglomerations for settlements. The level of available capacity will need to be revisited should a significant increase in overall demand for water services be experienced in settlements. - If required, Uisce Éireann can initiate projects to increase capacity, subject to funding in future Capital Investment Plans. Uisce Éireann continuously monitors growth in settlements, and reviews available water supply and wastewater treatment capacities. - Our Capacity Registers are published annually and the remaining capacity available changes regularly - the registers are only an indication of available capacity. Proposed Amendments Chapter 7: - The submission notes that in the adopted plan, the population increase 2025 – 2031 for each settlement was included in Table 2.5. Similar figures for projected population increases to 2031, 2034 and 2040 in the updated table would be useful to better understand the expected phasing and/or sequencing of delivery of housing over the lifetime of the plan and beyond. - Uisce Éireann relies on projected population estimates in core strategies in assessing future capacity available. The level of available capacity for water supply and wastewater	

treatment may need to be revisited should a significant increase in overall demand for water services be experienced.

- The submission notes that the NPF requires additionality of zoned land supply to provide flexibility, choice and continuity of housing delivery throughout the lifetime of the plan and beyond. However, should all residential lands (existing and proposed) be brought forward for development within the lifetime of the development plan, there could be demand for treatment capacity which exceeds the available headroom.

Chapter 10:

- Uisce Éireann welcomes early engagement with the local authority in relation to the third level education services referenced and any associated water services requirement for additional housing need or facilities associated with it.
- The submission notes that Monaghan Town is within the Monaghan Water Resource Zone. There is sufficient capacity to cater for the expected population increase over the lifetime of the plan.
- Monaghan Town is served by Monaghan Wastewater Treatment which has potential spare capacity (Amber). Additional analysis of applications may be required on an individual basis considering their specific load requirements.

Chapter 12:

- Castleblayney is within the Ballybay (Lough Egish) Water Resource Zone. There is sufficient capacity available to cater for the projected growth over the development plan period.
- The Castleblayney wastewater treatment plant has potential spare capacity (Amber).
- Additional analysis of applications may be required on an individual basis considering their specific load requirements.

Chapter 13

- Clones is within the Clones Water Resource Zone. Level of service improvements are requirement to cater for the projected population increase over the lifetime of the plan and beyond.
- The Clones Wastewater Treatment plant has potential spare capacity (Amber).
- Additional analysis of applications may be required on an individual basis considering their specific load requirements.

Chapter 14

- Ballybay is within the Ballybay Water Resource Zone. There is capacity available to cater for the projected population growth over the lifetime of the development plan.
- The Ballybay Wastewater Treatment Plant has potential spare capacity (Amber). Additional analysis of applications may be required on an individual basis considering their specific load requirements.

Chapter 15

- Tier 4 Settlements - the increase from 205 units over the plan period, to 471 units over the plan period, collectively for Tier 4 settlements is noted.
- The submission notes that Uisce Éireann welcomes early engagement with the local authority to better understand the planned sequencing and phasing of units in these settlements.

Appendix 1: Overview of Proposed Zoning Changes

- In summary, Uisce Éireann welcomes ongoing engagement with the planning department in relation to serviceability of proposed newly zoned lands, and particularly those where

high density residential development is sought. Comments provided on serviceability of sites in submissions provided at each stage of the development plan making process should be read in conjunction with additional comments provided herein and in ongoing engagement with the local authority.

- Network reinforcements, e.g. extensions and localised network upgrades may be required to service some proposed zoned sites. Where network reinforcements such as upgrades or extensions are required, these shall be developer driven unless there are committed Uisce Éireann projects in place to progress such works.
- Where Uisce Éireann assets are within a proposed development site, these assets must be protected or diverted. If there is a possibility that Uisce Éireann assets will need to be altered or diverted as a result of a proposed development, a diversion agreement may be required.

The following specific comments are made in relation to the lands proposed under Variation No. 2:
Monaghan

- Potential constraints in the wastewater network and in particular for lands connecting to Old Cross Square Wastewater Pump Station should be taken into account in proposed residential land rezonings in the town.
- The proximity of lands to Old Cross Square and Old Corran wastewater pump stations needs to also be considered. Additional capacity assessments and potential network reinforcement may be required in relation to large sites such as MT928 and MT1026, MT219 and MT948.
- In the case of MT1026, further assessment is required and long extensions and network reinforcements may be required to connect to the water and the wastewater network.
- Clarification is sought as to the appropriate tiering of land proposed for rezoning to Proposed Residential A and Strategic Residential Reserve in the town.
- The designation of some sites as Tier 2 in the Settlement Capacity audit is welcomed (e.g. MT1026, MT928).

Carrickmacross

- Both CM1003 and CM1005 are existing land use 'Rural Area'. CM1003 is a very large site (>7ha) Additional capacity assessments and potential network reinforcement may be required depending on the sequencing and scale of development realised. Uisce Éireann assets are within the site and will need to be protected or diverted.

Castleblayney

- The zoning of lands in proximity to Lough Muckno should have regard to Uisce Éireann's operations and the requirement to maintain lake levels to ensure security of supply to our customers (e.g. CY1021, CY1020).
- The site CY1014 is large (>4ha) and has existing land use 'Industry, Enterprise & Employment' changing to residential zoning. Additional capacity assessments and potential network reinforcement may be required depending on the sequencing and scale of development realised.
- Available water network GIS data suggests that a long extension (>300m) maybe required to connect CY1021 to the water network. Long extensions/network reinforcements may be required for sites with existing zoning industry/Enterprise/Employment; Rural Area and Landscape Protection. Clarification is sought as to the appropriate tiering of land proposed for rezoning to Proposed Residential A and Strategic Residential Reserve in the town (e.g.CY1015, CY1021).

Clones

- Clarification is sought as to the appropriate tiering of land proposed for rezoning to Proposed Residential A and Strategic Residential Reserve in the town. The designation of some sites as Tier 2 in the Settlement Capacity audit is welcomed (e.g. CS101, CS1007, CS1008).
- While not included in the Settlement Capacity Audit, it is noted that long extensions and potential upsizing may be required to service proposed Industry/Enterprise/Employment lands to the wastewater network (e.g. CS1010 and CS1011).

Ballybay

- Additional clarification is sought on the use of proposed land use zoning 'Proposed Residential B' in the case of BB1002.

Appendix 2 – Southern Link Road Indicative Masterplan

- Uisce Éireann welcomes early engagement on works related to the Southern Link Road.

Appendix 3 – Settlement Capacity Audit

- Ongoing engagement with Monaghan County Council is welcomed in particular in relation to lands newly zoned for residential development and comprising a significant amount of residential units.
- Early engagement with Uisce Éireann is welcomed to better understand the sequencing of development and expected loads and water services requirements, such that available capacity can be managed over the course of the development plan period and beyond.
- It is also noted that the majority of sites assessed have been identified as Tier 1 in the Settlement Capacity Audit.
- In all cases engagement with UÉ's pre-connection enquiry process is encouraged.

Environmental Reports

- The submission notes that the content of this submission should be taken account of in the Environmental Reports.

Chief Executives Response

The Council welcomes the submission from Uisce Éireann and notes the contents of the submission. Monaghan County Council looks forward to continuing its ongoing collaboration with Uisce Éireann in delivering key water services infrastructure required to support sustainable population, housing and employment growth in County Monaghan. The responses to the issues raised below follow the format and order of the comments set out above.

Water and Wastewater Services

The availability of Wastewater and Water Services capacity in the towns and villages in the county is noted.

Developer-Led Infrastructure

UE's Guidance Document, Technical Standard for Nature Based Solutions and Minimum Requirements for Non-Nature Based Solutions is noted.

Housing Targets outside the Development Plan Period (2031 – 2034; 2035 - 2040)

The comments made in respect to population projections are noted. As per Section 1.2 of the Section 28 Ministerial Guidelines (NPF Implementation), the estimated housing demand figure is derived from population projection figures and addressing unmet demand in the period to 2034.

Appendix 1: Overview of Proposed Zoning Changes

The comments made in relation to Appendix 1 are noted, specifically in relation to the lands proposed under Variation No. 2 in each of the 5 towns. Potential constraints in the wastewater network and additional capacity assessments and potential network reinforcements are noted for some of the lands proposed for zoning. It is accepted that any additional upgrades or extensions required will be at the cost of the developer.

Appendix 3 – Settlement Capacity Audit

Monaghan County Council acknowledge the reference made to the phasing of units in each of the 5 towns and villages and the need for early engagement in respect of the southern relief road.

Environmental Reports

The Proposed Variation does not introduce likely, significant effects on material assets, beyond the ambit of effects already considered, assessed and mitigated in the SEA and AA of the existing County Development Plan.

There are suitable existing policies and objectives in place under the County Development Plan 2025 - 2031 to ensure the development of housing in the County is in tandem and commensurate with the provision of adequate water supply and wastewater treatment capacity (i.e. WWO 1, WWO 2, WWP 1). Monaghan County Council will continue to engage with UE in relation to the provision and capacity of water and sewerage infrastructure.

Chief Executives Recommendation

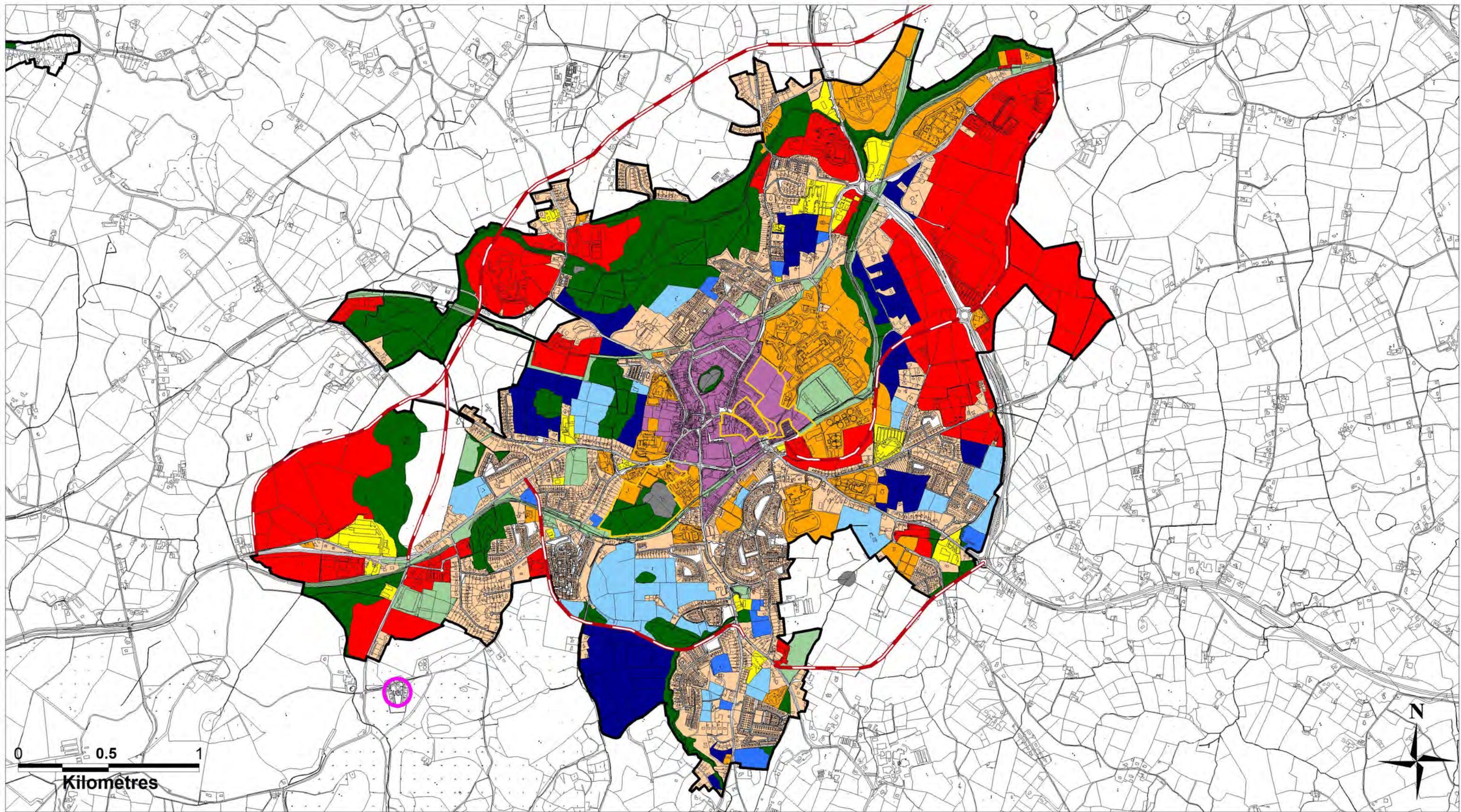
It is recommended that the following text should be added to Chapter 7, Section 7.8 Public Water and Wastewater:

Where capacity constraints are identified by Uisce Éireann, Monaghan County Council will engage proactively with Uisce Éireann to facilitate the resolution of such issues, to ensure that development is not unduly restricted or delayed.

PART 4

TOWN SUBMISSIONS

Monaghan Town



Monaghan Town (Map MTDP1) (Variation No. 2)

Monaghan County Development Plan 2025 - 2031

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CYAL50511187 - © Tailte Éireann – Surveying.

- | | | | |
|-------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| Existing Residential | Community Services/Facilities | Existing Commercial | Indicative New Road Proposals |
| Proposed Residential A | Recreation/Amenity | Industry/Enterprise/Employment | Proposed Road Upgrades |
| Proposed Residential B | Landscape Protection/Conservation | Lakes | Settlement Envelope |
| Strategic Residential Reserve | Town Centre | Gortakeegan Halting Site | Action Plans |



Monaghan Town (Map MTDP1)

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CYAL50511187 - © Tailte Éireann – Surveying.



Monaghan County Development Plan 2025 - 2031 (Proposed Variation No. 2) Chief Executive's Report	Settlement	Monaghan
	No. of Submissions	4

Submissions relating to Monaghan Town		
Submission Reference	Name /Organisation	Location of Subject Lands
<u>MN-C46-PV2-4</u>	Paul Bennett.	Drumbear / Killyvane
<u>MN-C46-PV2-12</u>	Craft Studio Architecture on behalf of Paul and Tommy Bowe.	Drumbear
<u>MN-C46-PV2-14</u>	Craft Studio Architecture on behalf of Jane Keenan.	Latlorcan
<u>MN-V46-PV2-17</u>	Craft Studio Architecture on behalf of Sean Mullen	Mall Road

Submission Reference	MN-C45-PV2-4
Name	Paul Bennett
Summary of Submission	
The submission seeks a rezoning of lands to Proposed Residential A. The submission notes that the subject lands are located within the development limit of Monaghan Town and are contiguous with the existing built-up area as well as adjoining established residential development to the south and east.	
Compliance with Settlement Strategy and Compact Growth	
- The submission contends that the rezoning of the lands would: - Promote the consolidation of the settlement footprint - Avoid piecemeal or peripheral development - Support the principle of compact growth - The submission notes that this approach is consistent with the development plan objectives which seek to prioritise serviced and serviceable lands within defined settlement limits.	
Serviced and Serviceable Lands	
- In accordance with the development plan policy to prioritise lands that can be readily serviced, the submission notes that the subject site benefits from: - Access to public water supply infrastructure - Availability of foul sewer networks - Existing storm water drainage infrastructure - Access to high-speed fibre broadband - It is therefore contended that the availability of the infrastructure ensures that the lands can be developed in an efficient and timely manner which is consistent with the objective to support the delivery of shovel ready residential development.	
Access, Movement and Connectivity	
- It is noted that the subject site is located a convenient distance from educational facilities, community infrastructure and town centre services which complies with the development plan objective to promote sustainable movement patterns. In particular it is noted that the subject site benefits from: - Direct frontage onto the public road network - Capacity to provide safe vehicular access and egress - Existing and potential connections to footpath networks	
Suitability for Residential Development	
- The submissions notes that the subject lands are considered highly suitable for residential development and supports the development plan objective to ensure lands which are identified for housing are readily developable and viable, having regard to: - Its level and regular topography - The absence of significant constraints - Its capacity to accommodate a high-quality layout	
Integration with existing development	
- It is stated that the subject lands will support development plan objectives in the promotion of sustainable neighbourhood developments. The subject lands are bounded by established residential uses to the south and east which ensures: - Compatibility with surrounding land uses - Opportunities for integration with existing neighbourhoods - The provision of a cohesive urban form	
Contribution to Housing Supply	
- The submission notes that as a result of the shovel ready nature of the lands, development upon it could occur in the short to medium term and would therefore: - Increase the availability of deliverable residential land - Support the timely provision of housing	

- o Provide for a range of housing types

Consistency with Proper Planning and Sustainable Development

- The submission notes that the proposed rezoning is consistent with:
 - o Proper planning and sustainable development
 - o Efficient use of serviced land
 - o Delivery of compact, connected communities
- In summary, the submission notes that having regard to the sequential location, serviced status, integration with existing residential areas and compliance with development plan policy objectives, the rezoning of the subject lands to Proposed Residential A is fully justified and represents a sustainable addition to Monaghan Town.

Chief Executive's Response

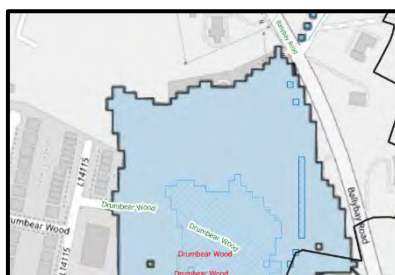
The submission requests the rezoning of lands within the settlement limit of Monaghan Town from 'Landscape Protection/Conservation' to 'Proposed Residential A'.

Proposed Variation No. 2 has been prepared to align the Monaghan County Development Plan 2025-2031 with the Ministerial Guidelines - NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), which were published to give effect to the National Planning Framework - First Revision (2025). In this regard, Table 2.5 Core Strategy Table of the Development Plan has been amended to take into account the new housing growth requirement for the County as well an additional provision of 50% in excess of the housing growth requirement. The proposed revisions to Map MTDP 1 which are the subject of the proposed variation, are considered to account for sufficient lands within the proposed revised settlement envelope of Monaghan Town, which are more suitable for residential development, in more sequentially appropriate locations to accommodate the revised housing growth requirements.

The subject lands are partially located within Flood Zone A and Flood Zone B, within an area delineated by the Monaghan Flood Information Maps, within an Office of Public Works (OPW) Arterial Drainage Benefitting Area, and within a Catchment Flood Risk Assessment and Management (CFRAM) modelled watercourse which runs along the eastern site boundary, refer to map below:



Furthermore, the site is entirely inundated in an 0.1% AEP High End Future Scenario Climate Change scenario, refer to map below:



The Planning System and Flood Risk Management Guidelines for Planning Authorities (November 2009) introduced mechanisms for the incorporation of flood risk identification, assessment and

management into the planning process. As part of the broader guidance contained within it, it states; 'Planning authorities will ensure that development is not permitted in areas at flood risk, particularly floodplains, except where there are no alternative sites available in areas of lower risk' The zoning the subject lands, which are at acknowledged flood risk, as Proposed Residential A would be inconsistent with the provisions of the above referenced guidelines.

Additionally, it is noted that the subject lands were zoned as 'Strategic Residential Reserve' within the Draft Monaghan County Development Plan 2025-2031. However, following concerns raised by the Office of the Planning Regulator with respect to flood risk, the lands were rezoned to a land use appropriate to the level of flood risk -Landscape Protection/Conservation.

Based on the above, it is considered that the subject lands are most appropriately zoned 'Landscape Protection/Conservation'.

Chief Executive's Recommendation

No amendment recommended.

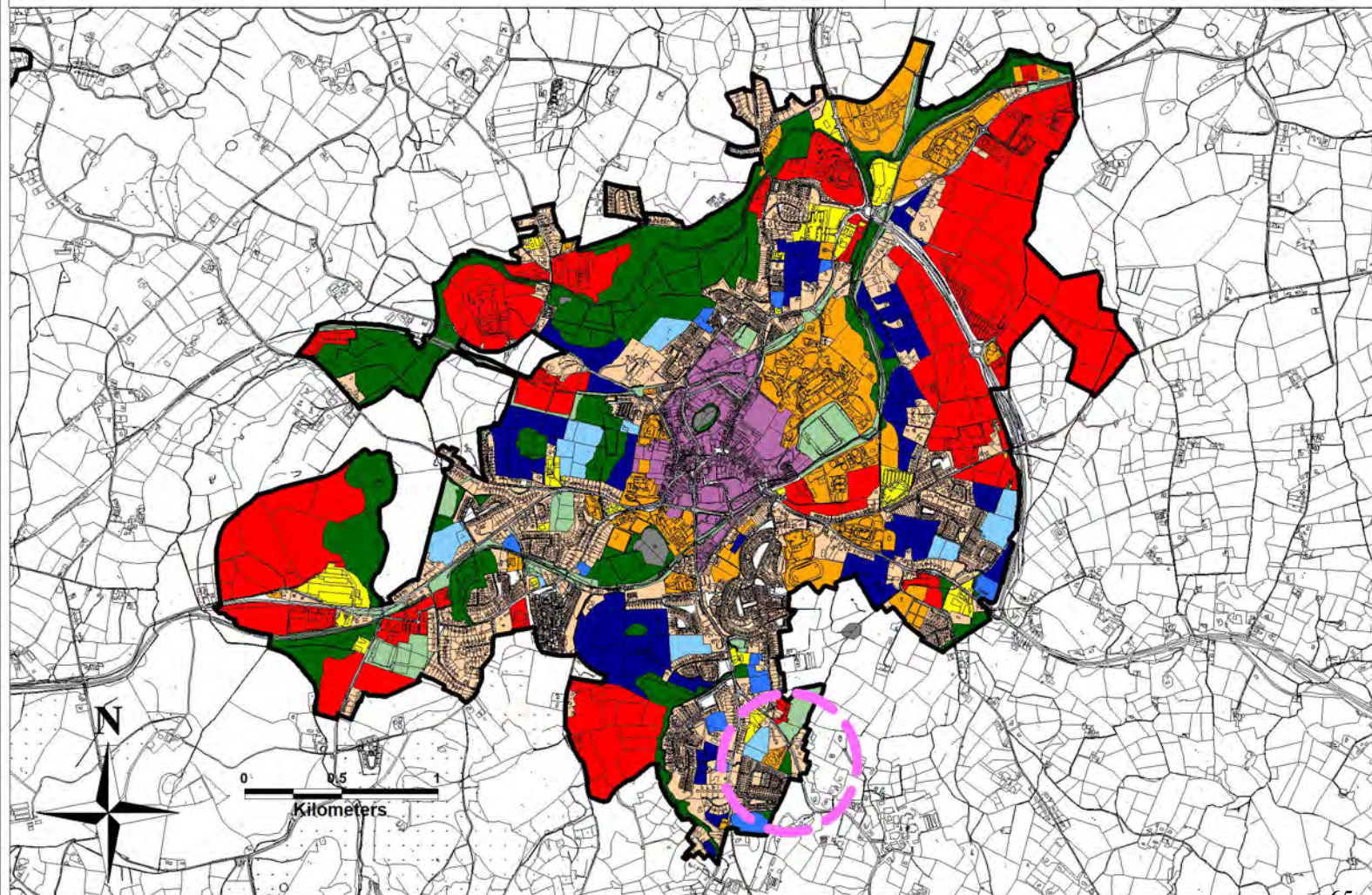
Monaghan County Development Plan 2025 - 2031



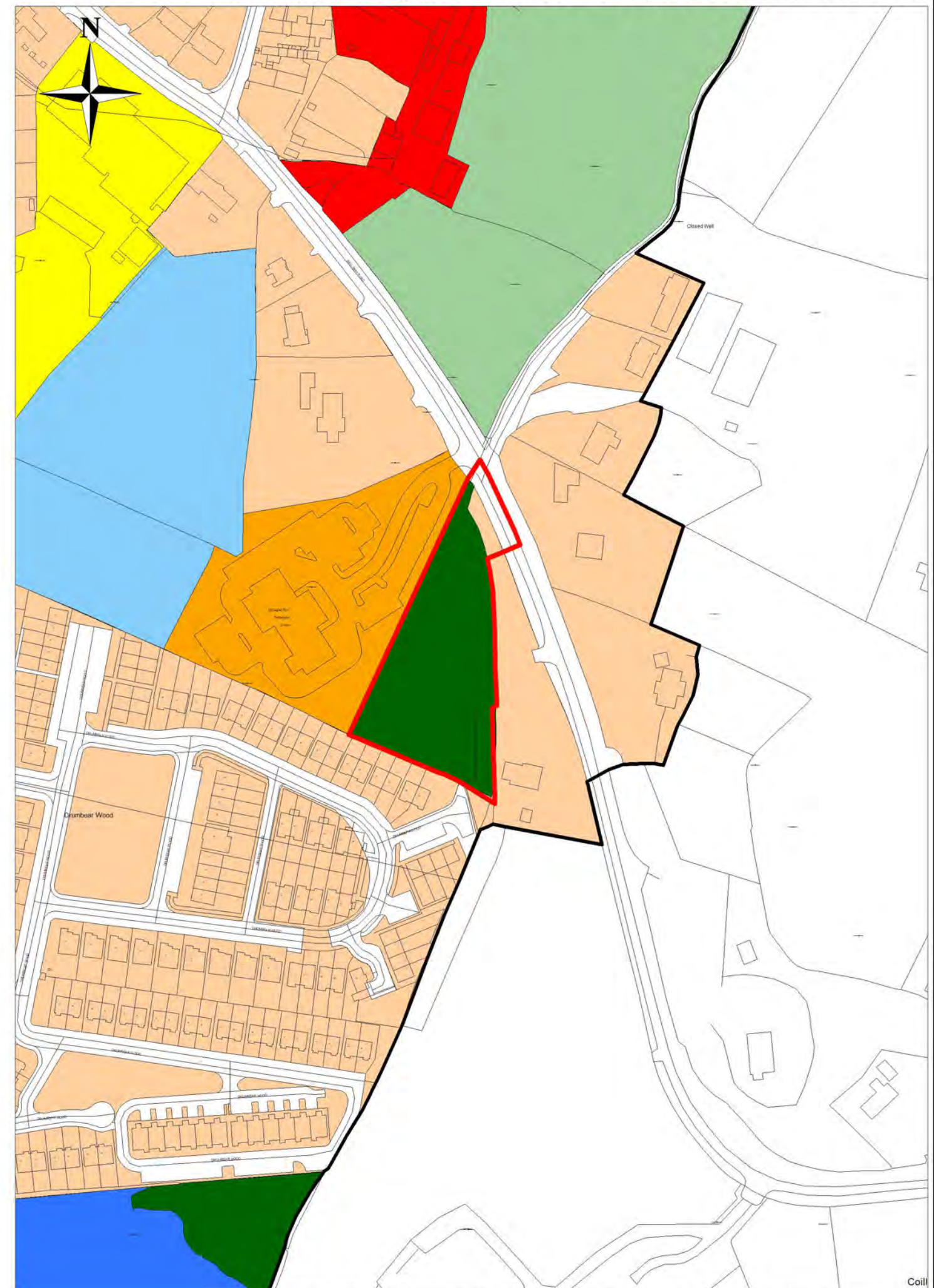
Proposed Variation No. 2 Chief Executive's Report Submission Ref MN-C46-PV2-4



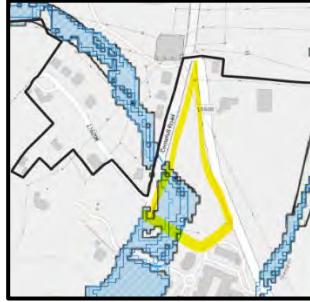
Settlement	Monaghan
Area of lands to which submission refers to	0.5975ha
Land Use Zoning of County Development Plan 2025 - 2031 (Proposed Variation No. 2)	Landscape Protection/ Conservation and Existing Residential
Requested Land Use Zoning in submission	Proposed Residential A
Chief Executive's Recommendation	No change



Land Use Zoning County Development Plan 2025 - 2031 (Proposed Variation No. 2)



Submission Reference	MN-C46-PV2-12
Name	Craft Studio Architecture on behalf of Paul and Tommy Bowe.
Summary of Submission	
• Requests subject lands, located at Drumbear, Cootehill Road, to be zoned as Proposed Residential A. • Subject lands are a brownfield site, measuring 1.25ha in area. • Lands were previously zoned for Low Density Housing in Monaghan County Development Plan 2007 – 2013. • Lands benefit from direct access to existing road infrastructure and are within close proximity to community services, schools, employment and town centre facilities. • Represent a logical and sustainable extension of existing urban settlement pattern. • There are no recorded archaeological monuments or protected structures within the specific area. • Submission provides an overview of Monaghan Town population and demographics. • Drumbear has experienced significant residential development in recent years notably with the establishment of Drumbear Wood housing estate. • The submission includes two options for proposed development. ○ Option A: 29 units of varying house types. ○ Option B: 7 detached dwellings. • Submission provides an overview of planning history on subject lands. • There is no history of flooding on subject lands.	
Chief Executive Response	
The submission requests that the subject lands are included within the settlement envelope for Monaghan Town, as zoned Proposed Residential A. Proposed Variation No. 2 has been prepared to align the Monaghan County Development Plan 2025-2031 with the Ministerial Guidelines - NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), which were published to give effect to the National Planning Framework - First Revision (2025). In this regard, Table 2.5 Core Strategy Table of the Development Plan has been amended to take into account the new housing growth requirement for the County as well an additional provision of 50% in excess of the housing growth requirement. The proposed revisions to Map MTDP1 which are the subject of the proposed variation, are considered to provide for a sufficient quantum of lands within the proposed revised settlement envelope. These lands are in more sequentially appropriate locations to accommodate the revised housing growth requirement. In this regard, it is considered that there are adequate lands available within the settlement envelope that are more suitably positioned for residential development, having regard to the sequential development approach, existing service infrastructure, and proximity to the town centre. The subject lands are also affected by flood risk, being partially located within Flood Zone A and Flood Zone B, within an OPW Arterial Drainage Benefiting Area, with a CFRAM modelled watercourse running through the south-western site corner. As shown in the map:	



The Planning System and Flood Risk Management Guidelines for Planning Authorities (November 2009) introduced mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. As part of the broader guidance contained within it, it states; 'Planning authorities will ensure that development is not permitted in areas at flood risk, particularly floodplains, except where there are no alternative sites available in areas of lower risk' The zoning of that portion of the subject lands, which are at acknowledged flood risk, as Proposed Residential A would be inconsistent with the provisions of the above referenced guidelines.

Chief Executive's Recommendation

No amendment recommended.

Monaghan County Development Plan 2025 - 2031



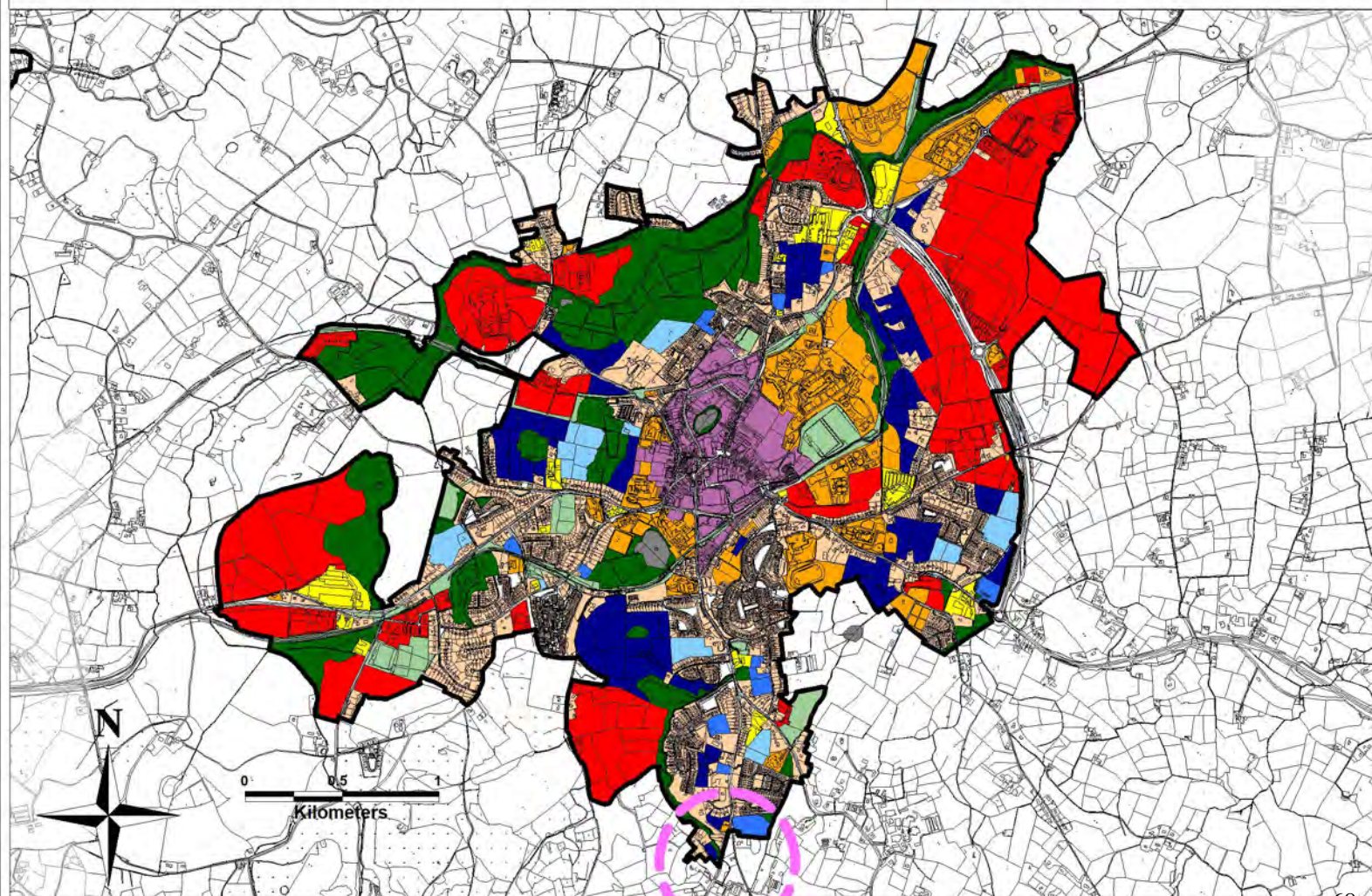
Proposed Variation No. 2

Chief Executive's Report

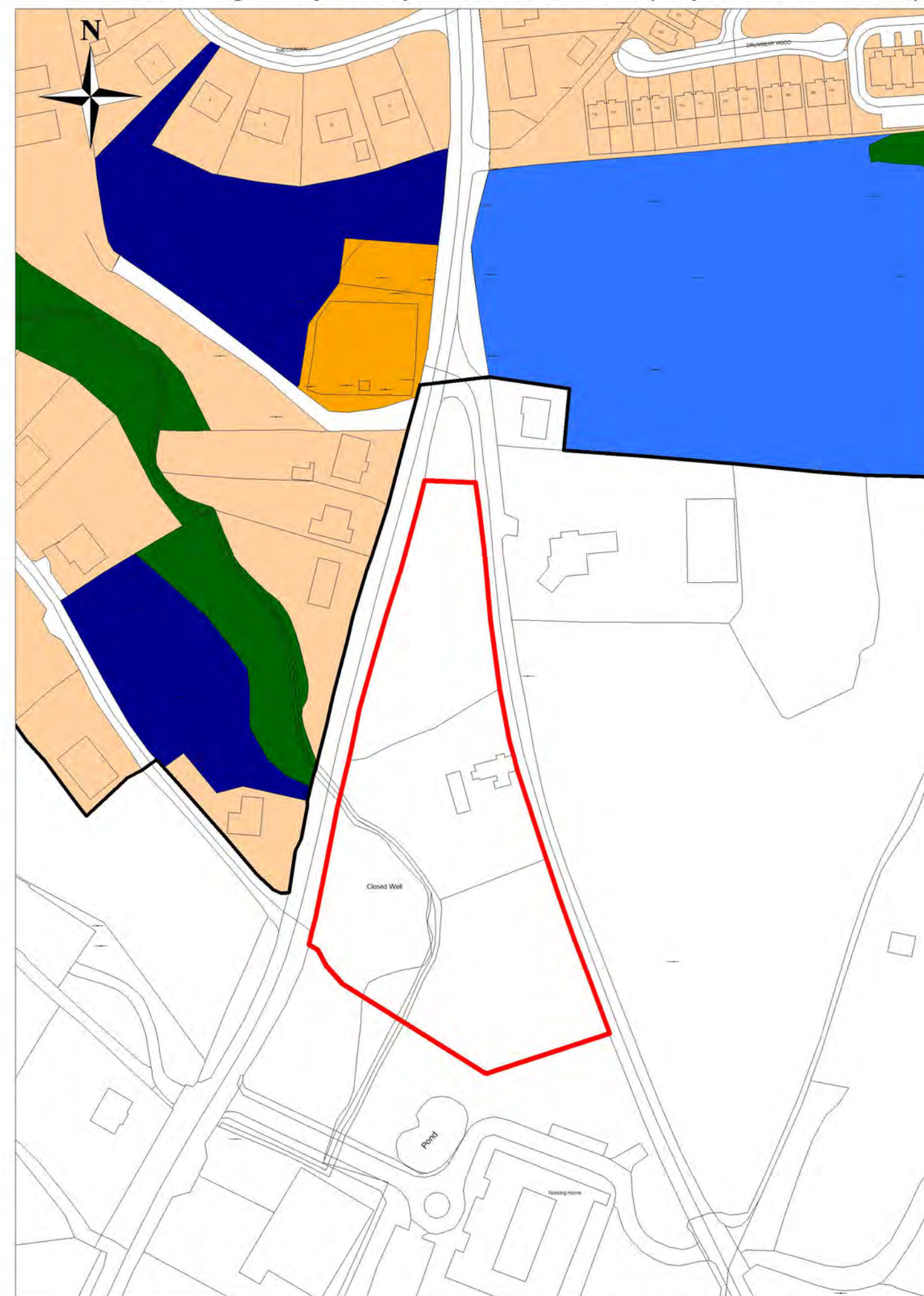
Submission Ref MN-C46-PV2-12



Settlement	Monaghan
Area of lands to which submission refers to	1.199ha
Land Use Zoning of County Development Plan 2025 - 2031 (Proposed Variation No. 2)	Rural Area
Requested Land Use Zoning in submission	Proposed Residential A
Chief Executive's Recommendation	No change



Land Use Zoning County Development Plan 2025 - 2031 (Proposed Variation No. 2)



Submission Reference	MN-C46-PV2-14
Name	Craftstudio on behalf of Jane Keenan
Summary of Submission	
- The submission relates to a portion of land located at Latlorcan, Monaghan Town which measures 4.358 hectares in size. The subject lands are identified as Map Reference MT948. - The subject lands are located within the urban envelope of Monaghan Town, directly adjacent to existing residential development and within easy walking distance of schools, shops, community facilities, employment opportunities and public services. - The submission states that the proposed rezoning of the lands to Proposed Residential A represents a logical and appropriate extension of the existing residential fabric of the town and aligns with both national and local planning policy objectives which seek to promote compact growth, the efficient use of serviced land and the delivery of housing within established settlement boundaries. - Additionally, the submission acknowledges the potential for the subject lands to contribute to the future housing needs of Monaghan Town and notes that they offer an opportunity to deliver a high-quality residential development which will integrate into the surrounding urban environment. - In summary the submission welcomes Monaghan County Council's proactive approach in identifying additional lands which are capable of accommodating residential growth and fully support the inclusion of the lands as Proposed Residential A.	
Chief Executive's Response	
The submission is in support of a proposed rezoning in Monaghan Town Map from Strategic Residential Reserve to Residential A. The content of the submission is noted. The submissions from the Office of Public Works (OPW) and Office of the Planning Regulator (OPR), have raised concerns in respect of the headwaters of an unmodelled watercourse which run along a portion of the southern site boundary and benefitting lands to an Arterial Drainage Scheme.	
	
Site Ref. No. MT948	EPA Mapping
The site is located within an area highlighted by MCC Flood Information Mapping, an Arterial Drainage Benefitting Area, Climate Change flood extents, and bounded by two watercourses, one unmodelled and an arterial drainage channel. In light of recent and ongoing consultation with the OPW and Stage 2 assessment of flood risk indicators at the site. It is considered that there is insufficient information to proceed with rezoning of the subject lands in the absence of a Stage 3 assessment.	

	
<i>Site Ref. No. MT948</i>	<i>Floodinfo, OPW Arterial Drainage Benefiting lands at Site Ref. No. MT948</i>
The zoning of the subject lands as Proposed Residential A, which are at flood risk, would be inconsistent with the provisions of 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (November 2009).	
<u>Chief Executive's Recommendation</u> It is recommended that lands identified in the map booklet associated with Proposed Variation No. 2 for Monaghan Town identified as MT 948 remain as 'Strategic Residential Reserve' (SRR).	

Monaghan County Development Plan 2025 - 2031

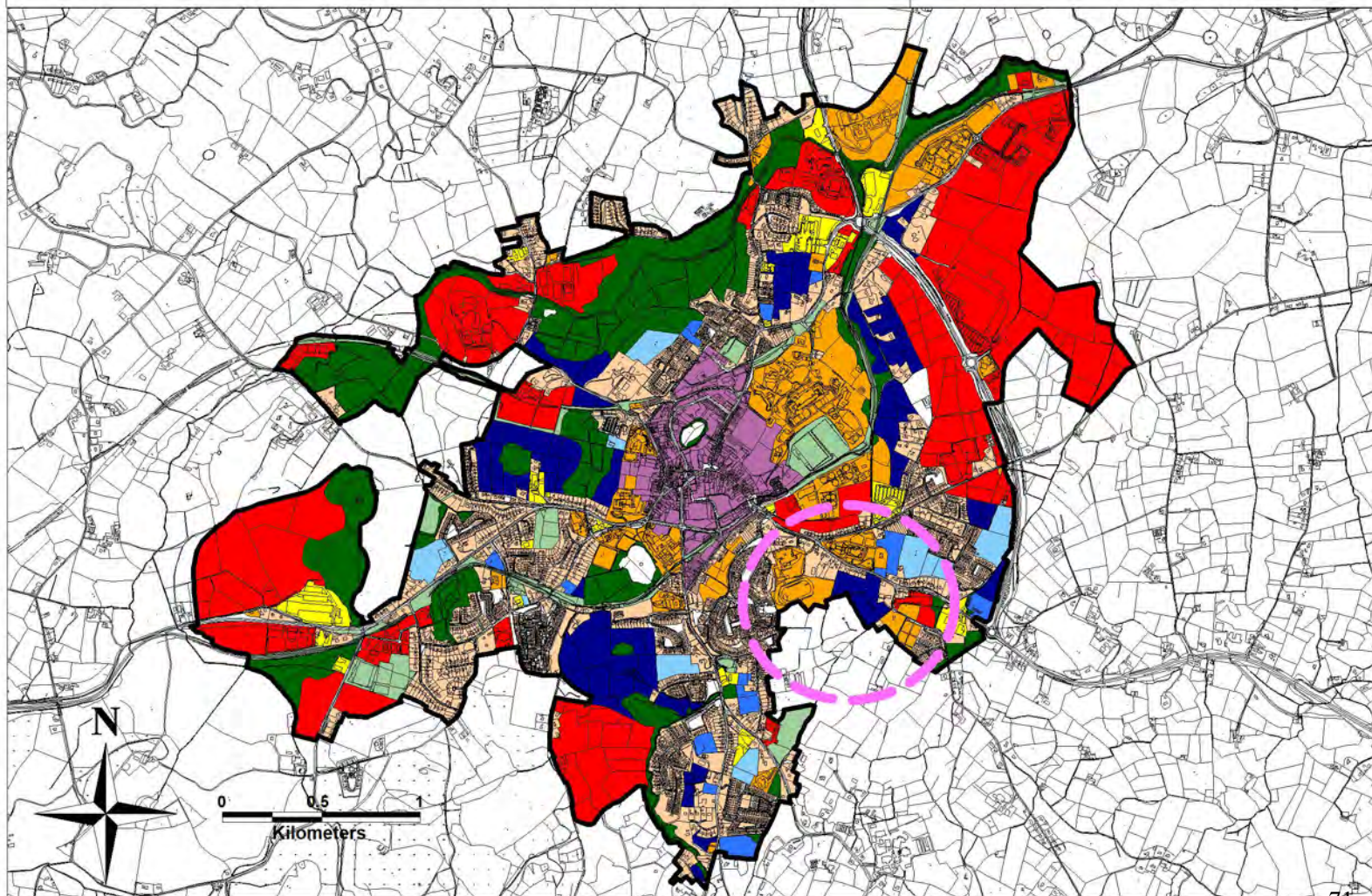
Proposed Variation No. 2

Chief Executive's Report

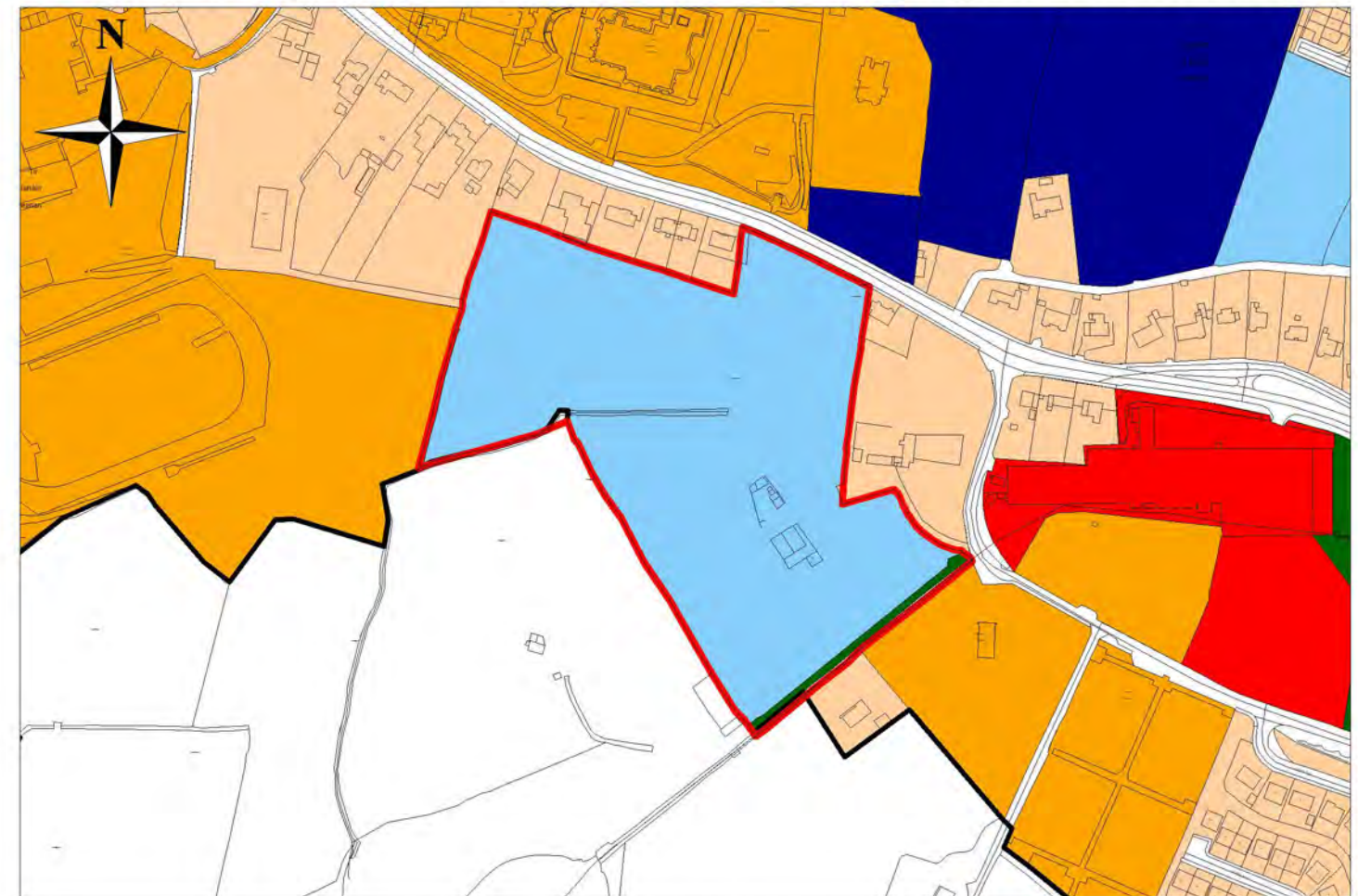
Submission Ref MN-C46-PV2-14



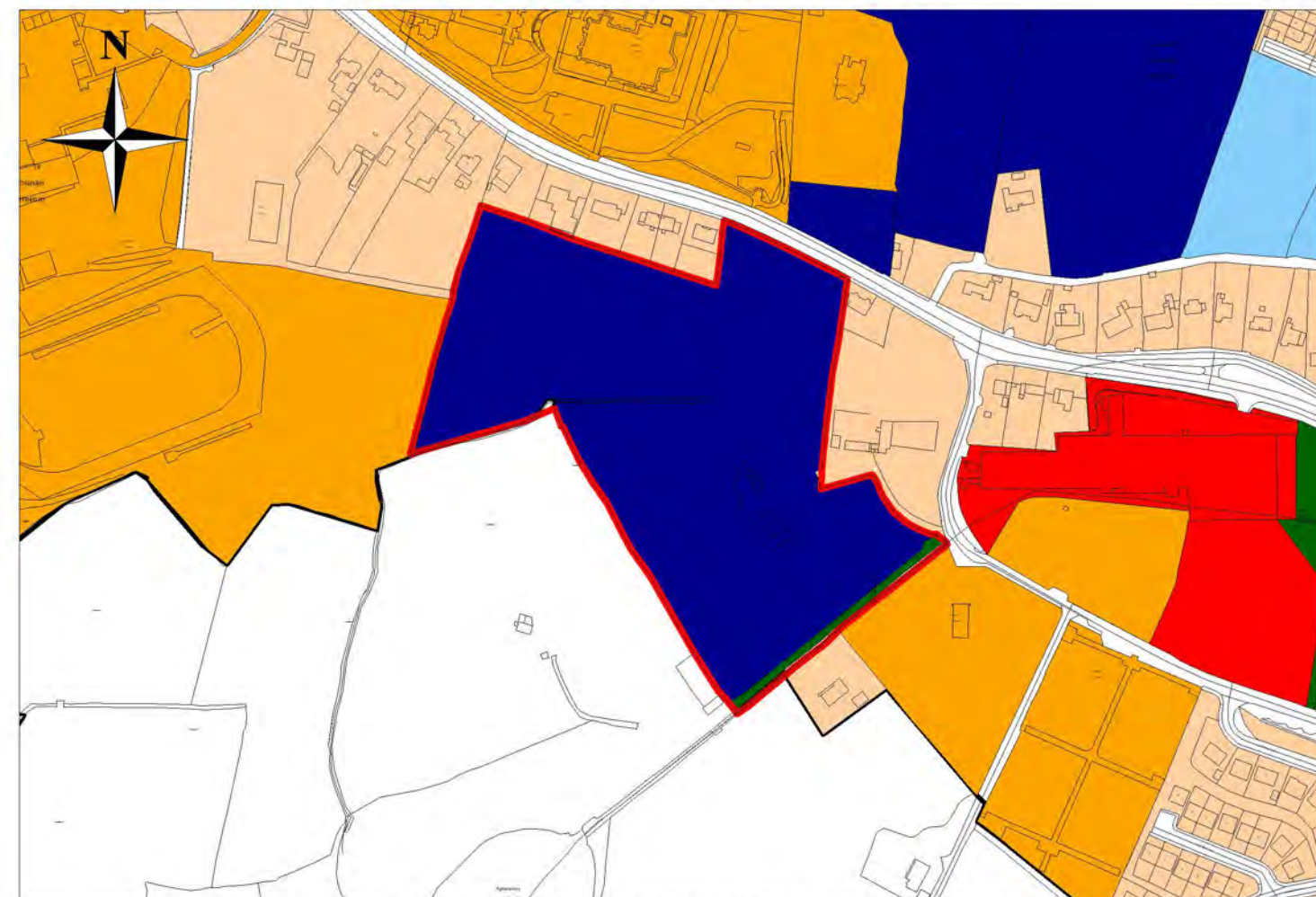
Settlement	Monaghan
Area of lands to which submission refers to	4.477 ha
Land Use Zoning of County Development Plan 2025 - 2031 (Proposed Variation No. 2)	Proposed Residential A
Requested Land Use Zoning in submission	Proposed Residential A
Chief Executive's Recommendation	Strategic Residential Reserve



Land Use Zoning County Development Plan 2025 - 2031 (Proposed Variation No. 2)



Chief Executive's Recommendation



Submission Reference	MN-C46-PV2-17
Name	Craft Studio Architecture on behalf of Sean Mullen
Summary of Submission	
• The subject lands are located at Mall Road, Monaghan. • There is long-established residential planning history on these lands, with permission previously granted for residential development under Planning Ref 06/30031 and subsequently extended under 11/39002. Site serving works were completed in association with these permissions. • Under the Monaghan County Development Plan 2025-2031, the large portion of this site was designated as Community Services/Facilities. Respectfully submit that this zoning no longer reflects the historic planning context of the site or its most appropriate future use. • The Community Services/Facilities portion of the subject lands are incapable of independent development as it has no direct access to the public road network. Access to this area can only be achieved through adjoining residentially zoned lands. The current zoning arrangement fragments the site and significantly restricts its development potential. • The historic zoning of the lands as Existing Residential and Strategic Residential Reserve, combined with the planning permissions previously granted, demonstrates a longstanding planning acceptance of residential development at this location. • Submission includes development proposal demonstrating the capacity of the site to accommodate different high quality residential schemes: ○ Option 1: Three-storey apartment buildings. ○ Option 2: Four duplex residential units. ○ Option 3: Two detached dwelling houses. • The purpose of Proposed Variation 2 is to ensure that sufficient residentially zoned lands are available to accommodate the increased housing targets. The subject lands represent an immediately deliverable residential opportunity within a serviced and established urban location. • The residential suitability of the subject lands is supported by the Monaghan Town Settlement Capacity Audit which categorises the lands, as Tier 1 Serviced. • The landowner has a proven track record in the delivery of residential development throughout County Monaghan. He is therefore uniquely positioned to bring these lands forward for development without delay, assisting with the delivery of much-needed housing in Monaghan Town. • The subject lands possess many of the characteristics that have informed the Councils recommendation elsewhere under Variation No.2: ○ Located within the established settlement boundary ○ Surrounded by existing residential development ○ Long established planning history ○ Tier 1 – Serviced ○ Can contribute towards housing supply without requiring significant additional infrastructure investment. • The request to rezone the subject lands from Community Services/Facilities land to Proposed Residential A would create a coherent and logical zoning framework for the entire site and facilitate the delivery of a sustainable residential development in accordance with national, regional and local planning policy objectives.	
Chief Executive Response	
The submission requests a rezoning of subject lands from 'Community Services/Facilities' to 'Proposed Residential A'. The subject lands form part of a much wider Community Services/Facilities zoning.	

Proposed Variation No. 2 has been prepared to align the Monaghan County Development Plan 2025-2031 with the Ministerial Guidelines - NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), which were published to give effect to the National Planning Framework - First Revision (2025).

In this regard, Table 2.5 Core Strategy Table of the Development Plan has been amended to take into account the new housing growth requirement for the County as well an additional provision of 50% in excess of the housing growth requirement. The proposed revisions to Map MTDP 1 which are the subject of the proposed variation, are considered to demonstrate sufficient lands within the proposed revised settlement envelope of Monaghan Town, which are considered more suitable for residential development, to accommodate the revised housing growth requirements.

It is also important to note the significant topographical challenges which these lands present. The subject lands are located to the rear of an established building line of predominantly residential dwellings which adjoin the Mall Road. Owing to the orientation of the subject lands and the visual relationship which it shares with adjacent properties, there are concerns regarding potential harm upon the residential amenity of occupiers of neighbouring properties by way of overlooking and/or overdominance which may arise, should the subject lands be developed.

Chief Executive's Recommendation

No amendment recommended.

Monaghan County Development Plan 2025 - 2031



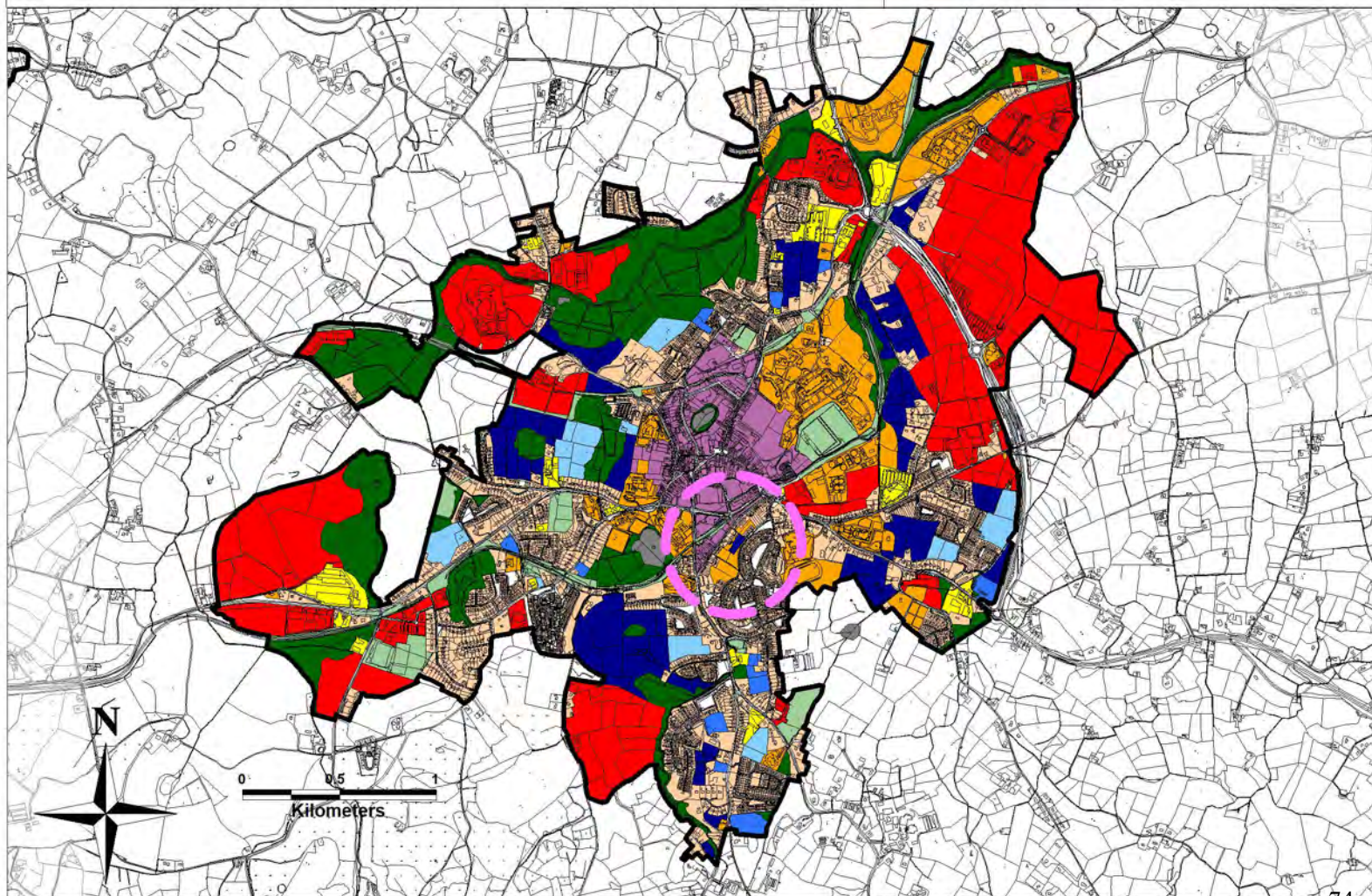
Proposed Variation No. 2

Chief Executive's Report

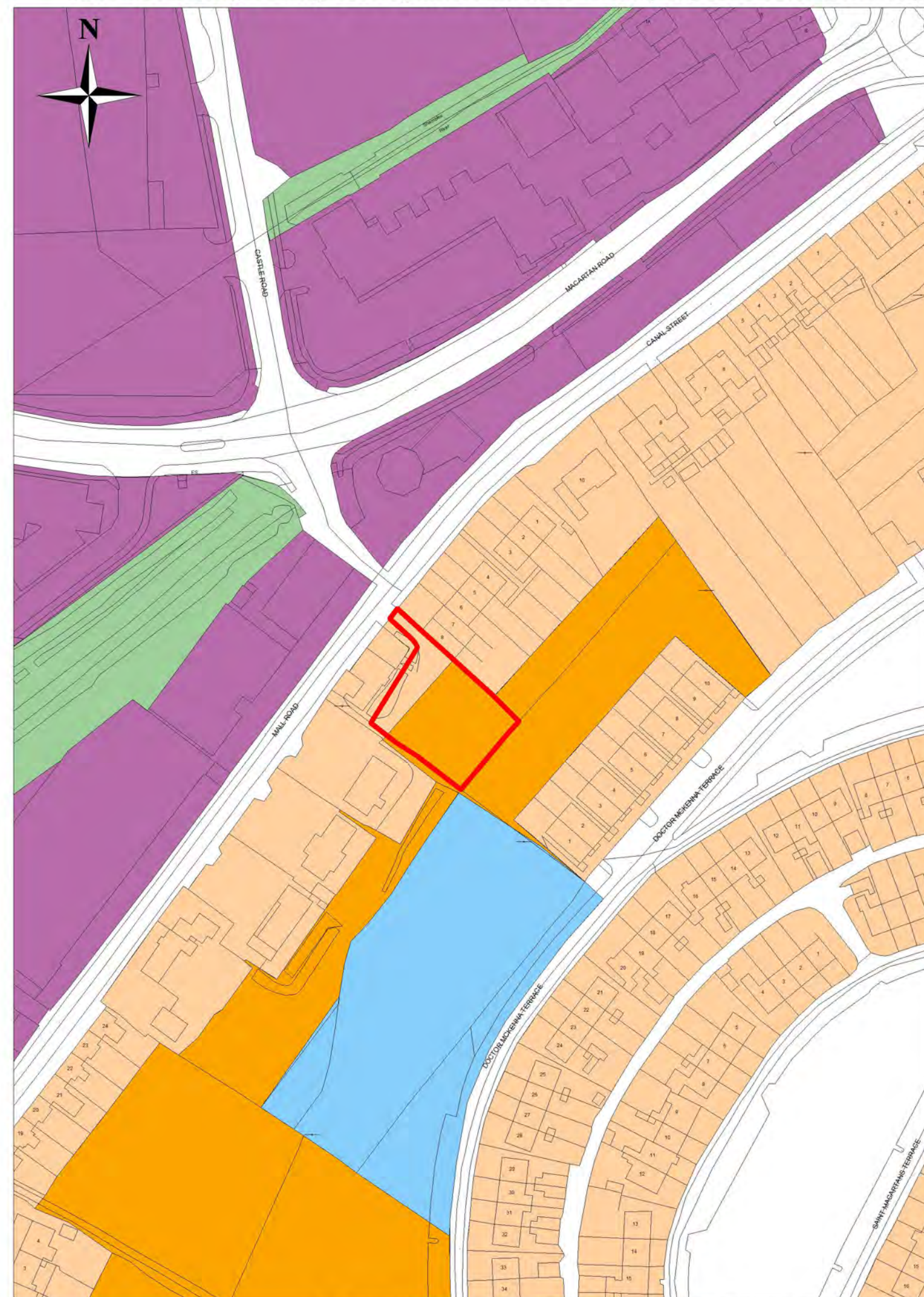
Submission Ref MN-C46-PV2-17



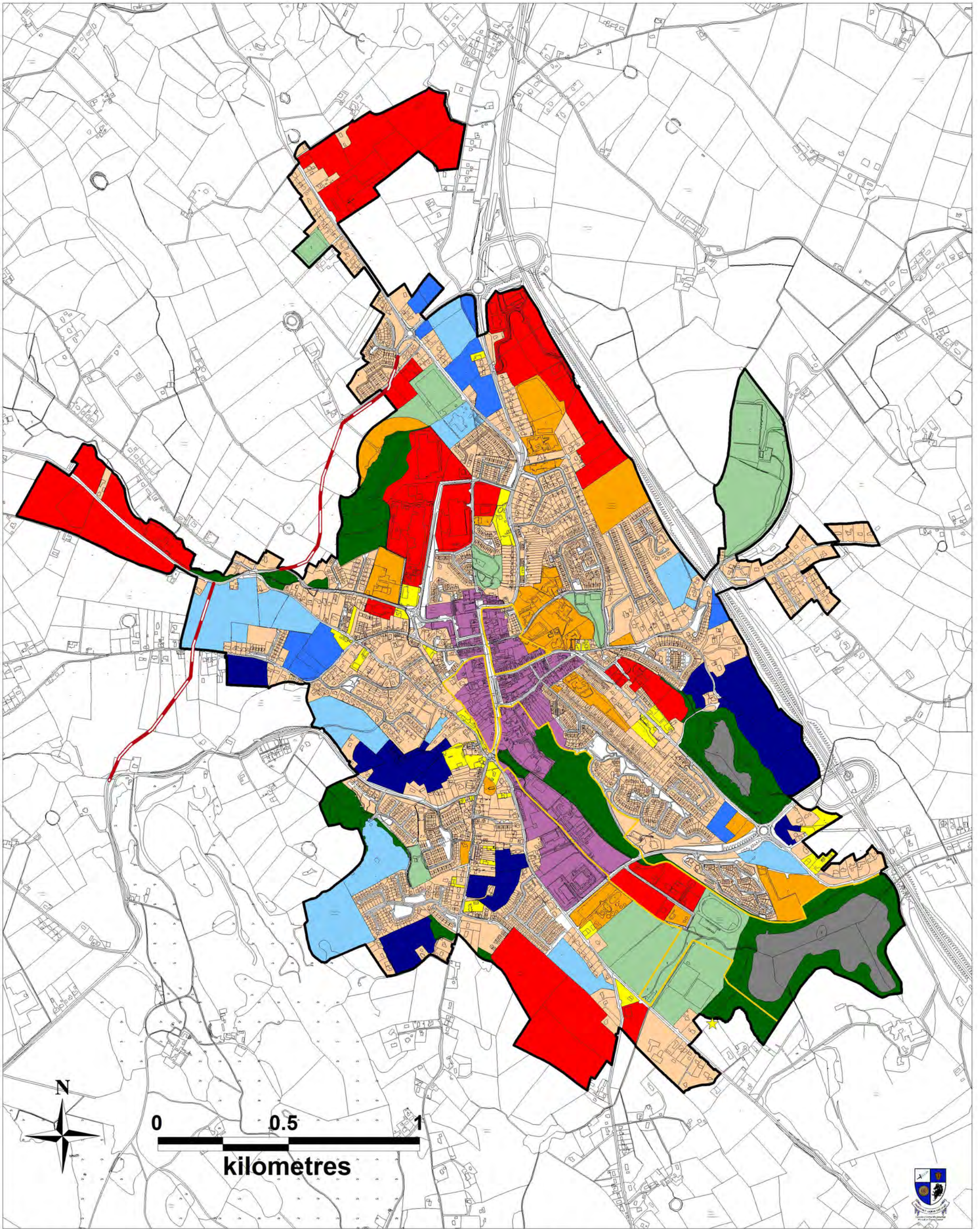
Settlement	Monaghan
Area of lands to which submission refers to	0.096ha
Land Use Zoning of County Development Plan 2025 - 2031 (Proposed Variation No. 2)	Existing Residential/ Community Services/ Facilities
Requested Land Use Zoning in submission	Proposed Residential A
Chief Executive's Recommendation	No change



Land Use Zoning County Development Plan 2025 - 2031 (Proposed Variation No. 2)



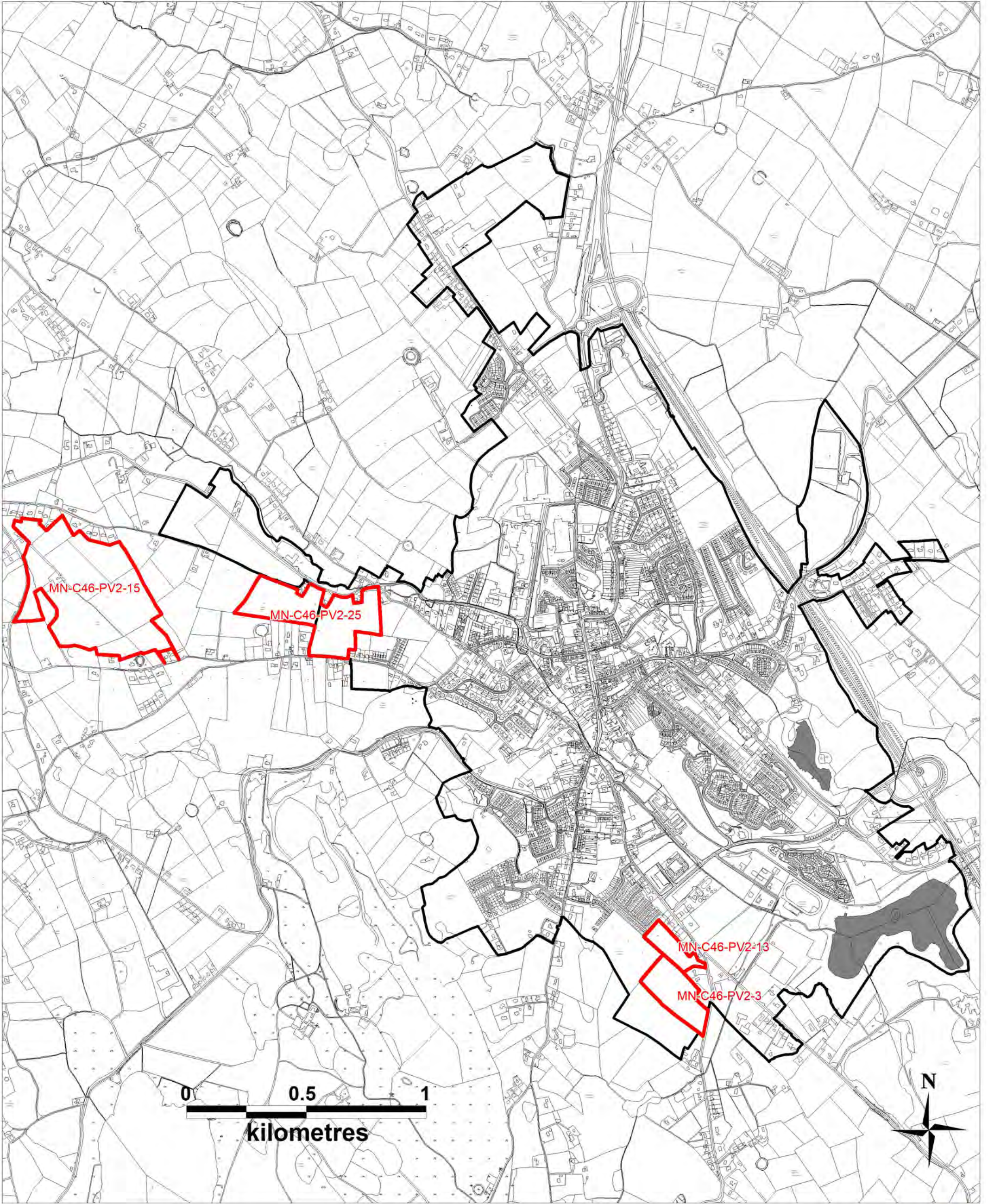
Submissions Relating to Carrickmacross Town



Carrickmacross Town (Map CKDP1) (Variation No. 2)
Monaghan County Development Plan 2025 - 2031

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CYAL50511187 - © Tailte Éireann – Surveying.*

Existing Residential	Recreation/Amenity	Lakes Indicative New Road Proposals Settlement Envelope Action Plans
Proposed Residential A	Landscape Protection/Conservation	
Proposed Residential B	Town Centre	
Strategic Residential Reserve	Industry/Enterprise/Employment	
Community Services/Facilities	Existing Commercial	



Carrickmacross Town (Map CKDP1)

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Monaghan County Development Plan 2025 - 2031 (Proposed Variation No. 2) Chief Executive's Report	Settlement	Carrickmacross
	No. of Submissions	4

Submissions relating to Carrickmacross Town		
Submission Reference	Name /Organisation	Location of Subject Lands
<u>MN-C46-PV2-3</u>	Kenneth D. Lonergan and Associates on behalf of Glassford Developments.	Magheracross
<u>MN-C46-PV2-13</u>	Shane Fitzsimons	Magheraross
<u>MN-C46-PV2-15</u>	Gerard Murphy	Dunoge / Cavnageeragh
<u>MN-C46-PV2-25</u>	Brady Hughes Consulting on behalf of John, Paul and Shane Meegan	

Submission Reference	MN-C46-PV2-3
Name	Kenneth D. Lonergan & Associates Ltd on behalf of Glassford Developments.
Summary of Submission	
• Request that subject lands are rezoned from 'Industry / Enterprise / Employment' to 'High Density Residential'. • Subject lands are serviced by suitable public paths, roads and all public utilities with adequate capacity. • No requirement for third part consent to access the property or to provide the property with public mains water or foul sewerage. • The plot is elevated from the public road and more suitable to residential than industry/enterprise/employment due to the incline on the site. • The plot lies close to an extensive campus of recreational amenities including sports pitched, athletics grounds, civic amenities such as library walking routes and network of walking routes. • The land is directly adjacent to a high-density zoned land which would support a continued development of high-density housing in a sequential way on a portion of ground close to recreation amenities of the town. • There is a severe loss of available residential housing sites on current zoned maps (recent planning approvals identified on accompanying map). Potential to create a severe shortage of housing in the remaining development plan period, if not addressed. • Landowners proven record in delivering suitable and quality housing in Carrickmacross (Ghleann Dromín estate mentioned as example).	
Chief Executive Response	
The submission requests that the subject lands are rezoned from 'Industry/Enterprise/Employment' to 'High Density Residential'. The Monaghan County Development Plan 2025-2031 does not include 'high density residential' as a land use zoning objective, it is considered that the submitter is requesting that lands be zoned 'Proposed Residential A'. Proposed Variation No. 2 has been prepared to align the Monaghan County Development Plan 2025-2031 with the Ministerial Guidelines - NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), which were published to give effect to the National Planning Framework - First Revision (2025). In this regard, Table 2.5 Core Strategy Table of the Development Plan has been amended to take into account of the new housing growth requirement for the County as well an additional provision of 50% in excess of the housing growth requirement. The proposed revisions to Map CKDP1 which are the subject of the proposed variation, are considered to demonstrate sufficient lands within the proposed revised settlement envelope, in more sequentially appropriate locations to accommodate the revised housing growth requirement. In recognition of its role in providing employment, housing and services for the south of the County, Carrickmacross is designated as a town with strategic potential on a regional scale in the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly Area. In this context it is of strategic economic importance that sufficient economic and employment lands are zoned for the town in spatially appropriate locations to ensure it can fulfil its economic role and continue to grow in a sustainable manner. Having regard to this, viable banks of zoned Industry, Enterprise and Employment lands are spatially distributed around the town. As such the most appropriate land use zoning for these lands is 'Industry/ Enterprise / Employment' which will further help to strength and develop the economic and employment base in Carrickmacross. On this basis, it is considered that the subject lands are most appropriately zoned 'Industry /Enterprise / Employment'.	

Chief Executive's Recommendation

No amendment recommended.

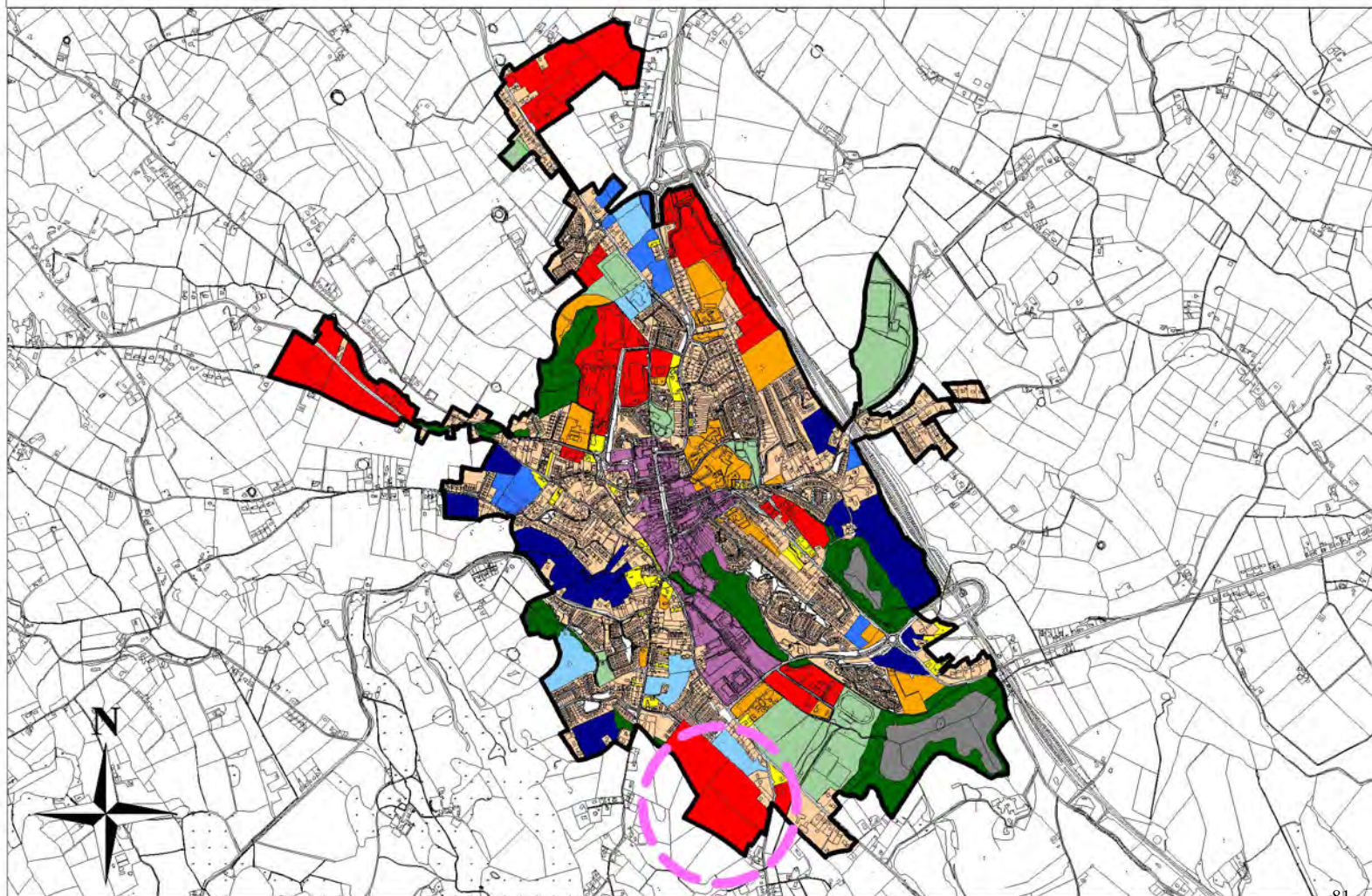
Monaghan County Development Plan 2025 - 2031



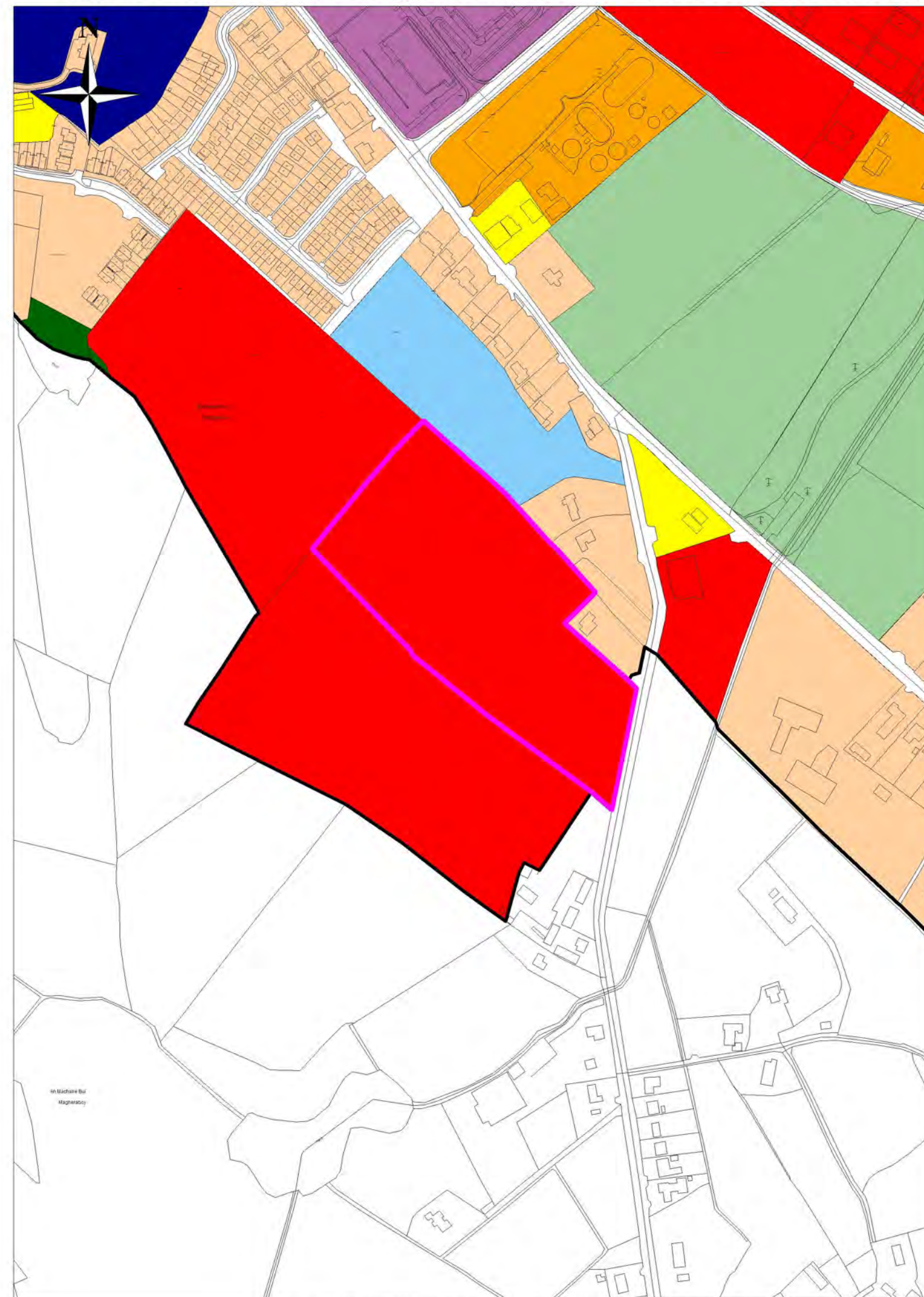
Proposed Variation No. 2 Chief Executive's Report Submission Ref MN-C46-PV2-3



Settlement	Carrickmacross
Area of lands to which submission refers to	4.321ha
Land Use Zoning of County Development Plan 2025 - 2031 (Proposed Variation No. 2)	Industry/Enterprise/ Employment
Requested Land Use Zoning in submission	Proposed Residential A
Chief Executive's Recommendation	No change



Land Use Zoning County Development Plan 2025 - 2031 (Proposed Variation No. 2)



Submission Reference	MN-C46-PV2-13
Name	Shane Fitzsimons
Summary of Submission	
Submission is made on behalf of several residents of Carrickmacross. It requests that the land use zoning pertaining to the subject site, located off the Drumconrath Road, Carrickmacross is rezoned from 'Proposed Residential A' to 'Strategic Residential Reserve' or 'Proposed Residential B'. The submission raises the following points: • The subject lands were zoned as 'Proposed Residential A' within the Monaghan County Development Plan (MCDP) 2019-2025, however they sat outside the settlement envelope of Carrickmacross within the MCDP 2013-2019 and were considered part of the surrounding countryside. • The following planning history associated with the subject lands; - o Planning Reference 22/344 (withdrawn 29/05/2023) - o Planning Reference 23/60218 (refused 10/06/2024) - o Planning Reference 24/60437 (refused 18/11/2024) • An Appeal to An Coimisiún Pleanála upheld Monaghan County Councils decision pertaining to planning reference 24/60437 confirming that the development would create an unacceptable traffic hazard due to the structurally deficient visibility splays and its reliance on third party lands. • The development of the subject lands is reliant upon third party consent to provide a safe and compliant vehicular entrance as confirmed by An Coimisiún Pleanála, it is suggested that the site should be rezoned to Proposed Residential B or Strategic Residential Reserve. • Carrickmacross is still identified as a Tier 2 Strategic Town and Table 2.2 of the draft County Plan projects a 16.5% increase in Carrickmacross' 2022 population of 5,745 to 6,687 by 2031. This equates to an increase in the town's population of 942 persons over the plan's lifespan. • Section 2.9 of the plan cites an assumed household size of 2.74 persons and therefore to address the increase in population, a total of 344 new houses is required. • Having regard to population trends and assumed household sizes, Carrickmacross would require between 335 and 344 new dwellings for the plan period. • A total of 44 Tier 1 and Tier 2 residentially zoned sites were identified within the Settlement Capacity Audit for Carrickmacross. Tier 1 sites totalled 64.8573 hectares whilst Tier 2 lands totally 7.9281 hectares. Within this context the need to provide between 335-344 new houses within the plan period, there is sufficient Tier 1 lands zoned without the inclusion of the subject lands. • Appendix 16 of the Development Plan does not elaborate upon what scoring system was used in the infrastructure assessment or what marking weight was given to each assessment criteria. The submission states however that only 4 of the 44 sites were designated as Tier 2 and that many of those identified as Tier 1 including the subject site, are located at the periphery rather than the centre of Carrickmacross Town Centre. • Having regard to the infrastructure assessment criteria set out in Section 2.0 of Appendix 16 and taking into account the assessment of planning reference 24/60437, it is suggested that the Tier 1 designation of the subject lands is both in error and should be reconsidered. • The submission includes an infrastructure assessment of the subject lands, summarised as follows: - o Road Infrastructure: Development of the subject site requires substantial works to the Drumconrath Road. It was proposed to realign 100m of the western lane of the Drumconrath Road and construct a dual-purpose pedestrian crossing and traffic calming raised table under planning reference 23/60218.	

○ Footpaths: There is no footpath on the subject site or western side of the Drumconrath Road. Works proposed under 23/60218 required residents to cross the Drumconrath Road twice on foot towards Carrickmacross Town. ○ Public Lighting: New lighting has been recently installed. ○ Surface Water: Under planning reference 23/60218 the second refusal reason related to the development having an unacceptable impact on the water environment including surface and ground water. ○ Waste Water: No issues of concern were raised in this regard within the assessment of 23/60218. ○ Water Supply: Under planning reference 23/60218 the second refusal reason related to the development having an unacceptable impact on the water environment including surface and ground water. • The site is more suitably defined as a Tier 2 and consequently should be reconsidered as Proposed Residential B and/or Strategic Residential Reserve. • Section 16.2 of the development plan which outlines the benefits of the two year review and specifically in the event that lands zoned as ‘Proposed Residential A’ or ‘Proposed Residential B’ are not developed or have not secured planning permission for residential development within two years of adoption of the plan, consideration should be given to rezoning lands zoned Strategic Residential Reserve to Proposed Residential where these are sequential and serviceable and where residential development can be delivered in lieu of zoned proposed residential lands not actively progressed”. • The National Planning Framework (NPF) seeks to deliver at least 40% of all new homes nationally within the built-up footprint of existing urban areas. • The Northern and Western Regional Assembly’s Regional Spatial and Economic Strategy underscores the NPF’s prioritisation of compact urban growth in meeting national housing targets and respective County based Core Strategies. • The Department of the Environment, Heritage and Local Government’s Quality Homes for Sustainable Communities – Best Practice Guidelines for Delivering Homes and Sustaining Communities (2020) reinforces national policy objectives aimed at increased residential development within existing urban settlements as a means of achieving consolidated urban growth. • The zoning of the subject site as ‘Proposed Residential A’ is fundamentally contrary to national and regional objectives as well as to the principles of proper planning and sustainable development. • In conclusion, the submission notes: ○ The development plan should place greater emphasis through its zoning and planning policies on the development of infill, brownfield and/or back land sites closer to Carrickmacross Town Centre than greenfield sites. ○ The metrics used to assess/classify the subject site as Tier 1 are in error. ○ Rather than replicating the current land use zonings of the development plan, the opportunity exists to place the subject site’s development at a more appropriate, long term future date rather than within the plan’s lifespan and only as and when services are made available and a proper and compliant vehicular site entrance can be provided.
Chief Executive’s Response The submission requests the rezoning of lands within the settlement limit of Carrickmacross Town from ‘Proposed Residential A’ to ‘Proposed Residential B’ or ‘Strategic Residential Reserve’. It is important to note that some of the supporting information contained within the submission, refers to the provisions of the expired Monaghan County Development Plan 2019-2025 (Section 16.2) and to the Draft Monaghan County Development Plan 2025-2031 (Table 2.2). It should also be noted that although the submission refers to the Settlement Capacity Audit contained within

Appendix 16 of the Development Plan, an updated Settlement Capacity Audit has been carried out with respect to the proposed variation.

Proposed Variation No. 2 has been prepared to align the Monaghan County Development Plan 2025-2031 with the Ministerial Guidelines - NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), which were published to give effect to the National Planning Framework - First Revision (2025). In this regard, the Core Strategy Table of the Development Plan (Table 2.5) has been amended to take into account the new housing growth requirement for the County as well as an additional provision of 50% in excess of the housing growth requirement. This equates to a housing growth requirement of 982.5 units per year and 5895 units to be provided within the County over the plan period until 2031.

Carrickmacross is identified within the Northern and Western Regional Spatial Economic Strategy as a town with strategic potential on a regional scale. Additionally, it has experienced strong population growth over the last number of census periods and as a result is designated as a Tier 2 settlement within the Monaghan County Development Plan 2025-2031. Accordingly, a revised housing growth target has been identified for Carrickmacross which is commensurate with its position within the settlement hierarchy and is reflective of its role and function, details of which are provided in the revised Core Strategy Table (Table 2.5). In summary the amount of zoned land required in Carrickmacross to meet the revised housing growth requirement equates to 41.27 hectares, 18.89 hectares above the current amount of land zoned within the Monaghan County Development Plan 2025-2031. Notably Section 3.0 of the Explanatory Report which accompanies Proposed Variation No.2 references the requirement that at least 40% of new development must be within the built-up footprint of existing settlements to ensure compact and sequential patterns of growth. This has been reflected within the revised Core Strategy Table.

In accordance with National Planning Objective 101 the 'National Planning Framework, (NPF) First Revision' (2025), the Planning Authority carried out a revised Settlement Capacity Audit in compliance with the provisions of 'Development Plans - Guidelines for Planning Authorities' (2022). The revised Settlement Capacity Audit includes an Infrastructural Assessment of lands within the settlement of Carrickmacross and is contained within Appendix 3 of the Explanatory Report which accompanied Proposed Variation No. 2. The subject lands were identified as Tier 1 'Serviced Zoned Lands', i.e. the lands can connect to existing development services, i.e. road and footpath access including public lighting, foul sewer draining, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development.

The subject lands are located 350 metres from the edge of the Town Centre with residential development to the northwest, northeast and southeast. Additionally, the subject lands are located within 700 metres of Carrickmacross Library and Municipal District Office, within 600 metres from Aldi Discount Food Store, and within 500 metres from Carrickmacross Primary Care Centre and Lidl Discount Food Store. In this regard it is considered that the zoning of the subject lands will contribute to the consolidation of the settlement envelope of Carrickmacross.

Based on the above, it is considered that the subject lands are most appropriately zoned 'Proposed Residential A'.

Chief Executive's Recommendation

No amendment recommended.

Monaghan County Development Plan 2025 - 2031



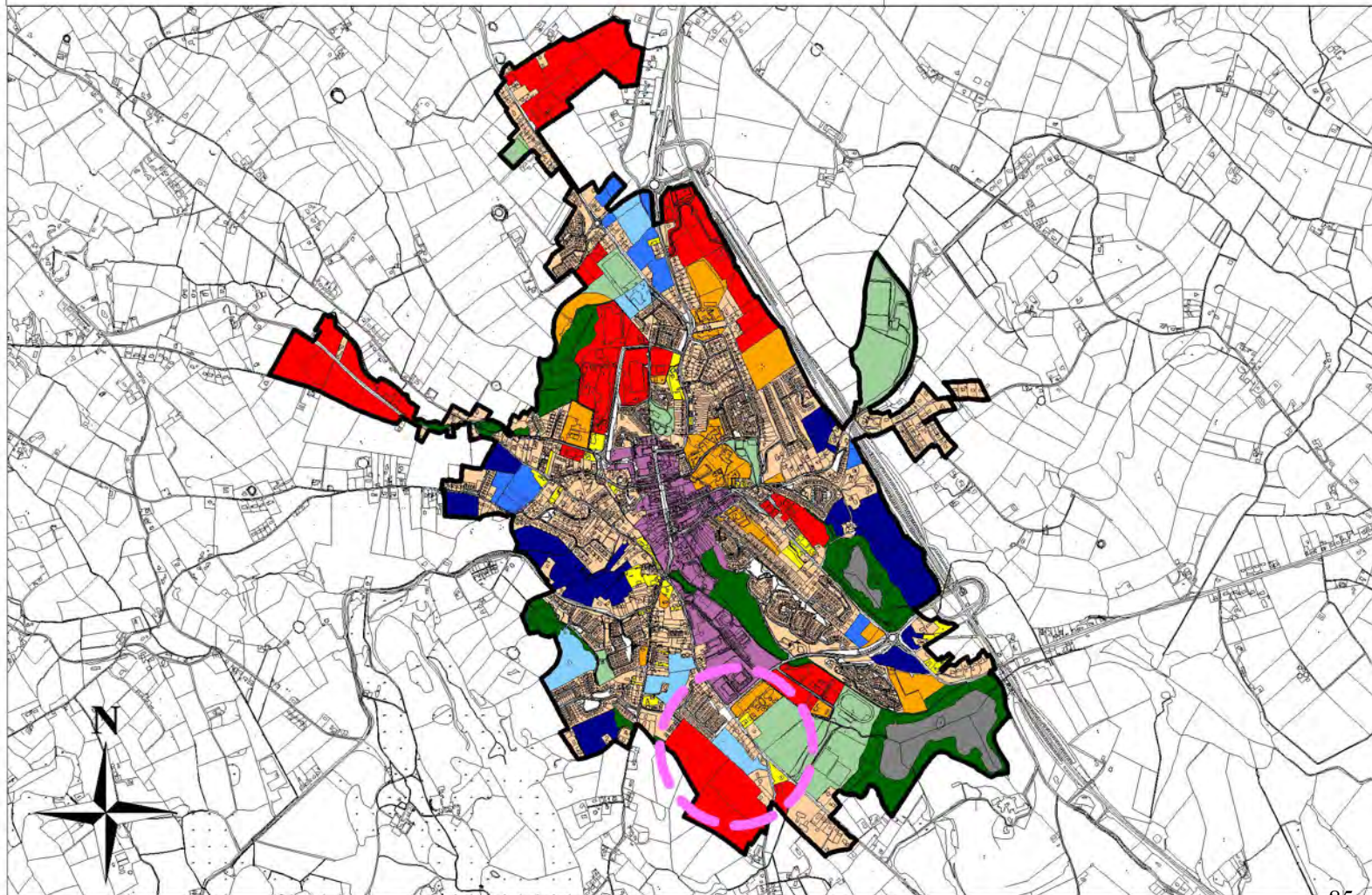
Proposed Variation No. 2

Chief Executive's Report

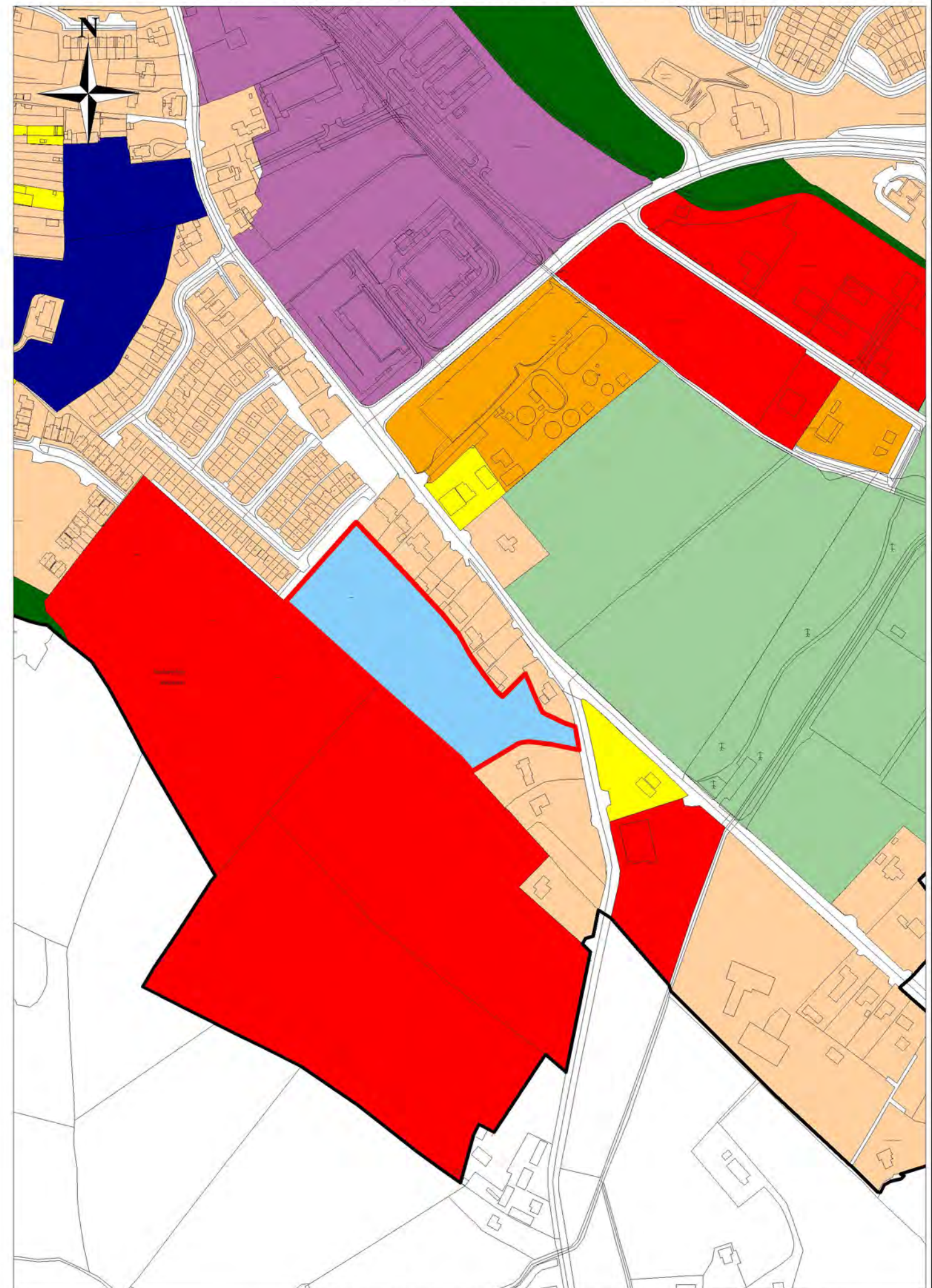
Submission Ref MN-C46-PV2-13



Settlement	Carrickmacross
Area of lands to which submission refers to	2.024ha
Land Use Zoning of County Development Plan 2025 - 2031 (Proposed Variation No. 2)	Proposed Residential A
Requested Land Use Zoning in submission	Strategic Residential Reserve or Proposed Residential B
Chief Executive's Recommendation	No change



Land Use Zoning County Development Plan 2025 - 2031 (Proposed Variation No. 2)



Submission Reference	MN-C46-PV2-15
Name	Gerard Murphy
Summary of Submission	
• The submission relates to two separate folios of land located off the R178 Shercock Road Carrickmacross in the Dunoge/Cavnageeragh area. • The submission formally requests that the site be given positive consideration for residential zoning or appropriate residential development. • The submission states that the site benefits from an existing dwelling footprint, established access and its proximity to Carrickmacross making it suitable for private residential development either individual house sites or small-scale housing.	
Chief Executive's Response	
The submission requests the zoning of lands currently located outside the defined settlement envelope of Carrickmacross for residential use. The size of the subject lands equates to approximately 23.58 hectares. Proposed Variation No. 2 has been prepared to align the Monaghan County Development Plan 2025-2031 with the Ministerial Guidelines - NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), which were published to give effect to the National Planning Framework - First Revision (2025). In this regard, Table 2.5 Core Strategy Table of the Development Plan has been amended to take into account the new housing growth requirement for the County as well an additional provision of 50% in excess of the housing growth requirement. The proposed revisions to Map CKDP1 which are the subject of the proposed variation, are considered to demonstrate sufficient lands within the proposed revised settlement envelope in more sequentially appropriate locations to accommodate the revised housing growth requirement. To amend the settlement envelope of Carrickmacross to include the subject lands would not support long term compact growth.	
Chief Executive's Recommendation	
No amendment recommended.	

Monaghan County Development Plan 2025 - 2031



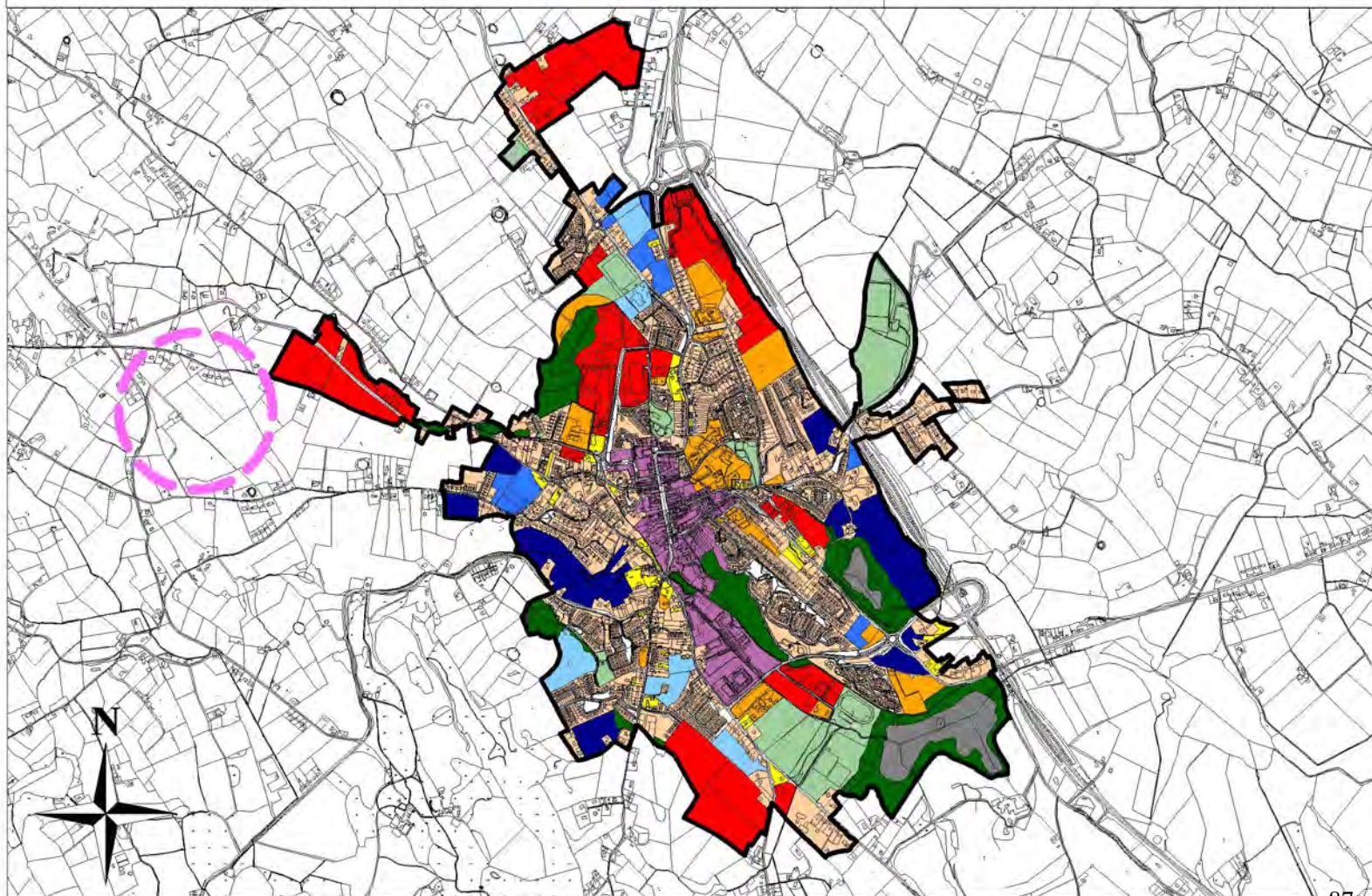
Proposed Variation No. 2

Chief Executive's Report

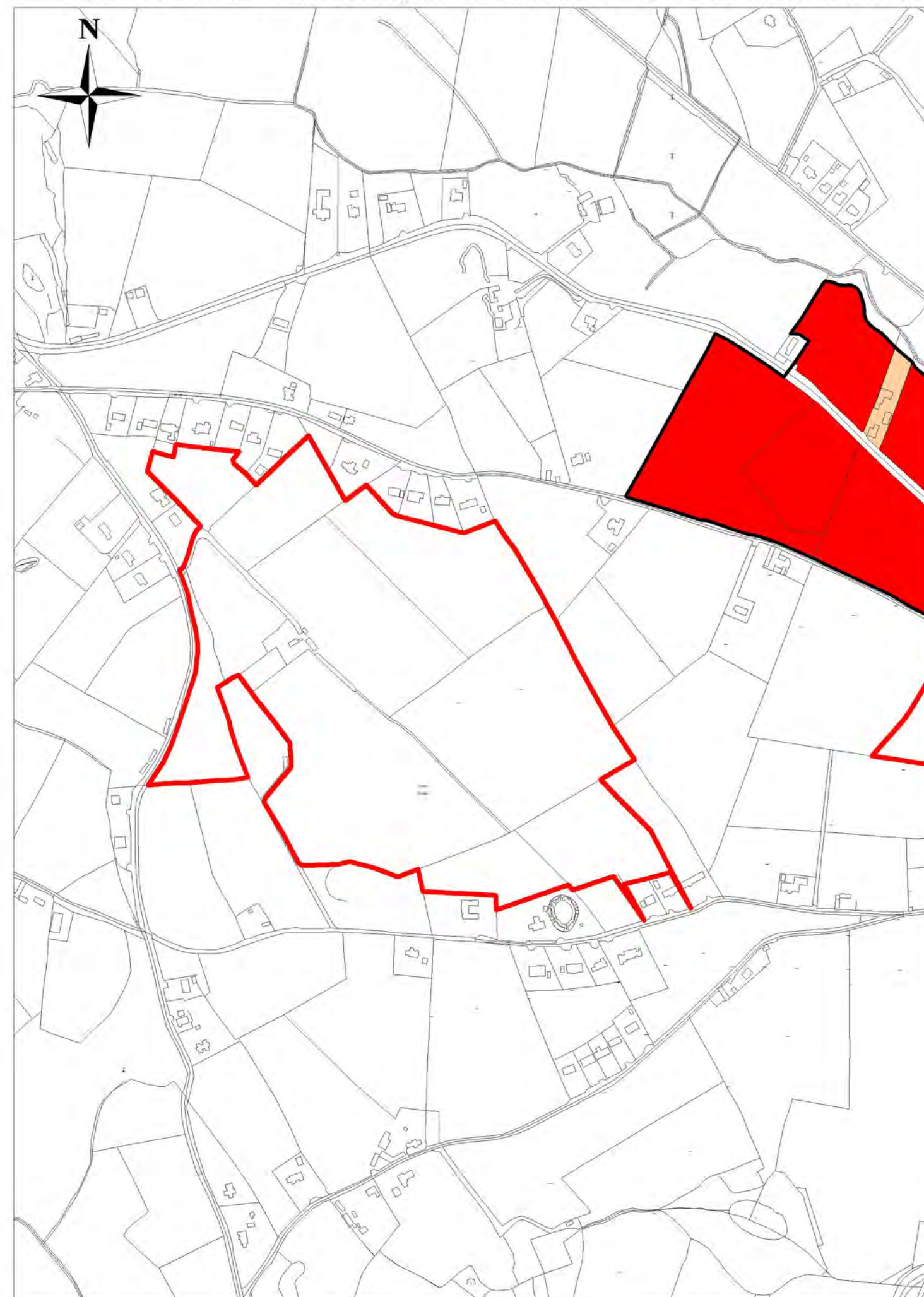
Submission Ref MN-C46-PV2-15



Settlement	Carrickmacross
Area of lands to which submission refers to	23.58ha
Land Use Zoning of County Development Plan 2025 - 2031 (Proposed Variation No. 2)	Rural Area
Requested Land Use Zoning in submission	Residential
Chief Executive's Recommendation	No change



Land Use Zoning County Development Plan 2025 - 2031 (Proposed Variation No. 2)



Submission Reference	MN-C46-PV2-25
Name	Shane, John and Paul Meegan
Summary of Submission	
• The submission relates to a portion of lands which comprises approximately 10.5 hectares (approximately 5.98 hectares is proposed for zoning under the proposed variation whilst 4.64 hectares remains unzoned and are located outside of the settlement envelope). • The submission welcomes the proposed rezoning of lands identified as CM1003 from Rural Area to Proposed Residential A and CM924 from Strategic Residential Reserve to Proposed Residential A, and notes that the changes appropriately recognise the residential development potential of land and will facilitate the development of much needed housing within Carrickmacross. • The submission also states that the development of the land has the potential to realise a significant portion of the planned western relief road that is included as a strategic objective of the development plan. • The submission however submits that the remaining lands adjoining to the west of CM1003 should also be considered as part of the current variation. The submission notes that the lands represent the next logical and sequential extension of the settlement and should be either included within the settlement boundary and zoned Proposed Residential B for low density residential development or alternatively designated as Strategic Residential Reserve lands to provide for the longer-term growth of Carrickmacross.	
Summary of the Proposed Variation	
• The submission provides a summary of the proposed variation and in particular details the following: ○ The revised housing growth requirements should not be viewed solely as a mechanism for increasing housing supply during the current development plan period. ○ The Guidelines establish a longer-term housing trajectory for County Monaghan of 655 dwellings per annum to 2034 and 473 dwellings per annum thereafter to 2040. ○ Planning authorities are required to look beyond the immediate six year development plan cycle and consider how future growth will be accommodated over a significantly longer planning horizon. ○ The current variation therefore presents an opportunity not only to identify lands required to meet the immediate housing demand but also to identify strategic growth areas capable of accommodating future development and supporting long term infrastructure planning. ○ The continued use of Strategic Residential Reserve lands within the development plan provides an appropriate mechanism through which this longer-term planning objective can be achieved. ○ The variation responds over the plan period by increasing housing allocations across the County's settlement hierarchy and by identifying additional lands for residential development. In broad terms, the additional housing requirement seems to have been distributed across the settlement hierarchy on a proportional basis reflecting the existing growth strategy in the adopted development plan. ○ Whilst logical, the approach adopted does not appear to have placed a weight on how individual settlements have performed since the adoption of the plan in 2025 nor does it fully recognise the differing levels of market demand, housing activity and development readiness that exist across the county. ○ Carrickmacross has consistently demonstrated strong population growth, strong housing demand and a proven ability to attract residential and commercial investment.	

- o There is a compelling case for ensuring that the town is positioned not only to accommodate its revised allocation during the current plan period but also to facilitate future growth beyond it.
- o Carrickmacross can play an important role in meeting Ireland's ongoing critical housing need.

Strategic Importance of Carrickmacross

- The submission provides the following details regarding the strategic importance of Carrickmacross:
 - o The current development plan identifies Carrickmacross as one of the most strategically important settlements with the County. It occupies a strategic location along the Dublin-Derry corridor and serves a substantial rural hinterland extending into neighbouring counties.
 - o The plan states that Carrickmacross is designated as a town with strategic potential on a regional scale and identifies it as a Tier 2 Strategic Town that will be promoted in driving growth and economic development in the south of the county.
 - o The plan recognises that the town performs important retail, residential, employment, administrative and service functions and is strongly positioned to attract businesses requiring access to the Belfast-Dublin economic corridor.
 - o The development plan projects population growth from 5,745 persons in 2022 to 6,617 persons by 2031 and seeks to promote Carrickmacross as a key driver of growth within the County.
 - o The proposed variation acknowledges that Carrickmacross continues to thrive with strong population growth and performs important retail, residential, service and amenity functions for both its urban population and wider hinterland. It further concludes that the proposed zoning amendments will assist the town in continuing to drive growth and economic development in the south of the County.
 - o The statements demonstrate a clear and consistent policy position that Carrickmacross is expected to play a major role in accommodating future population growth and housing delivery within the County.
 - o Given the property prices for new homes in Co. Monaghan, it is reasonable to conclude that Carrickmacross is attracting active residential investment and there is demonstrable developer interest in bringing forward additional housing. This is not the case in other settlements, especially moving further north.
 - o Recent new home marketing evidence suggests that Carrickmacross continues to exhibit strong residential demand and market absorption.
 - o Current three bedroom homes in Carrickmacross are being marketed at prices in excess of comparable new build units in Monaghan Town, indicating continued purchaser demand and confidence in the local housing market. This is consistent with the town's strategic location accessibility and attractiveness as a residential destination.
 - o Housing delivery in Carrickmacross is a more attractive investment proposition than in other towns in the County.

Housing Delivery and Deliverability

- In terms of housing delivery and deliverability, the submission notes the following:
 - o A central theme of the Housing Growth Requirement is the direction that Planning Authorities must focus on actual housing delivery rather than theoretical development capacity.
 - o An assessment of not only the quantity of zoned land available but also the likelihood that such lands will come forward for development during the lifetime of the plan.

- o Matters such as servicing, planning history, market demand and the capacity of landowners or developer to activate sites become highly relevant consideration.
- o Throughout the explanatory report, it is evident that in a number of instances, lands have been proposed for rezoning specifically because there is evidence that the landowner intends to bring them forward for residential development within the plan period.
- o The Meegan's are uniquely placed to contribute towards the achievement of the County's housing targets. They have delivered in excess of 1,000 dwellings throughout the northeastern region since 2020 and possess the technical expertise, financial capacity and operational experience necessary to deliver housing at scale.
- o The lands are within the ownership of active residential developers with a proven record of implementation.
- o The ability to translate zoning into completed homes is ultimately the key objective of the Housing Growth Requirement Guidelines. It is therefore appropriate that substantial weight be attached to proven delivery capability when considering the future planning framework for the county and within settlements such as Carrickmacross.

The Need for a Longer-Term Planning Approach

- The submission notes the following:
 - o Whilst the current variation is necessarily focused on accommodating increased housing requirements during the lifetime of the plan, it is equally important that planning decisions taken today establish a coherent framework for longer term growth.
 - o Strategic Residential Reserve lands serve an important planning function in identifying the most appropriate direction for future growth, providing certainty regarding long term settlement structure and communicating the Planning Authority's strategic intentions to developers, investors, infrastructure providers and public agencies. This long term planning certainty is critical to the efficient delivery of infrastructure.
 - o Water services providers, utility operators, transport agencies and developers are far more likely to invest in strategic infrastructure where future growth areas have been clearly identified and protected over multiple plan periods.
 - o Given the strategic role assigned to Carrickmacross within the County Development Plan and the strong growth trajectory already being experienced by the town, it is important that the Development Plan continues to identify and protect lands capable of accommodating future expansion beyond the current plan period.
 - o The designation of additional Strategic Residential Reserve lands adjoining CM1003 would be entirely consistent with this approach.

Subject Lands

- With respect to the subject lands, the submission notes the following:
 - o The subject lands are located at Lurgan's and are immediately west of land identified as CM1003.
 - o The lands occupy a highly strategic position within the future development structure of Carrickmacross and their inclusion within the settlement boundary would help to consolidate the settlement and better connect Industrial lands to the west with the town itself.
 - o They represent a logical continuation of the residential growth pattern now proposed by the Planning Authority.
 - o The inclusion of the subject lands within the settlement boundary would create a more coherent and defensible urban edge while avoiding the need for piecemeal boundary revisions through future development plan reviews.

- o The lands are located within convenient proximity of the town centre and benefit from access to the existing road network but would be serviced via the planned new western relief road that will be delivered on the adjoining Tier 1 lands also in our client's ownership to the east.
- o The subject lands will enjoy access to the full range of services and facilities that will be delivered on the adjoining lands.
- o The location is well positioned to support sustainable travel patterns and provides convenient access to schools, employment areas, retail facilities, community infrastructure and recreational amenities.
- o The subject lands therefore represent an appropriate location for future residential development in accordance with the principles of compact growth and sustainable settlement development.
- o The owners of the subject site have engaged with the landowner to the east CM924 to develop a comprehensive masterplan for the delivery of housing. An image of the masterplan is included within the submission.
- o The scheme is envisaged as having its central core located on the planned western relief road.
- o The subject lands are located to the west, where it is proposed that density would naturally reduce as the scheme ends at the settlement boundary. The overall scheme has potential to deliver over 200 residential units on these lands whilst at the same time delivering an important section of the western relief road for the town.
- o Should the requested boundary extension be delivered as part of variation no. 2, the planning authority can expect to see these lands developed within the plan period too.
- o The subject lands represent a logical and sequential extension of lands already proposed for residential development under the proposed variation and their development would consolidate growth at the edge of the existing settlement, facilitate efficient use of infrastructure and support the continued expansion of Carrickmacross in the planned and sustainable manner.
- o The zoning of the lands would be consistent with the compact growth principles contained within the National Planning Framework, the Regional Spatial and Economic Strategy and the County Development Plan.
- o Should the planning authority consider that the lands are not required during the current plan period, their designation as Strategic Residential Reserve lands would nonetheless provide an important mechanism for protecting an appropriate future direction of growth and ensuring that long-term settlement expansion occurs in an orderly and coordinated manner.

Requested Amendment

- The submission states that having regard to the strategic role of Carrickmacross within the County settlement hierarchy, the revised Housing Growth Requirements, the demonstrated housing delivery capability of the applicant and the planning context established by the proposed variation, the Planning Authority should give favourable consideration to the inclusion of the subject lands within the future growth framework of Carrickmacross.
- The submission requested that the subject lands be incorporated within the settlement boundary of Carrickmacross and zoned Residential B to allow for lower density residential development. By extending the settlement boundary, the proposed amendment recognises the strategic importance of Carrickmacross within the County and would provide additional flexibility in responding to future housing demand. Given that the lands are under the control of an experienced residential developer with a proven record of delivery and

therefore represents a realistic opportunity to contribute towards the achievement of national and local housing objectives.

Alternative Option – Strategic Residential Reserve

- The submission further states that if the Planning Authority consider that the lands are not required during the current plan period, it is respectfully requested that the lands be designated as Strategic Residential Reserve. Such a designation would be entirely consistent with the established zoning framework of the county development plan and would acknowledge the suitability of the lands for future residential development.
- The submission notes that the designation would also provide clarity regarding the long-term growth direction of Carrickmacross and ensure that future expansion occurs in a planned and coordinated manner as well as signal to developers, investors, utility providers and infrastructure agencies that these lands are intended to accommodate future growth beyond the current development plan period and would support more effective long term infrastructure planning and investment.
- Given the strategic role assigned to Carrickmacross within the County Development Plan and the continued growth anticipated for the town, it is considered appropriate that the Planning Authority identify and protect the next logical phase of residential expansion at this time.

Conclusion

- In conclusion the summary states the following:
 - The proposed variation recognises the need to increase residential land supply and seeks to ensure that sufficient land is available to facilitate housing delivery across the County.
 - The proposed rezoning of CM1003 and CM924 is particularly welcomed and represents an appropriate acknowledgement of the residential development potential of lands within our client's ownership and immediately adjacent.
 - It is respectfully submitted that the opportunity now exists to take a longer-term view of the future growth of Carrickmacross.
 - The County Development Plan identifies the settlement as a strategically important growth town with significant development potential. The town continues to experience strong population growth, strong housing demand and occupies a highly advantageous location within the wider regional economy.
 - The subject lands immediately adjoin lands now proposed for residential development and represent the next logical and sequential phase of growth. Their inclusion within the settlement boundary with a New Residential B zoning designation would provide a coherent and sustainable extension of the settlement while assisting in the delivery of future housing requirements.
 - Alternatively, the designation of the lands as Strategic Residential Reserve would provide an appropriate mechanism for identifying and safeguarding a future direction of growth beyond the current plan period. Such an approach would support long-term infrastructure planning, provide certainty to landowners and infrastructure providers and ensure that future expansion occurs in an orderly and sustainable manner.
 - Such an amendment would be consistent with the objectives of the National Planning Framework, the Housing Growth Requirement Guidelines, the County Development Plan and the overarching objective of ensuring that sufficient and deliverable land is available to support the sustainable growth of Carrickmacross in the years ahead

Chief Executive's Response

The submission requests the inclusion of the subject lands within the settlement envelope of Carrickmacross to be zoned as either:

- Low density residential development OR
- Strategic Residential Reserve lands in recognition of their role in accommodating the future growth of Carrickmacross.

Proposed Variation No. 2 has been prepared to align the Monaghan County Development Plan 2025-2031 with the Ministerial Guidelines - NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), which were published to give effect to the National Planning Framework - First Revision (2025).

In this regard, Table 2.5 Core Strategy Table of the Development Plan has been amended to take account of the new housing growth requirement for the County as well an additional provision of 50% in excess of the housing growth requirement. The proposed revisions to Map CKDP1 which are the subject of the proposed variation, are considered to demonstrate sufficient lands within the proposed revised settlement envelope in more sequentially appropriate locations to accommodate the revised housing growth requirement. To amend the settlement envelope of Carrickmacross to include the subject lands does not support long term compact growth. Additionally, it is considered that with respect to the spatial distribution of residential lands in the town, the western area of Carrickmacross is adequately provided for.

23.24 hectares of land is zoned as Strategic Residential Reserve within the settlement envelope of Carrickmacross Town which is considered sufficient to support long term compact growth and to accommodate potential development beyond this plan period. Additionally, it is noted that the lands in question are located outside the built-up area and there are sufficient lands zoned as Strategic Residential Reserve which are closer to the urban core. To amend the settlement envelope of Carrickmacross to include the subject lands does not support long term compact growth.

Chief Executive's Recommendation

No amendment recommended.

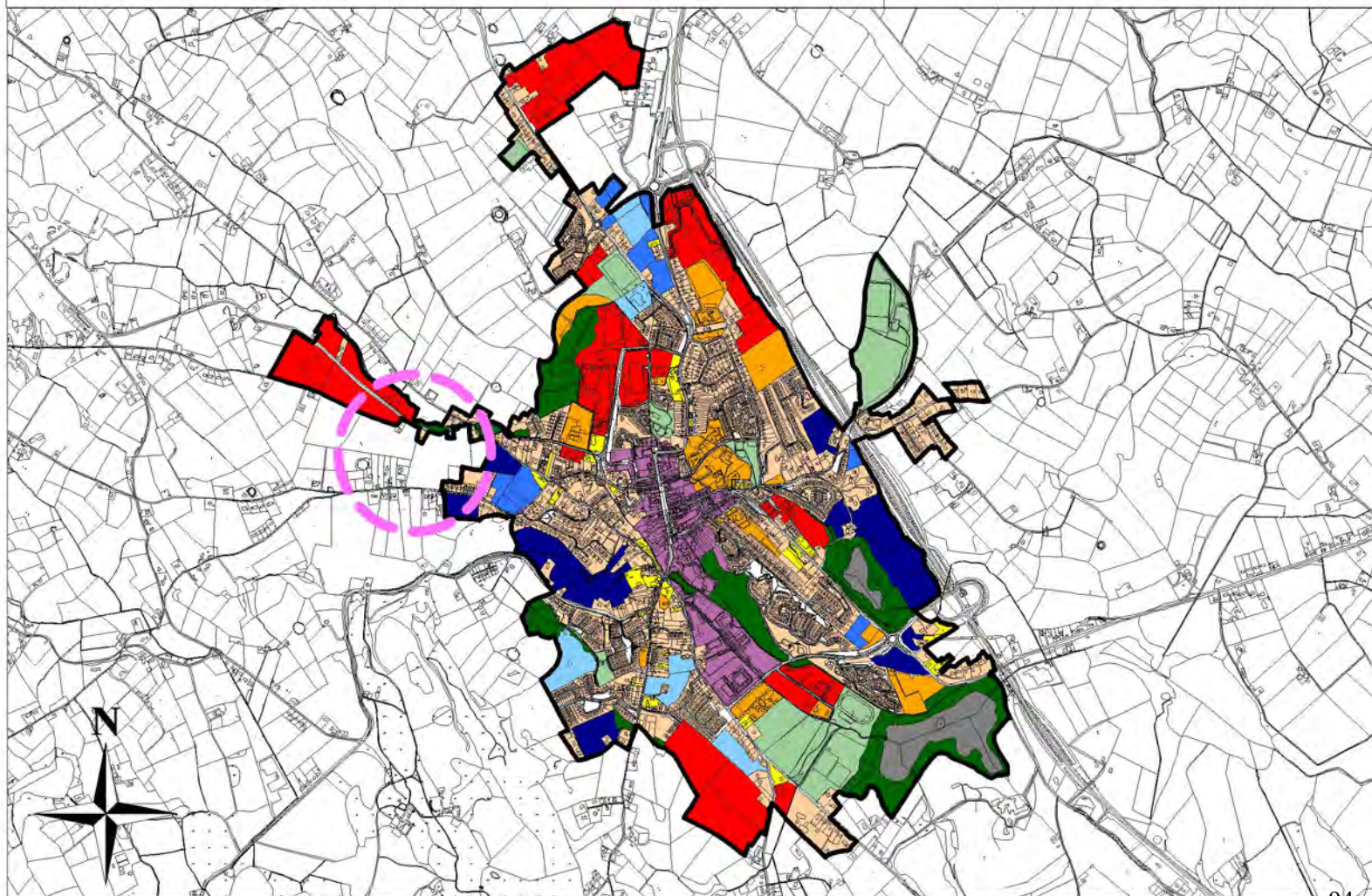
Monaghan County Development Plan 2025 - 2031



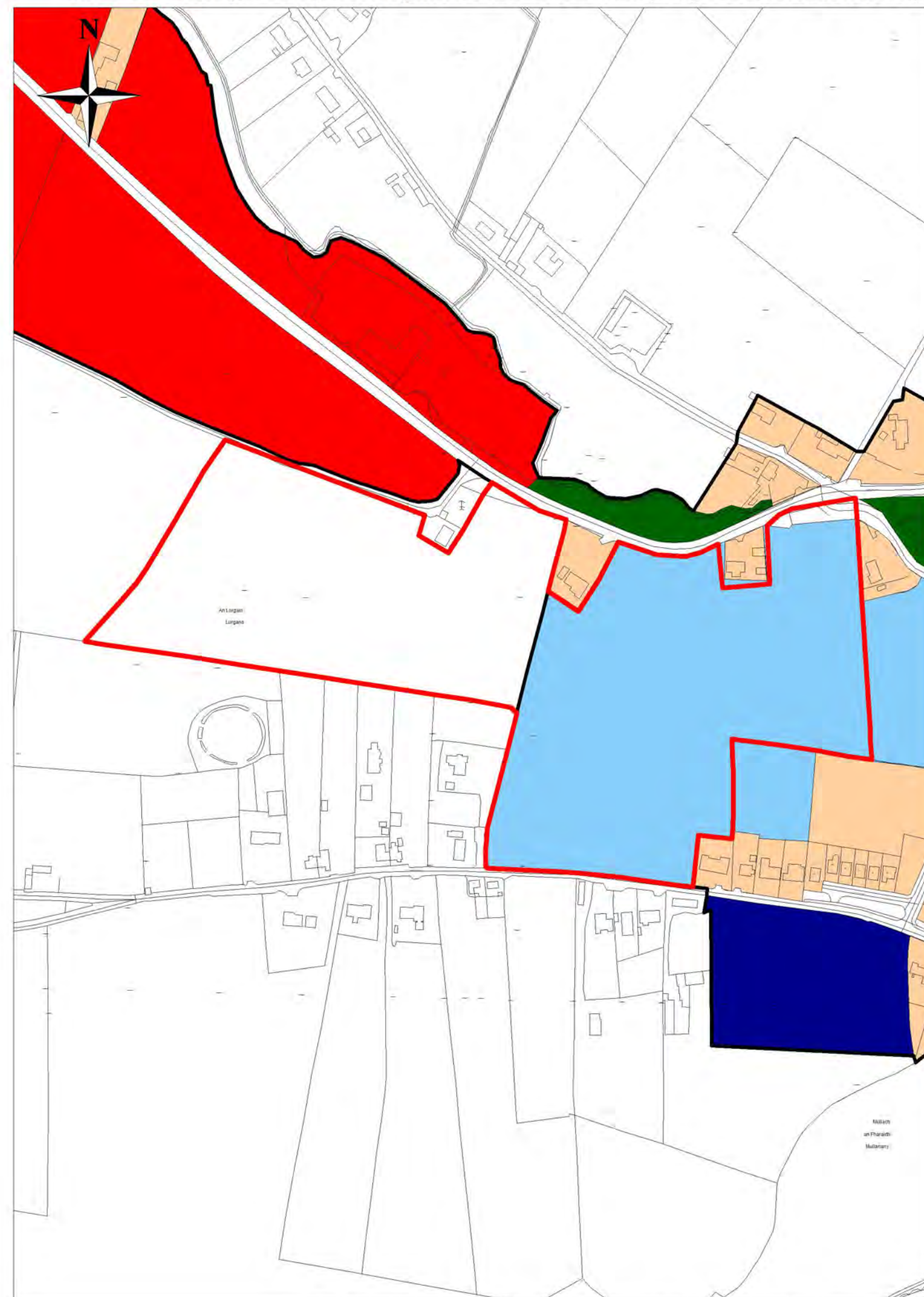
Proposed Variation No. 2 Chief Executive's Report Submission Ref MN-C46-PV2-25



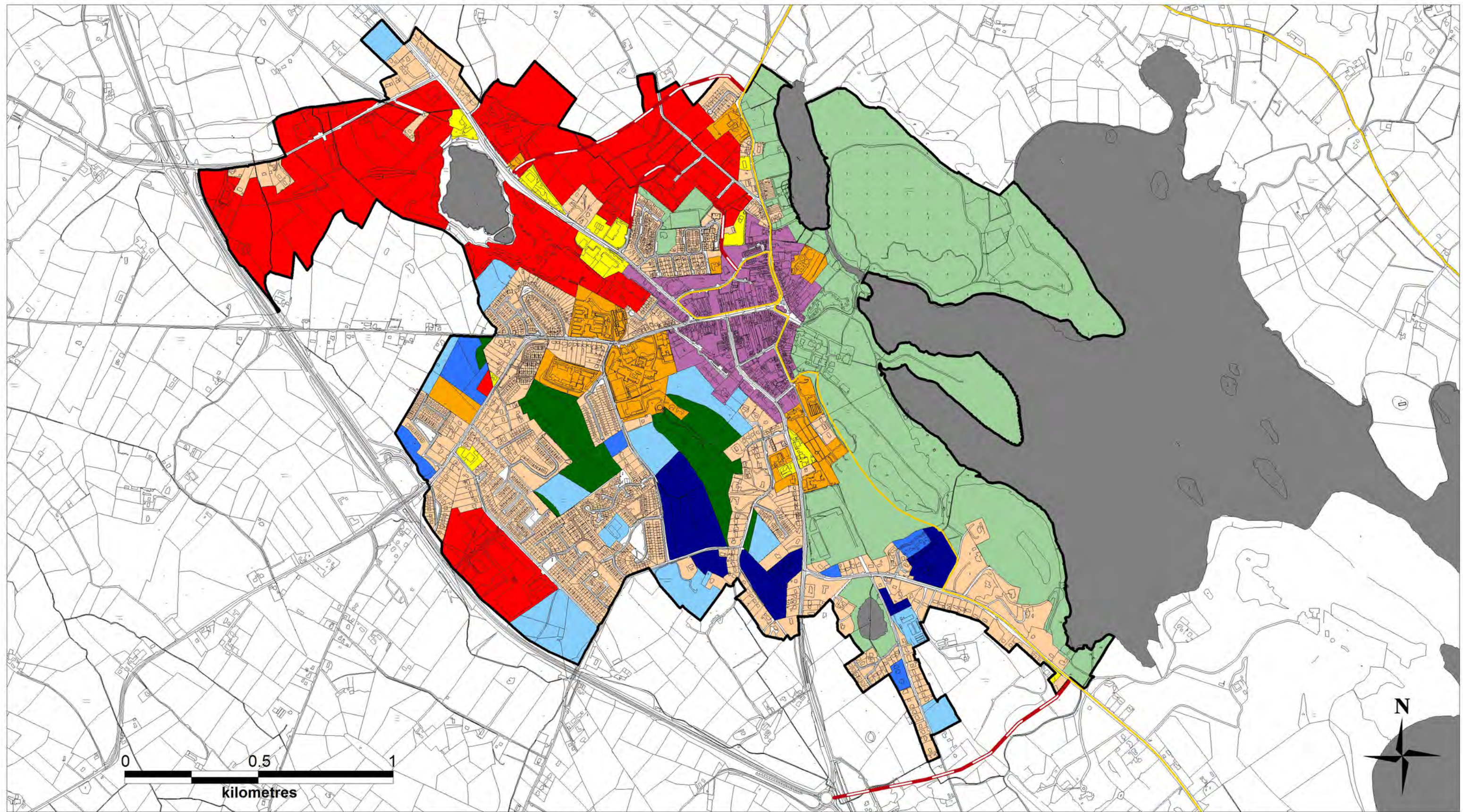
Settlement	Carrickmacross
Area of lands to which submission refers to	10.41ha
Land Use Zoning of County Development Plan 2025 - 2031 (Proposed Variation No. 2)	Proposed Residential A/ Rural Area
Requested Land Use Zoning in submission	Proposed Residential A or Strategic Residential Reserve
Chief Executive's Recommendation	No change



Land Use Zoning County Development Plan 2025 - 2031 (Proposed Variation No. 2)



Submissions Relating to Castleblayney Town

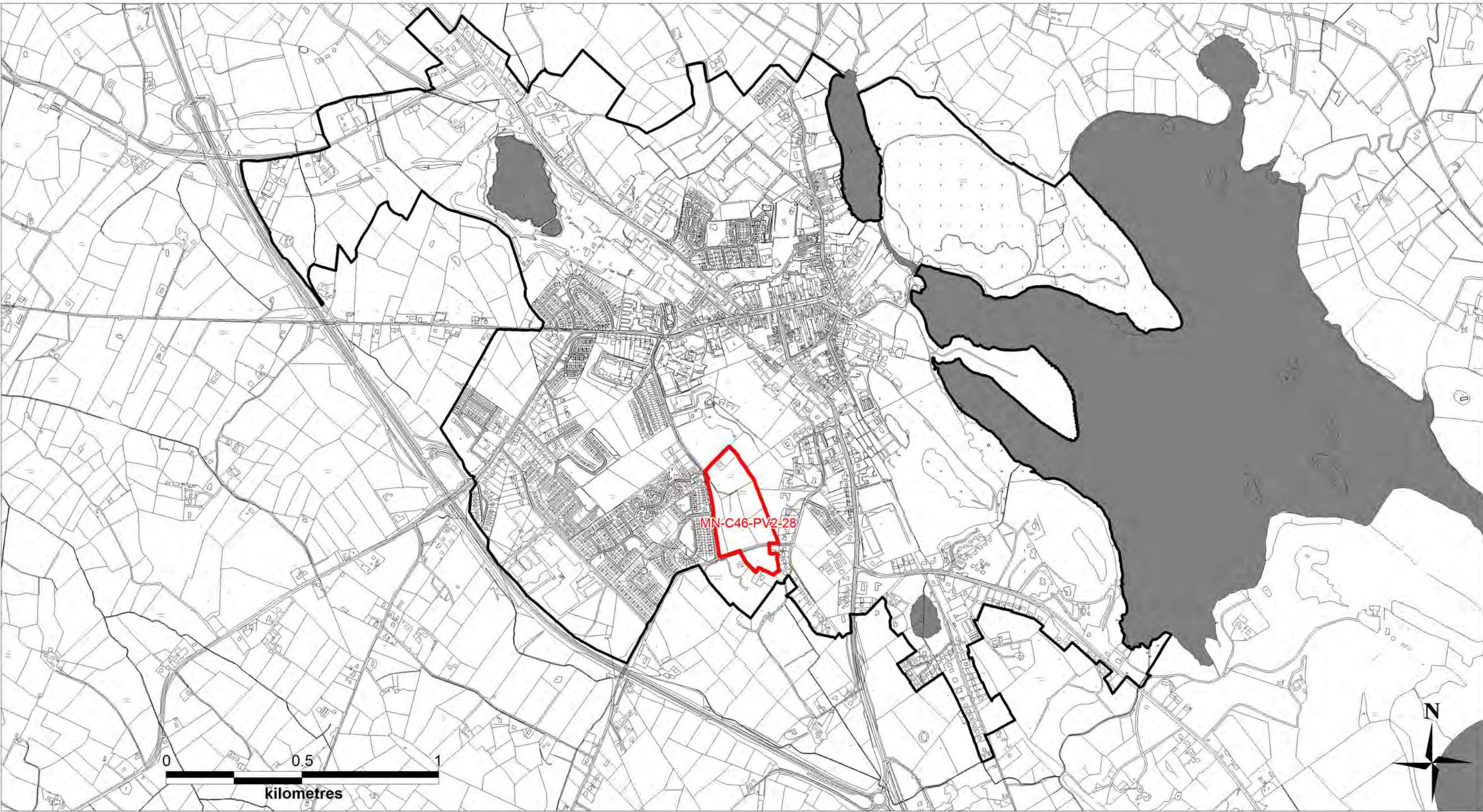


Castleblayney Town (Map CYDP1) (Variation No. 2)

Monaghan County Development Plan 2025 - 2031

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 Existing Residential	 Community Services/Facilities	 Existing Commercial	 Indicative New Road Proposals
 Proposed Residential A	 Recreation/Amenity	 Industry/Enterprise/Employment	 Proposed Road Upgrades
 Proposed Residential B	 Landscape Protection/Conservation	 Lakes	 Settlement Envelope
 Strategic Residential Reserve	 Town Centre		 Action Plans



Castleblayney Town (Map CYDP1)

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Monaghan County Development Plan 2025 - 2031 (Proposed Variation No. 2) Chief Executive's Report	Settlement	Castleblayney
	No. of Submissions	1

Submissions relating to Castleblayney Town		
Submission Reference	Name /Organisation	Location of Subject Lands
<u>MN-C46-PV2-11</u>	Patrick Murphy	Tullynacrunat

Submission Reference	<u>MN-C46-PV2-11</u>
Name	Patrick Murphy
Summary of Submission	
• The submission refers to land at Tullynacrunat, Castleblayney (Site Ref CY1015, CY1016 and CY1019). • Proposed Variation No.2 seeks to zone these lands as Strategic Residential Reserve. • The RZLT Tax does not apply to Strategic Residential Reserve. • This land is relied on from farming and raising livestock. • Any alteration to this zoning would have a negative effect on livelihood.	
Chief Executive Response	
The submission refers to a tax, which is understood as being Residential Zoned Land Tax (RZLT). The Government's Housing for All – A New Housing Plan for Ireland proposed the introduction of RZLT to activate vacant land for residential purposes as a part of the Pathway to Increasing New Housing Supply. RZLT applies to land that is included on an annually revised map published by the local authority. The comment made in relation to “any alteration” is taken to refer to any alteration to the current provisions of the RZLT, in that land which is zoned as Strategic Residential Reserve is not considered to be in scope nor liable to pay tax. It should be noted however that RZLT provisions are governed by its own legislation, and as such, beyond the remit of the Planning Authority.	
Chief Executive's Recommendation	
No amendment recommended.	

Monaghan County Development Plan 2025 - 2031



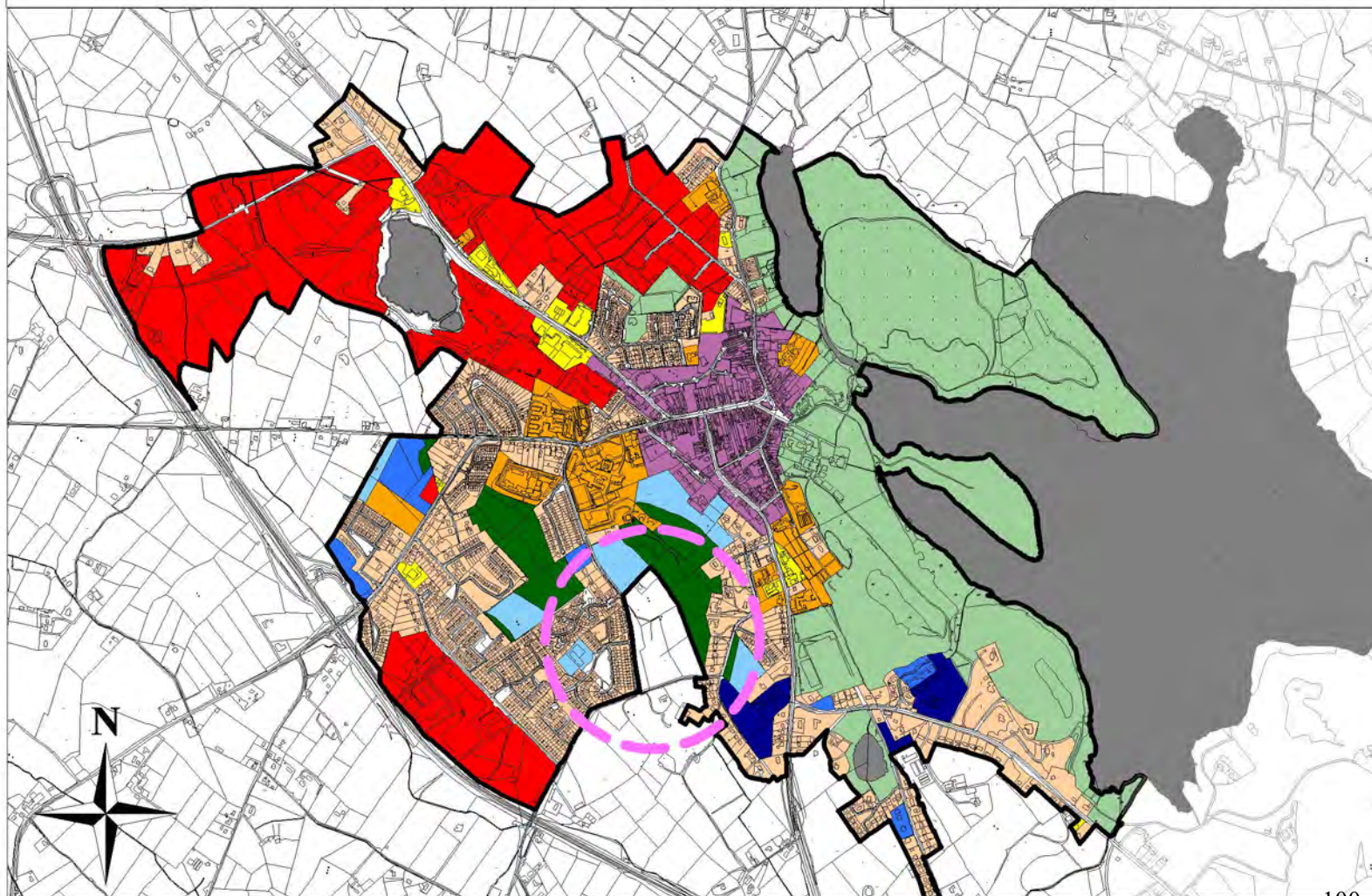
Proposed Variation No. 2

Chief Executive's Report

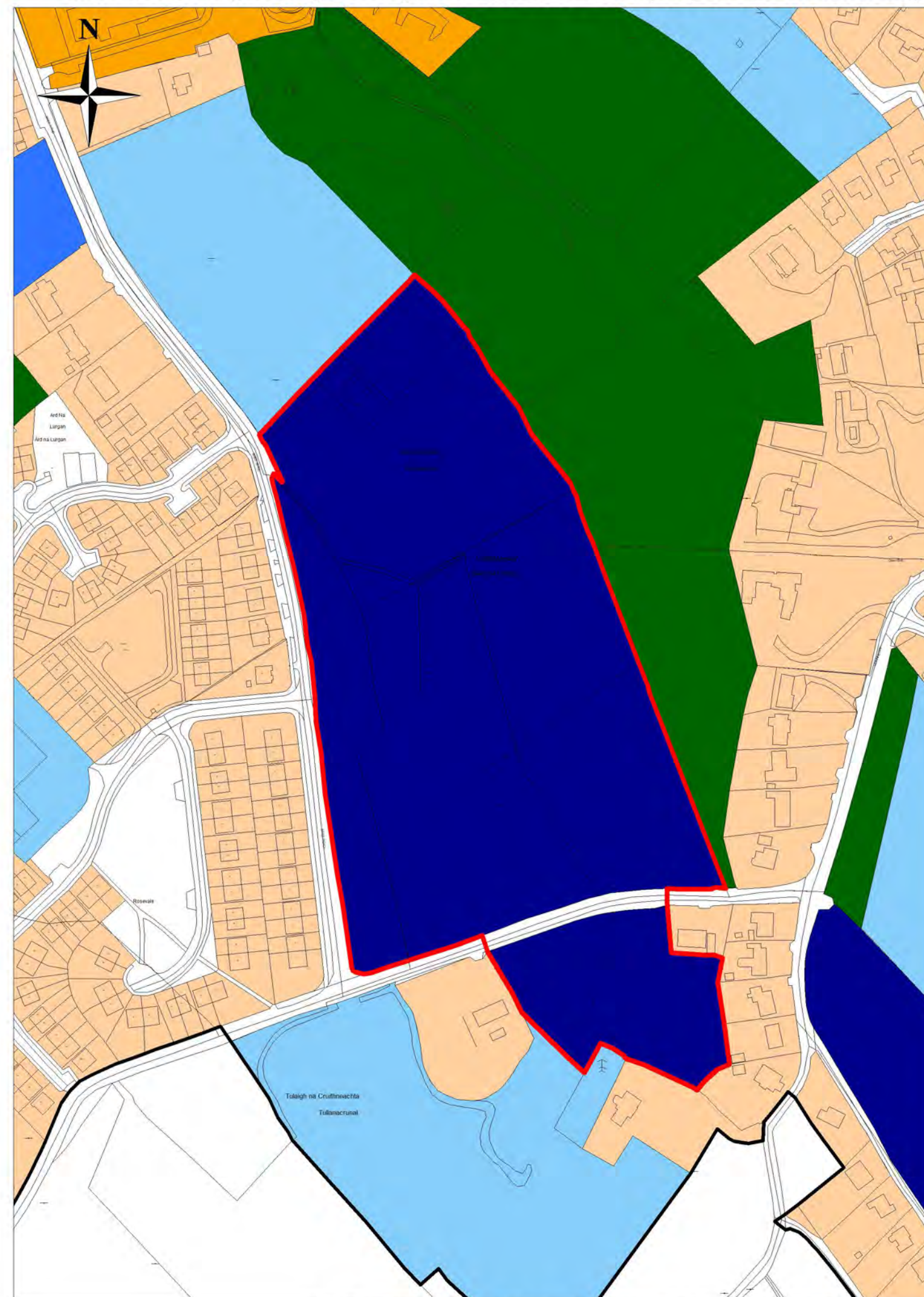
Submission Ref MN-C46-PV2-11



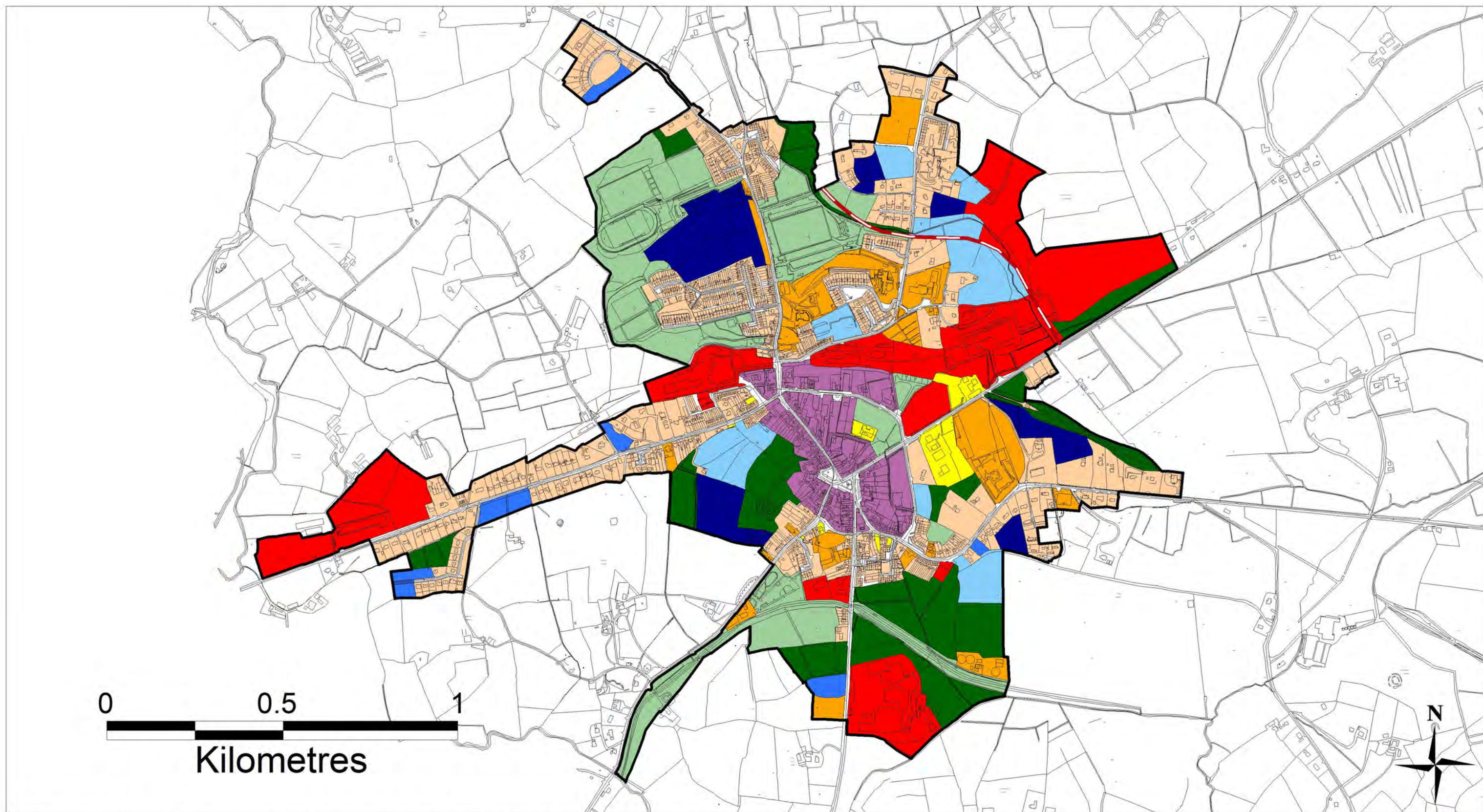
Settlement	Castleblayney
Area of lands to which submission refers to	7.245ha
Land Use Zoning of County Development Plan 2025 - 2031 (Proposed Variation No. 2)	Strategic Residential Reserve
Requested Land Use Zoning in submission	Strategic Residential Reserve
Chief Executive's Recommendation	No change



Land Use Zoning County Development Plan 2025 - 2031 (Proposed Variation No. 2)



Submissions Relating to Clones Town



Clones Town (Map CDP1) (Variation No. 2) **Monaghan County Development Plan 2025 - 2031**

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| Existing Residential | Community Services/Facilities | Existing Commercial | Indicative New Road Proposals |
| Proposed Residential A | Recreation/Amenity | Industry/Enterprise/Employment | Proposed Road Upgrades |
| Proposed Residential B | Landscape Protection/Conservation | Lakes | Settlement Envelope |
| Strategic Residential Reserve | Town Centre | | Action Plans |



Clones Town (Map CDP1)

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Monaghan County Development Plan 2025 - 2031 (Proposed Variation No. 2)

Chief Executive's Report

Settlement

Clones

No. of Submissions

3

Submissions relating to Clones Town		
Submission Reference	Name /Organisation	Location of Subject Lands
<u>MN-C46-PV2-7</u> & <u>MN-C46-PV2-23</u>	Gerry Corrigan	Clonkeen Cole
<u>MN-C46-PV2-18</u>	Genesis Planning Consultants on behalf of Peadar Mackle	Analore Street

Submission Reference	MN-C46-PV2-7 and MN-C46-PV2-23
Name	Gerry Corrigan
Summary of Submission	
Submissions No. MN-C46-PV2-7 and MN-C46-PV2-23 welcome and support the changes proposed under Variation No. 2 of the Monaghan County Development Plan 2025 – 2031.	
Chief Executive's Response	
The comments in both submissions made relate to the proposed changes set out in Variation No. 2, specifically, to lands in Clones Town. The variation proposes to rezone lands from 'Industry/Enterprise / Employment to 'Proposed Residential A', as well as the inclusion of a small portion of lands to be included within the settlement envelope, which are proposed to be zoned 'Proposed Residential A'. The comments in support of these proposed changes are noted.	
Chief Executive's Recommendation	
No amendment recommended.	

Monaghan County Development Plan 2025 - 2031

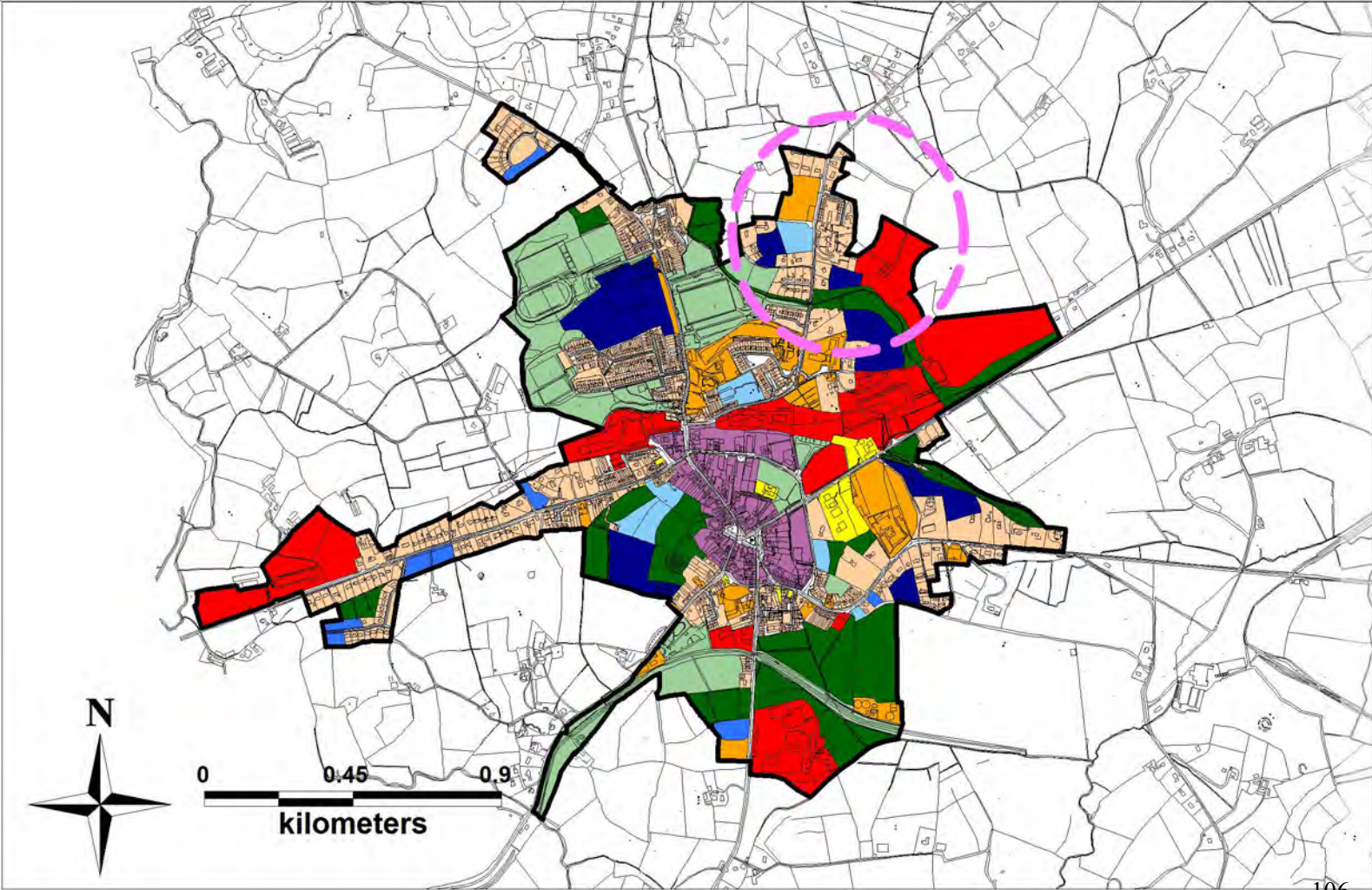


Proposed Variation No. 2
Chief Executive's Report

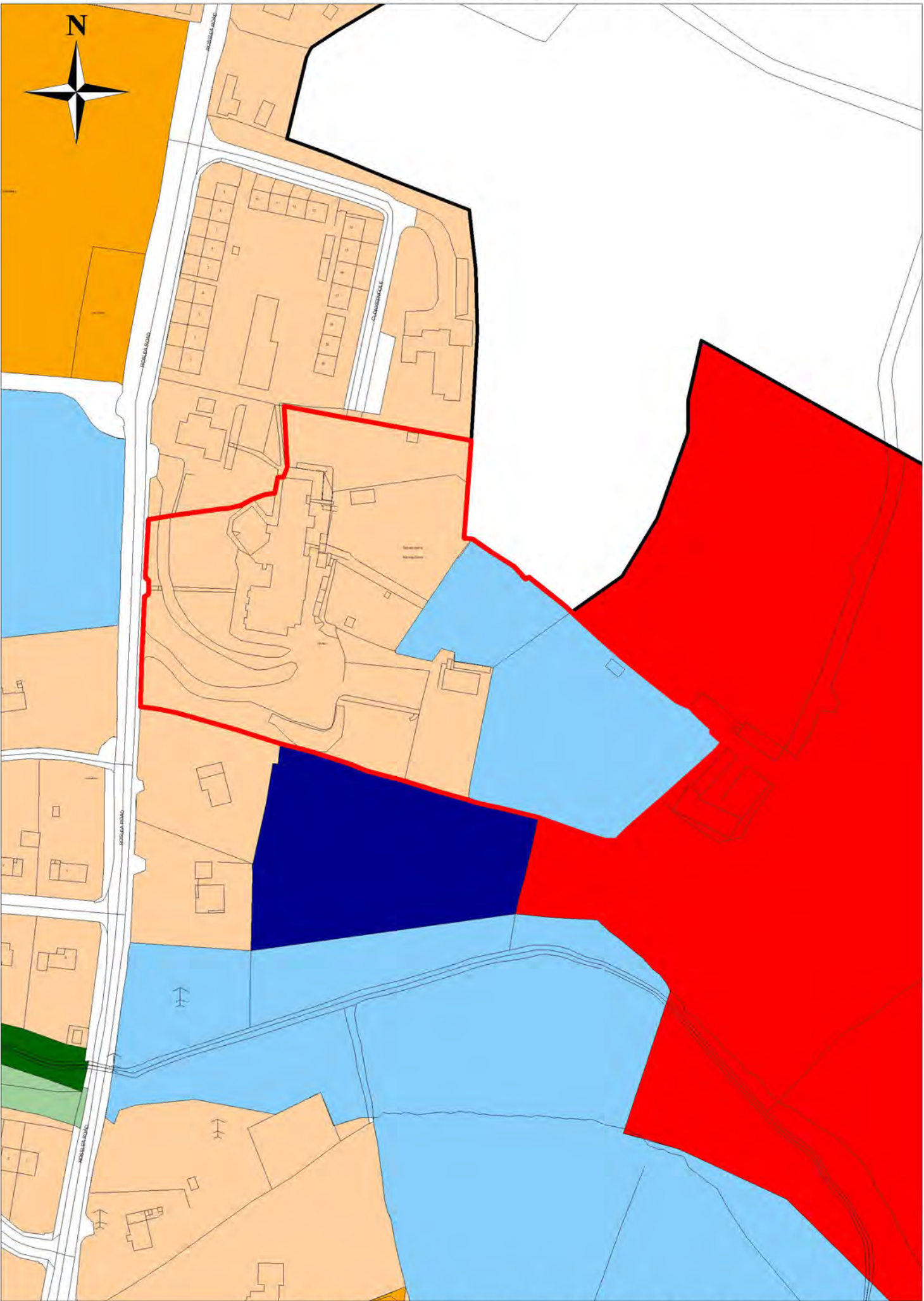


Submission Ref MN-C46-PV2-7 and MN-C46-PV2-23

Settlement	Clones
Area of lands to which submission refers to	1.829ha
Land Use Zoning of County Development Plan 2025 - 2031 (Proposed Variation No. 2)	Existing Residential/ Proposed Residential A
Requested Land Use Zoning in submission	Existing Residential/ Proposed Residential A
Chief Executive's Recommendations	No change



Land Use Zoning County Development Plan 2025 - 2031 (Proposed Variation No. 2)



Submission Reference	MN-C46-PV2-18
Name	Genesis Planning Consultants on behalf of Peadar Mackle.
Summary of Submission	
• Subject lands measure 3.89ha in area. • Subject lands are well-suited for residential development, being a sequentially appropriate location and should be zoned ahead of other parcels elsewhere in the town. • The site is brownfield lands with works already commenced under a previous planning permission. The previous zoning combined with the sites planning history and commencement works, demonstrate that the land is suitable for development. • The subject lands are well connected, offering easy access to Clones town centre and public transport via Analore Road. Proximity to walking paths and bus services supports sustainable travel and aligns with broader goals for promoting Active Travel. • There are a number of historical planning histories on subject lands for residential development (0420011 / 0820006 / 1020001). Delivery of a residential scheme via an appropriate land use zoning on these lands should therefore be supported by the Planning Authority in advance of many other land parcels elsewhere in Clones. • Overarching design concept for the subject lands is to achieve: ○ A scheme which creates a sense of place within the site and it's surrounds; ○ A scheme which adopts the principles of sustainable urbanism with a variety of house types; ○ A high-quality public realm, one which is enclosed by attractive buildings which actively front onto the road and internal aspects of the site providing pedestrian comfort and security; and ○ A scheme which responds to its locational context in terms of appropriate density and building scale, making the best and most efficient use of the land and the opportunities which it presents. • Submission provides an overview of planning history for residential development on residential zoned lands in Clones. • Submission refers to policy context, including an overview of key objectives contained within the National Planning Framework 2040 in respect of residential development, Draft NPF Review 2024, Regional policy context as per the Regional Spatial Economic Strategy. • Provides an overview of the provisions of the Monaghan County Development Plan. • Submission refers to the Infrastructure Assessment. • Submission refers to a previous submission made on subject lands during public consultation of the Draft Monaghan County Development Plan. In response to the comments made in Chief Executive's Report, the submission states: ○ The Development Plan Guidelines 2022 and 2024 Compact Settlement Guidelines set out the need for sequential and compact development; ○ The lands are not removed from existing residential areas; the lands are infill and bounded by residential to either side; ○ There are no constraints on the lands to prohibit residential development; and ○ Being proximate to the sewage does not prohibit development on the entirety of the lands, a cordon sanitaire can be incorporated into a layout, with buffer landscape treatments. • Submission concludes with a request that the subject lands as outlined in this submission are designated as 'Proposed Residential A'.	
Chief Executive Response	
In responding to this submission, it is important to note that some of the supporting information contained within the submission, refer to the provisions of the expired Monaghan County Development Plan 2019-2025 and the Draft Monaghan County Development Plan 2025-2031,	

particularly comments made in respect to Local Policy Context (section 2.4) and Core Strategy of the County Development Plan (Section's 2.5 & 2.6). The submission also refers to housing allocation for Ballybay (Section 2.6.7). It is assumed these comments have been included in error and as such they shall not be specifically responded to.

The submission focus on the request for the subject lands to be zoned 'Proposed Residential A'. Proposed Variation No. 2 has been prepared to align the Monaghan County Development Plan 2025-2031 with the Ministerial Guidelines - NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), which were published to give effect to the National Planning Framework - First Revision (2025).

In this regard, Table 2.5 Core Strategy Table of the Development Plan has been amended to take into account of the new housing growth requirement for the County as well an additional provision of 50% in excess of the housing growth requirement. The proposed revisions to Map CDP1 which are the subject of the proposed variation, including the part rezoning of 1.598ha of the subject lands from 'Landscape Protection/Conservation' to 'Proposed Residential A' (Site Ref CS1006) are considered to demonstrate the most sequentially appropriate locations within the settlement envelope of Clones to accommodate the revised housing growth requirement. As such it is recommended that the proposed rezoning remains unchanged.

Chief Executive's Recommendation

No amendment recommended.

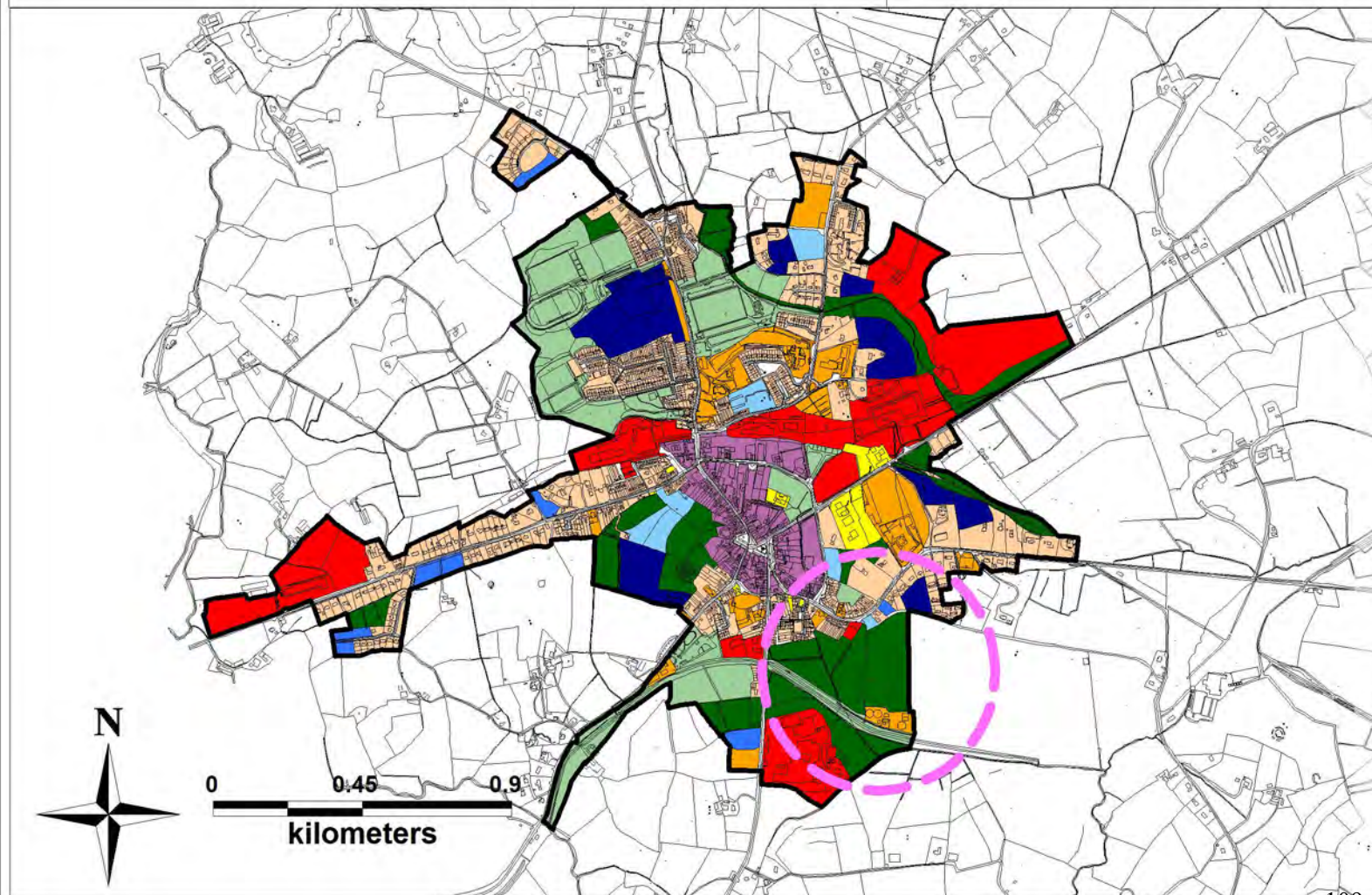
Monaghan County Development Plan 2025 - 2031



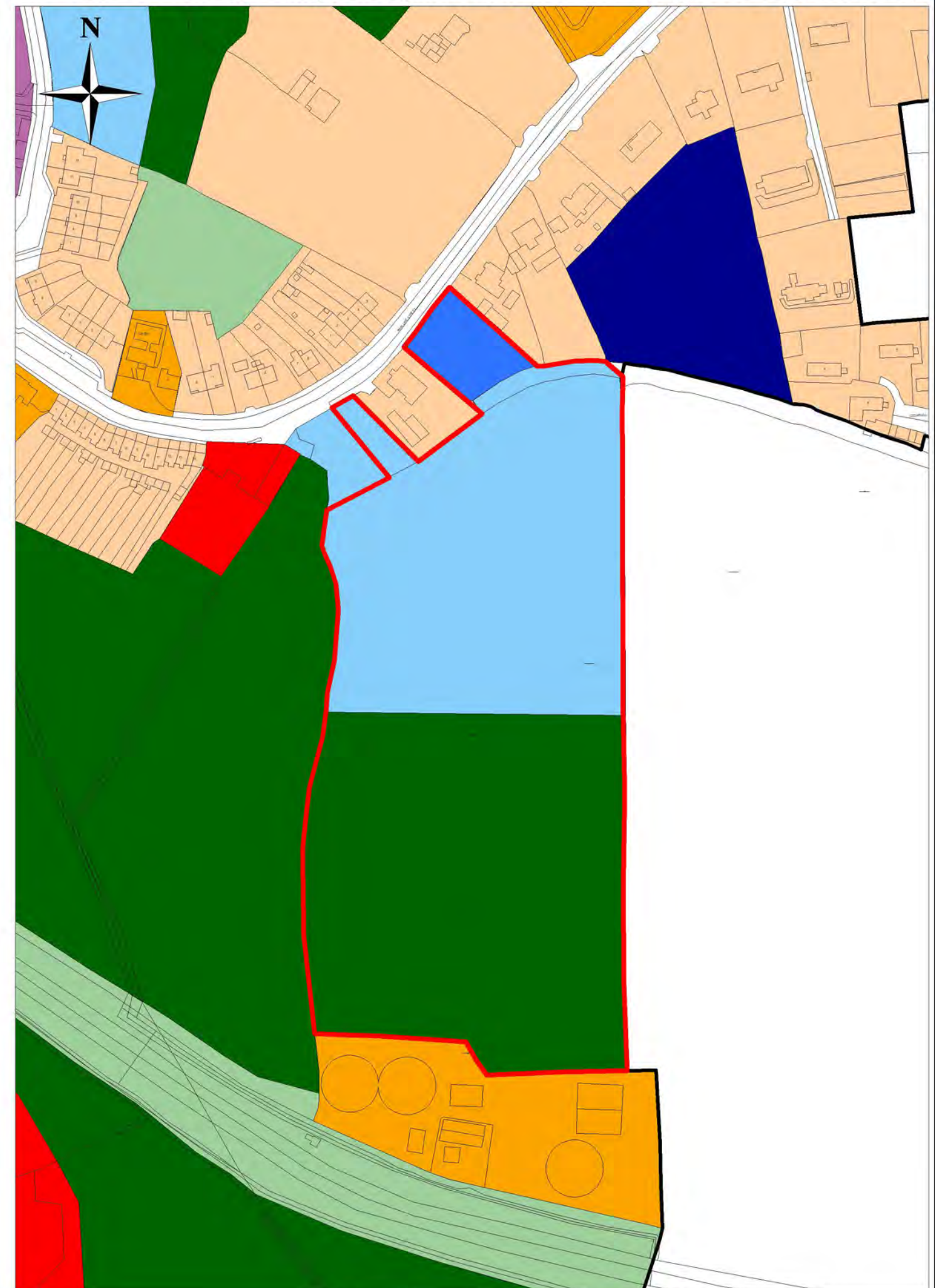
Proposed Variation No. 2 Chief Executive's Report Submission Ref MN-C46-PV2-18



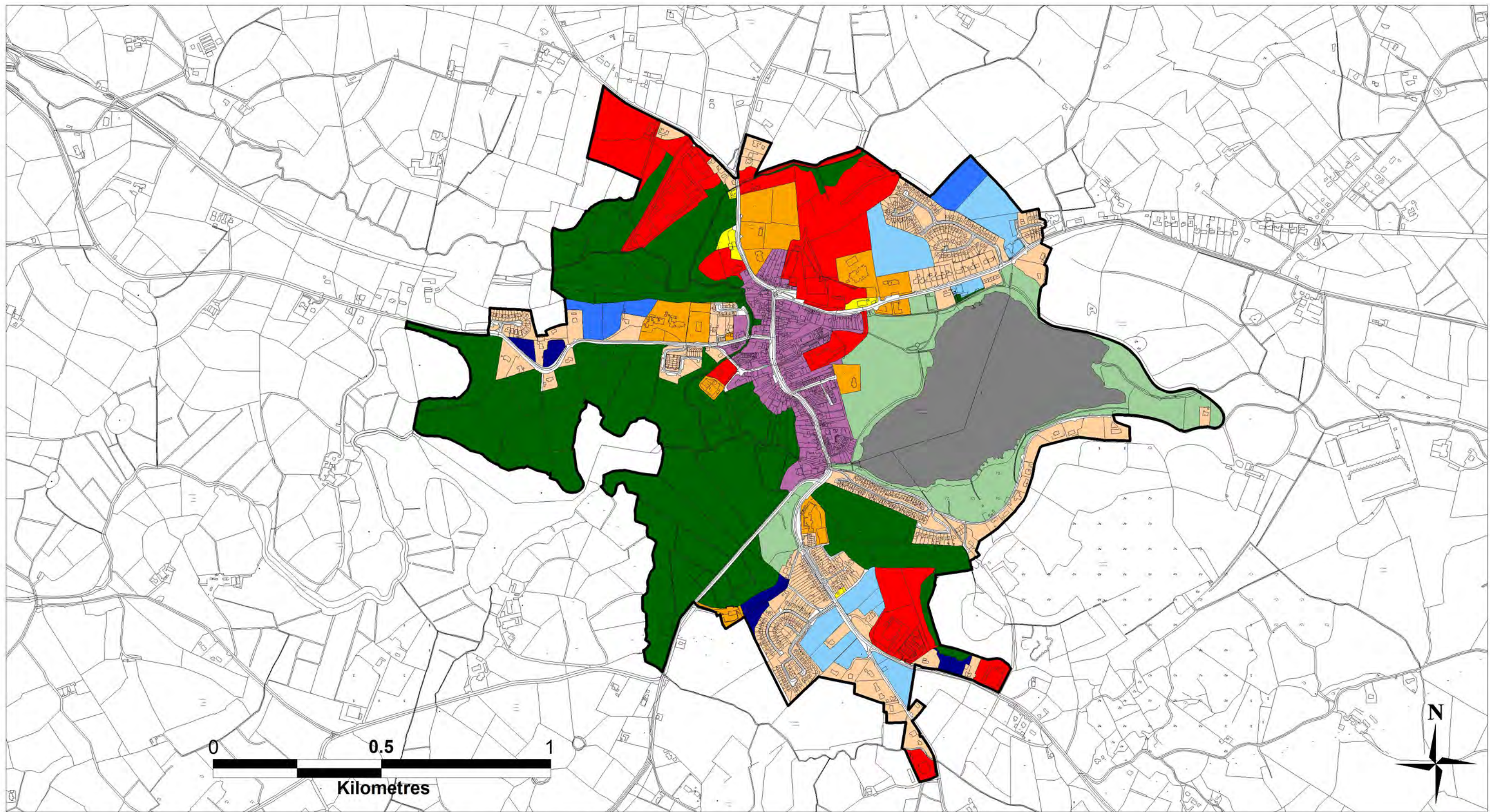
Settlement	Clones
Area of lands to which submission refers to	1.829ha
Land Use Zoning of County Development Plan 2025 - 2031 (Proposed Variation No. 2)	Proposed Residential A/ Proposed Residential B/ Landscape Protection/ Conservation
Requested Land Use Zoning in submission	Proposed Residential A
Chief Executive's Recommendations	No change



Land Use Zoning County Development Plan 2025 - 2031 (Proposed Variation No. 2)



Submissions Relating to Ballybay Town



Ballybay Town (Map BBDP1) (Variation No. 2) Monaghan County Development Plan 2025 - 2031

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| Existing Residential | Community Services/Facilities | Existing Commercial | Indicative New Road Proposals |
| Proposed Residential A | Recreation/Amenity | Industry/Enterprise/Employment | Proposed Road Upgrades |
| Proposed Residential B | Landscape Protection/Conservation | Lakes | Settlement Envelope |
| Strategic Residential Reserve | Town Centre | | Action Plans |



Ballybay Town (Map BBDP1)

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Monaghan County Development Plan 2025 - 2031 (Proposed Variation No. 2) Chief Executive's Report	Settlement	Ballybay
	No. of Submissions	2

Submission Reference	MN-C46-PV2-28
Name	Joseph Gilliland on behalf of Kenneth Gilliland
Summary of Submission	
- Request that the subject lands a rezoned from 'Strategic Residential Reserve' to 'Proposed Residential A'. - The subject lands are located within the central settlement envelope of Ballybay and are contiguous with the existing built-up area, are sequentially close to the urban core and are Tier 1 lands. - Rezoning this portion of land will ensure that viable areas of zoned Proposed Residential A lands are spatially distributed around the town. - Should these lands be zoned Proposed Residential A, they would be made available and developed for housing within the period of the plan. The submission makes a number of comments under the following headings; 1. Compliance with Settlement Strategy and Compact Growth The rezoning of these lands would promote consolidation of the settlement footprint, avoid piecemeal or peripheral development and support the principle of compact growth. 2. Serviced and Serviceable Lands In accordance with Development Plan policy to prioritise lands that can be readily serviced, the subject lands benefits from access to public water supply infrastructure, availability of foul sewer networks, existing storm water drainage infrastructure and access to high-speed fibre broadband. 3. Access, Movement and Connectivity Subject lands benefit from direct frontage onto public road network, capacity to provide safe vehicular access and egress and existing and potential connections to footpath networks. The site is located within convenient distance of education facilities, community infrastructure and town centre services. 4. Suitability for Residential Development Subject lands are considered highly suitable for residential development having regard to topography, absence of significant constraints and capacity to accommodate a high-quality layout. 5. Integration with Existing Development Subject lands are bounded by established residential uses, which ensures compatibility with surrounding land uses, opportunity for integration with existing house and provision of a cohesive urban form. 6. Contribution to Housing Supply Rezoning of subject lands would increase the availability of deliverable residential land, support the timely provision of housing and provide a range of housing types. 7. Consistency with Proper Planning and Sustainable Development The proposed rezoning is consistent with proper planning and sustainable development, efficient use of serviced land and delivery of compact, connected communities.	
Chief Executive Response	
The submission requests that the subject lands are rezoned from 'Strategic Residential Reserve' to 'Proposed Residential A'. Proposed Variation No. 2 has been prepared to align the Monaghan County Development Plan 2025-2031 with the Ministerial Guidelines - NPF Implementation: Housing Growth Requirements	

Guidelines for Planning Authorities (2025), which were published to give effect to the National Planning Framework - First Revision (2025).

In this regard, Table 2.5 Core Strategy Table of the Development Plan has been amended to take into account of the new housing growth requirement for the County as well an additional provision of 50% in excess of the housing growth requirement. The proposed revisions to Map BBDP1 which are the subject of the proposed variation, are considered to demonstrate sufficient lands within the proposed revised settlement envelope, in more sequentially appropriate locations to accommodate the revised housing growth requirement. It is not necessary to zone any additional lands in Ballybay, beyond what is proposed within variation no.2, to secure the objectives of the National Planning Framework - First Revision (2025)

The submission identifies that the subject lands benefit from direct access to the public road, however, it is important to note that although lands adjoin the public road a part, of the access is restricted. Considering potential access challenges, layout of subject lands, topography, together with the proximity to adjacent residential properties, it is considered that the comprehensive development of these lands would be problematic.

Chief Executive's Recommendation

No amendment recommended.

Monaghan County Development Plan 2025 - 2031

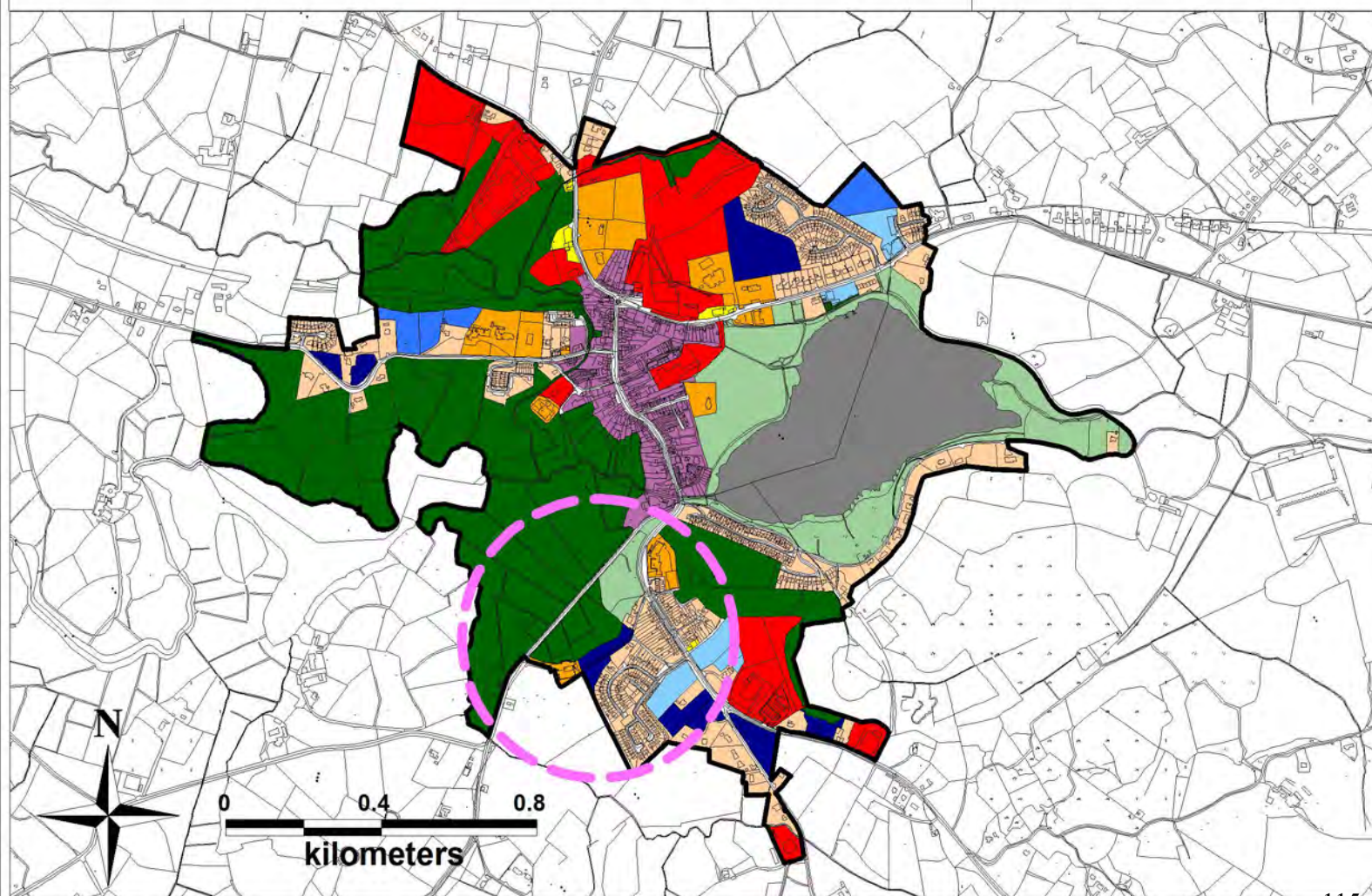
Proposed Variation No. 2

Chief Executive's Report

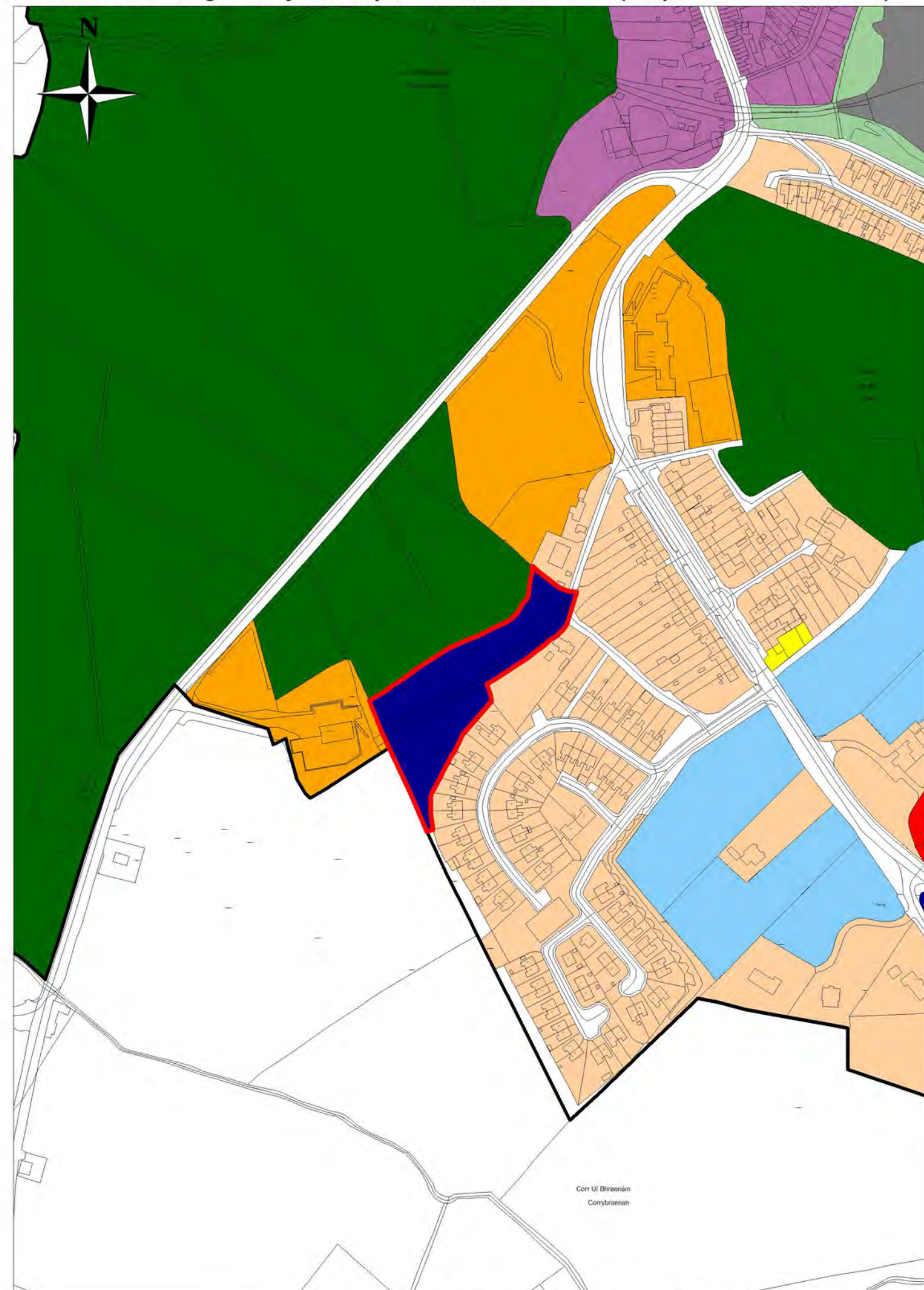
Submission Ref MN-C46-PV2-28



Settlement	Ballybay
Area of lands to which submission refers to	0.805 ha
Land Use Zoning of County Development Plan 2025 - 2031 (Proposed Variation No. 2)	Strategic Residential Reserve
Requested Land Use Zoning in submission	Proposed Residential A
Chief Executive's Recommendations	No change



Land Use Zoning County Development Plan 2025 - 2031 (Proposed Variation No. 2)



Submission Reference	MN-C46-PV2-29
Name	Joseph Gilliland on behalf of Kenneth Gilliland
Summary of Submission	
- Request the rezoning of subject lands from 'Reserve' to 'Community Services'. - Rezoning the subject lands will ensure that a viable area is available to the school to allow the extension of the pitch to become standard full size. - The subject lands are located within the central settlement envelope of Ballybay town and are contiguous with the existing built-up area, are sequentially close to the urban core and are viewed to be Tier 1 lands in terms of servicing community services. - The landowner has confirmed, that should these lands be zoned Proposed Residential A, they would be available within the period of the plan to the CMETB or school. The submission includes a number of supporting observations under the following headings: Compliance with Settlement Strategy and Compact Growth The rezoning of these lands would promote consolidation of the settlement footprint and avoid piecemeal or peripheral development. This approach is consistent with Development Plan objectives which seek to prioritise serviced and serviceable land. Serviced and Serviceable Lands In accordance with Development Plan policy to prioritise lands that can be readily serviced, the subject lands benefits from access to public water supply infrastructure, availability of foul sewer networks, existing storm water drainage infrastructure and access to high-speed fibre broadband. The availability of this infrastructure ensures the lands can be developed in an efficient and timely manner, consistent with the objective to support the delivery of "shovel-ready" residential lands. Access, Movement and Connectivity The land benefits from direct frontage onto the public road network capacity to provide safe vehicular access and egress, and existing and potential connections to footpath networks. The subject lands are located within convenient distance of educational facilities, community infrastructure and town centre services. Suitability for Residential Development The subject lands are considered highly suitable for residential development having regard to level and regular topography, absence of any significant constraints. Capacity to accommodate a high-quality layout. Integration with Existing Development The lands are bounded by established residential and community services ensuring compatibility with surrounding land uses, opportunity for integration and provision of a cohesive urban form. Contribution to Housing Supply Rezoning of the subject lands would increase the availability of deliverable community services land and also support the timely provision of a full size pitch and adjoining facilities. Consistency with Proper Planning and Sustainable Development The proposed rezoning is consistent with proper planning and sustainable development, efficient use of service land, and delivery of compact, connected communities. Submission concludes in stating that with confirmation of land availability, central location, serviced status, integration with existing residential areas and compliance with Development Plan policy	

objectives, it is submitted that the rezoning of the subject lands to community services is fully justified and represents a sustainable addition to Ballybay town.

Chief Executive Response

The written submission refers to lands currently zoned as 'Reserve', however, the lands denoted on the accompanying map are zoned 'Landscape Protection / Conservation'. The submission requests that the subject lands are rezoned to 'Community Services' at the beginning of the submission, however, also requests that subject lands are rezoned as 'Proposed Residential A' later in the submission. Given the various comments made within the submission referring to subject lands being made "available to the school to allow the extension of the pitch to become standard full size", it is considered that the requested land use zoning on these lands, is 'community services / facilities'.

Proposed Variation No. 2 has been prepared to align the Monaghan County Development Plan 2025-2031 with the Ministerial Guidelines - NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), which were published to give effect to the National Planning Framework - First Revision (2025). In this regard, Table 2.5 Core Strategy Table of the Development Plan has been amended to take into account the new housing growth requirement for the County as well as an additional provision of 50% in excess of the housing growth requirement. The focus of this variation is to increase the quantum of lands available within our towns for residential development and therefore the proposed rezoning of the subject lands to Community Services / Facilities is not considered to align with the intention of the Section 28 Ministerial Guidelines.

There are significant constraints on the subject lands in respect of flood risk. The subject lands are entirely inundated by the present-day flood extents and is entirely located within Flood Zone A. Lands subject of this submission are outlined in purple below. Lands in the second map show flood zone A (pink hatched area) and flood zone B (blue hatched area).



The Planning System and Flood Risk Management Guidelines for Planning Authorities (November 2009) introduced mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. As part of the broader guidance contained within it, it states; 'Planning authorities will ensure that development is not permitted in areas at flood risk, particularly floodplains, except where there are no alternative sites available in areas of lower risk'. The zoning of that portion of the subject lands, which are at acknowledged flood risk, for community services / facilities use would be inconsistent with the provisions of the above referenced guidelines.

Chief Executive's Recommendation

No amendment recommended.

Monaghan County Development Plan 2025 - 2031

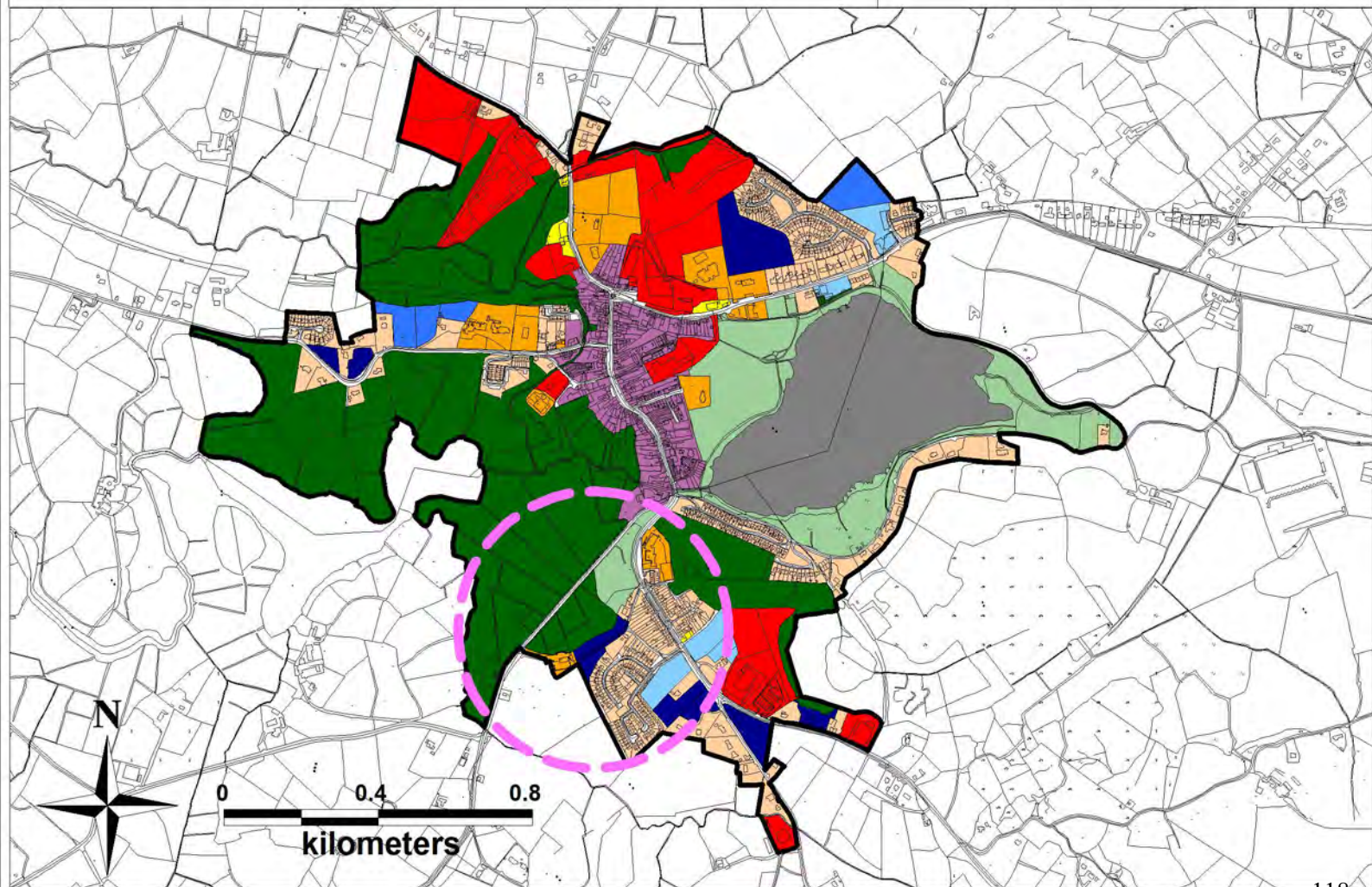
Proposed Variation No. 2

Chief Executive's Report

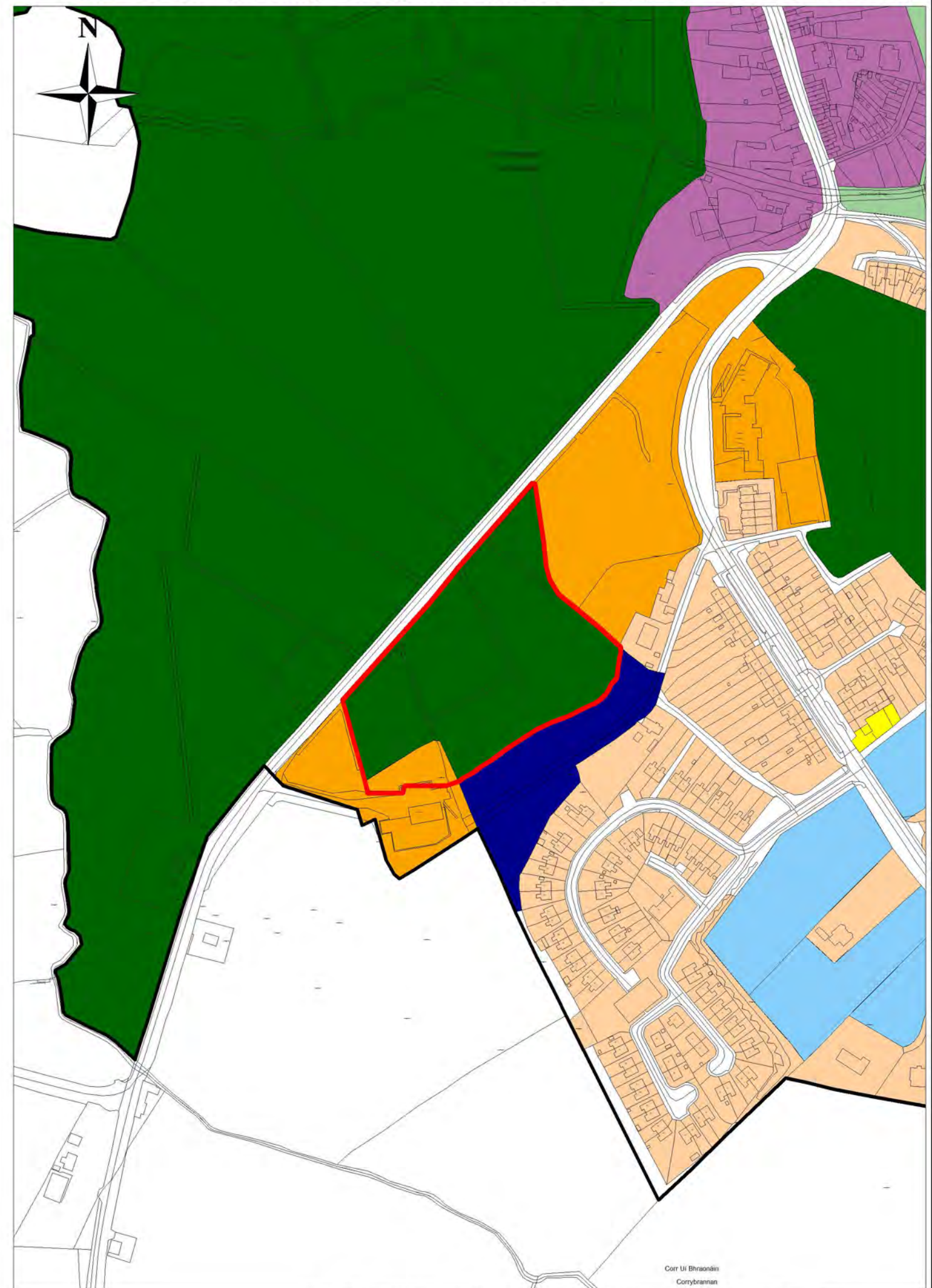
Submission Ref MN-C46-PV2-29



Settlement	Ballybay
Area of lands to which submission refers to	0.805 ha
Land Use Zoning of County Development Plan 2025 - 2031 (Proposed Variation No. 2)	Landscape Protection/ Conservation/Community Services/Facilities
Requested Land Use Zoning in submission	Community Services/ Facilities
Chief Executive's Recommendations	No change



Land Use Zoning County Development Plan 2025 - 2031 (Proposed Variation No. 2)



Submissions Relating to Tier 5 Settlement

Submissions relating to Villages		
Submission Reference	Name /Organisation	Location of Subject Lands
<u>MN-C46-PV2-8</u>	Pauline Treanor	Drumbristan, Carrickroe

Submission Reference	MN-C46-PV2-8
Name	Pauline Treanor
Summary of Submission	
This submission seeks the inclusion of lands at Drumbristan, Carrickroe for residential purposes. A location map accompanies the submission.	
Chief Executive's Response	
This submission seeks the inclusion of lands at Drumbristan, Carrickroe for residential purposes. Proposed Variation No. 2 has been prepared to align the Monaghan County Development Plan 2025-2031 with the Ministerial Guidelines - NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), which were published to give effect to the National Planning Framework - First Revision (2025). In this regard, Table 2.5 Core Strategy Table of the Development Plan has been amended to take into account of the new housing growth requirement for the County as well an additional provision of 50% in excess of the housing growth requirement. The Core Strategy of the Development Plan recognises the role of settlements in driving the development of the County and identifies the scope of development possible for the County, while remaining consistent with National and Regional policy. It also identifies the quantum and location of development for the plan period, consistent with the population targets and settlement hierarchy that reflects the availability of existing services, planned investment, sequential development and environmental requirements. The relevant policies and objectives of the Plan provide for measured and sustainable growth of the Tier 5 and Tier 6 settlements. The lands are located at Drumbristan in Carrickroe, a Tier 5 "Rural Community Settlement" in the Core Strategy. Tier 5 Settlements do not have a defined settlement envelope. The policy for residential development at Tier 5 settlements is set out in Chapter 15 of the Monaghan County Development Plan 2025-2031. As Carrickroe is identified as a Tier 5 settlement, there is no justification for the inclusion or zoning of said lands for development under Proposed Variation No. 2 of the Monaghan County Development Plan 2025 – 2031.	
Chief Executive's Recommendation	
No amendment recommended.	

Monaghan County Development Plan 2025 - 2031

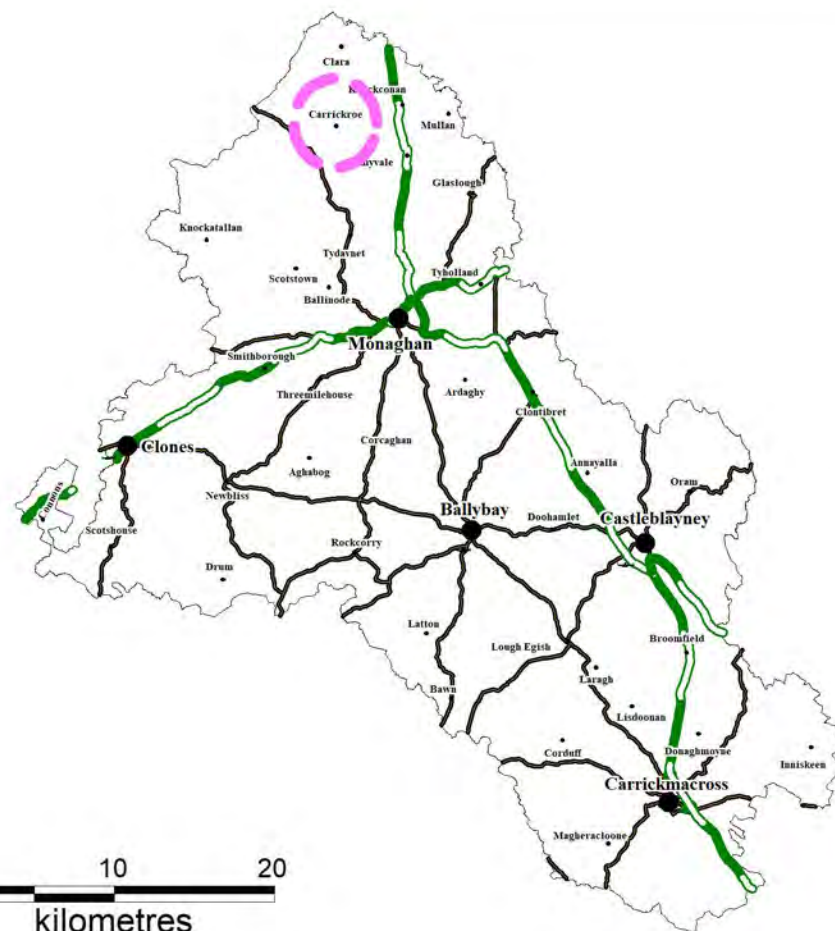
Proposed Variation No. 2

Chief Executive's Report

Submission Ref MN-C46-PV2-8

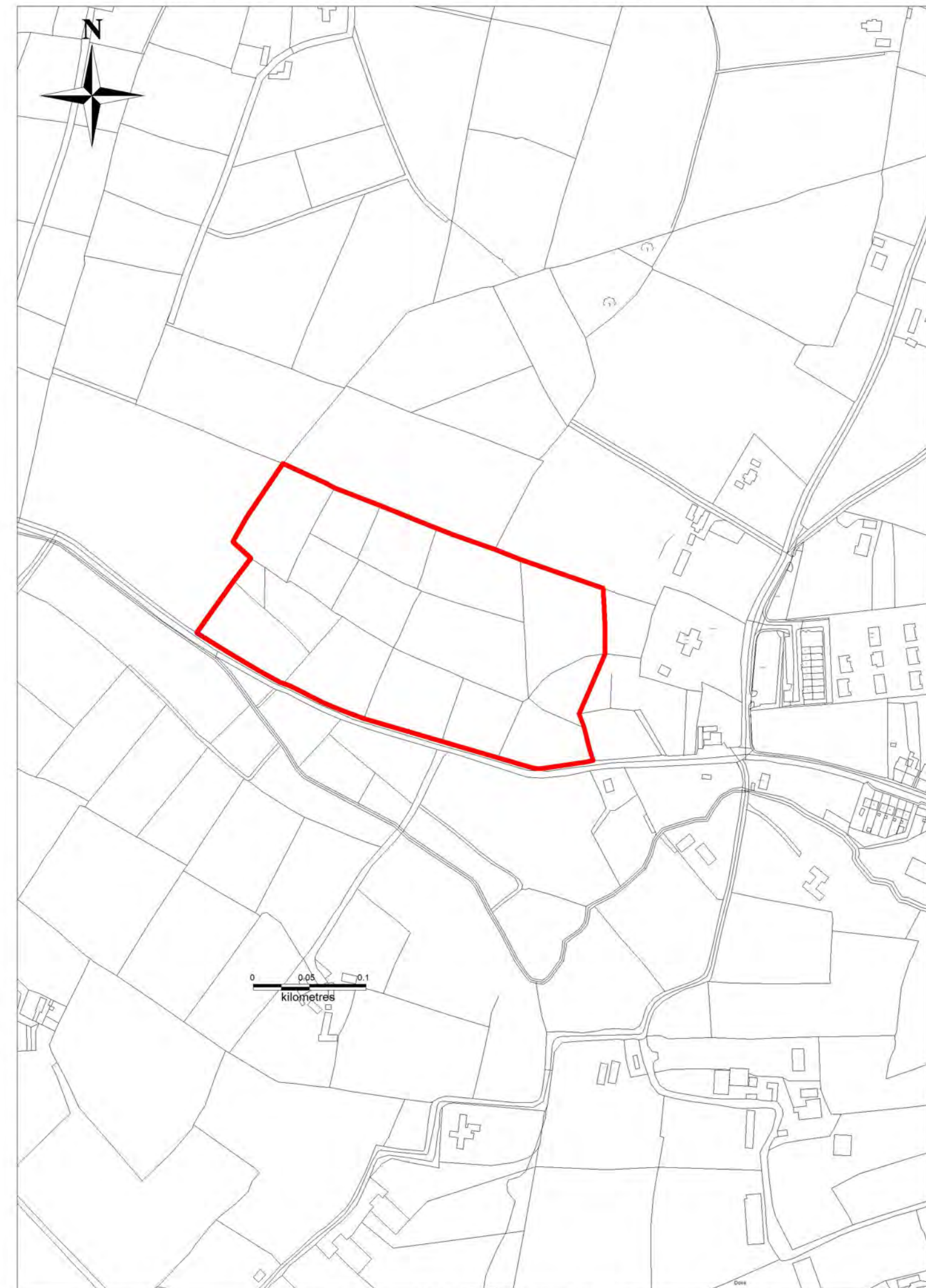


Settlement	Carrickroe
Area of lands to which submission refers to	1.486 ha
Land Use Zoning of County Development Plan 2025 - 2031 (Proposed Variation No. 2)	Rural Area
Requested Land Use Zoning in submission	Residential
Chief Executive's Recommendation	No change



0 10 20
kilometres

Land Use Zoning County Development Plan 2025 - 2031 (Proposed Variation No. 2)



PART 5

Conclusion and Recommendation

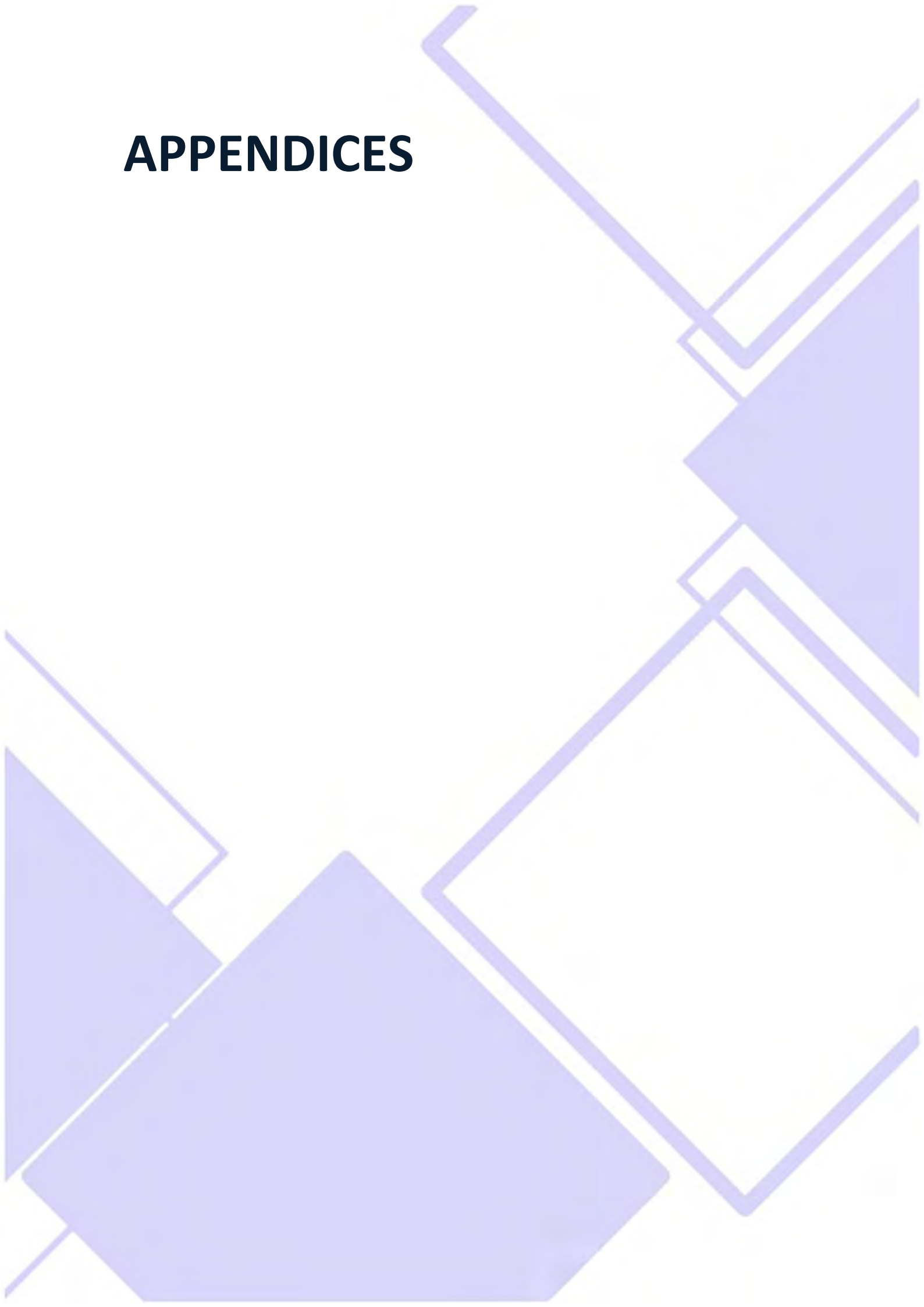
Conclusion and Recommendation

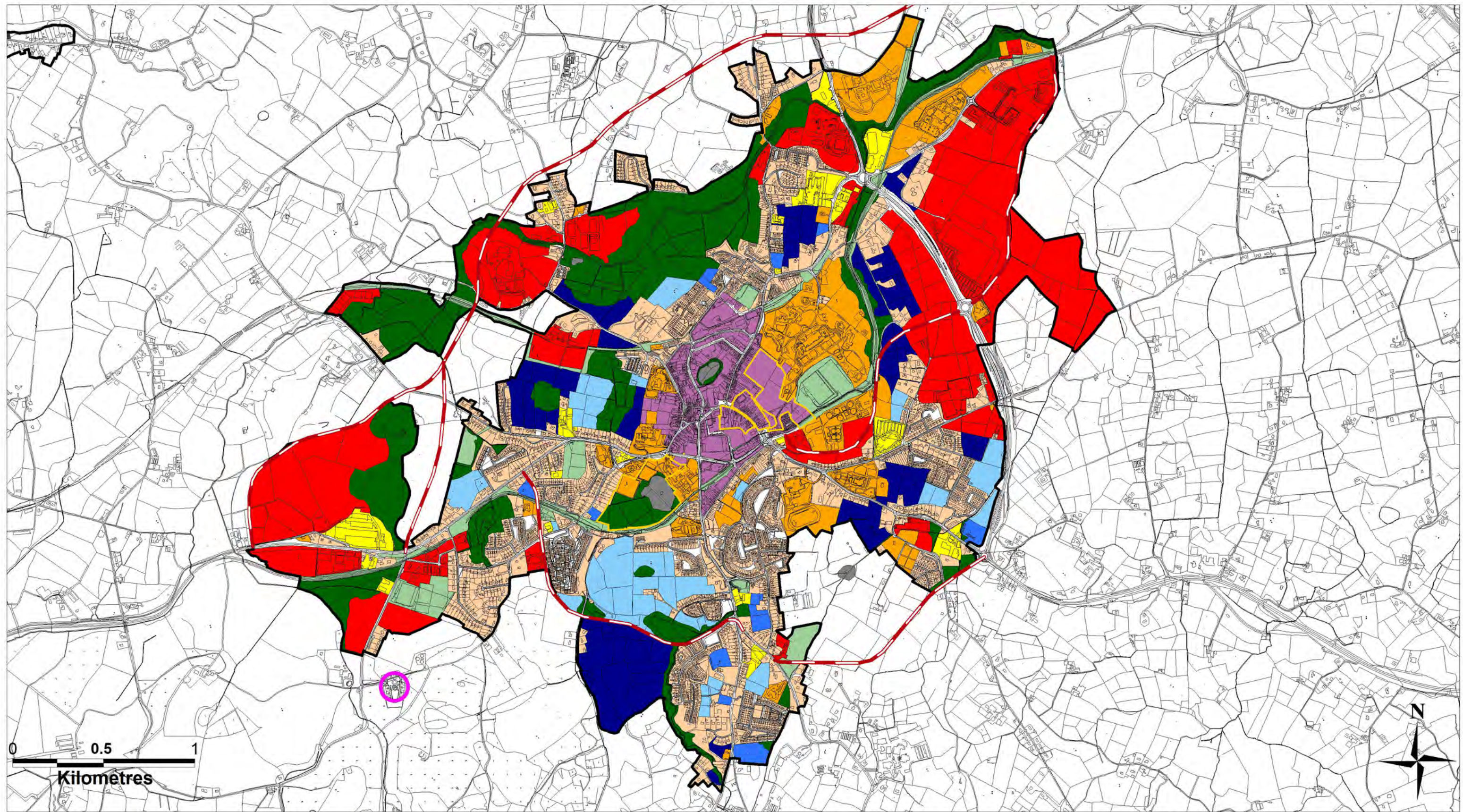
The comments made within each submission have been noted and duly considered.

For the reasons outlined in this report it is recommended that the proposed variation to align the Monaghan County Development Plan 2025 – 2031 with the NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities (2025) be made by the Elected Members.

Cathal Flynn
Director of Services

APPENDICES



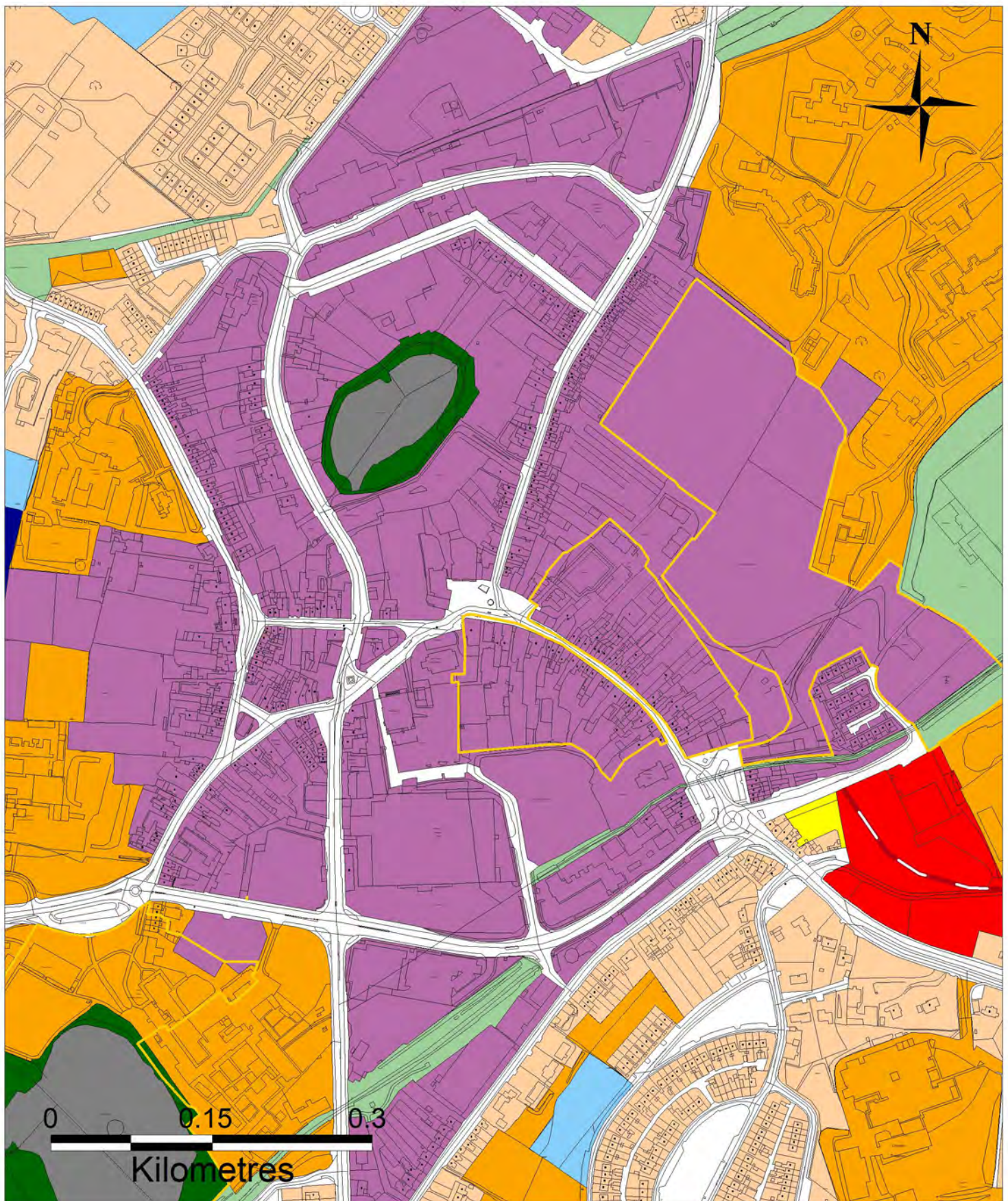


Monaghan Town (Map MTDP1) (Chief Executive's Report - Proposed Variation No. 2)

Monaghan County Development Plan 2025 - 2031

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- | | | | |
|-------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| Existing Residential | Community Services/Facilities | Existing Commercial | Indicative New Road Proposals |
| Proposed Residential A | Recreation/Amenity | Industry/Enterprise/Employment | Proposed Road Upgrades |
| Proposed Residential B | Landscape Protection/Conservation | Lakes | Settlement Envelope |
| Strategic Residential Reserve | Town Centre | Gortakeegan Halting Site | Action Plans |



Monaghan Town Centre (Map MTDP2)

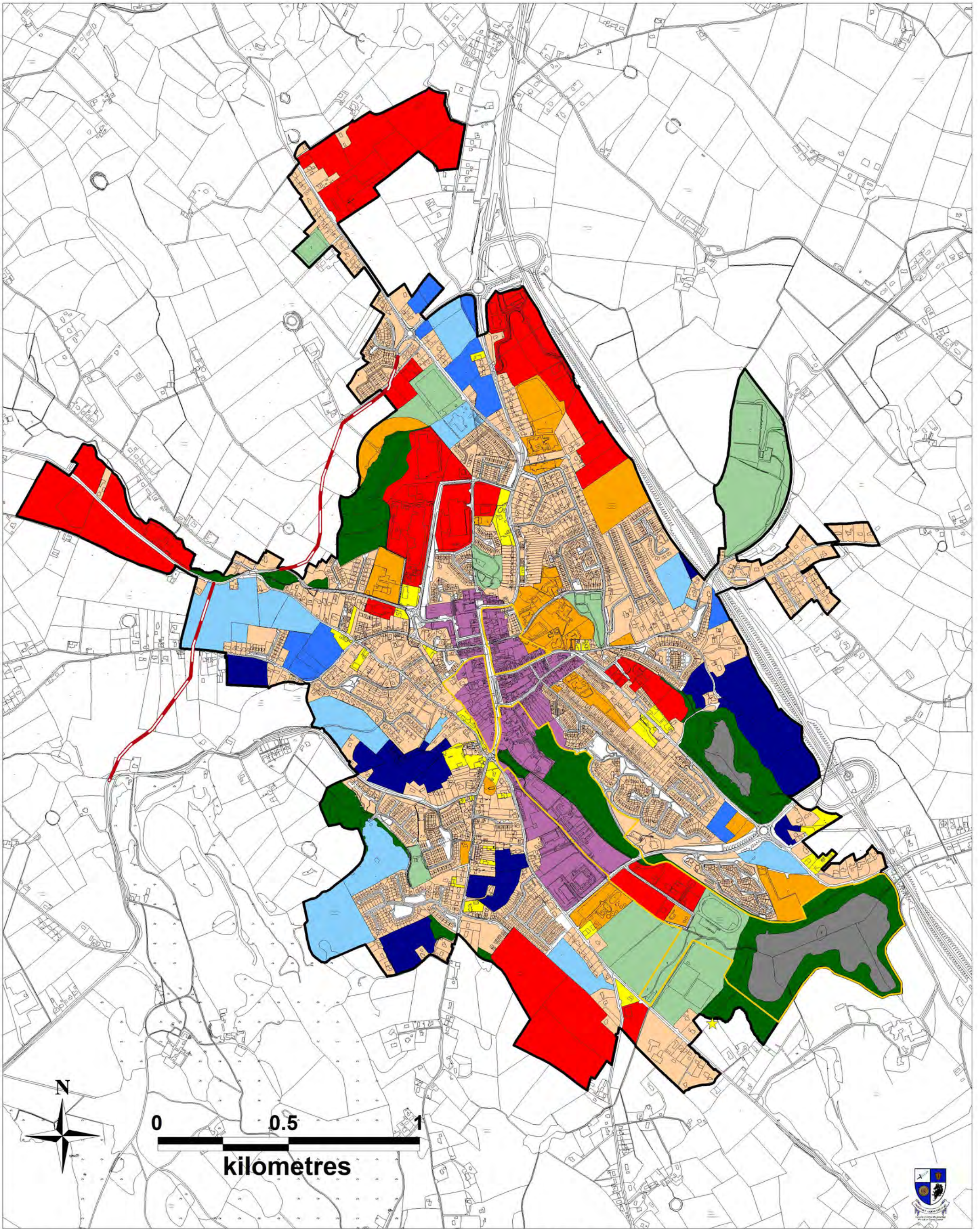
Monaghan County Development Plan 2025 - 2031

Chief Executive's Report - Proposed Variation No. 2

For Legend - See Map MDP1

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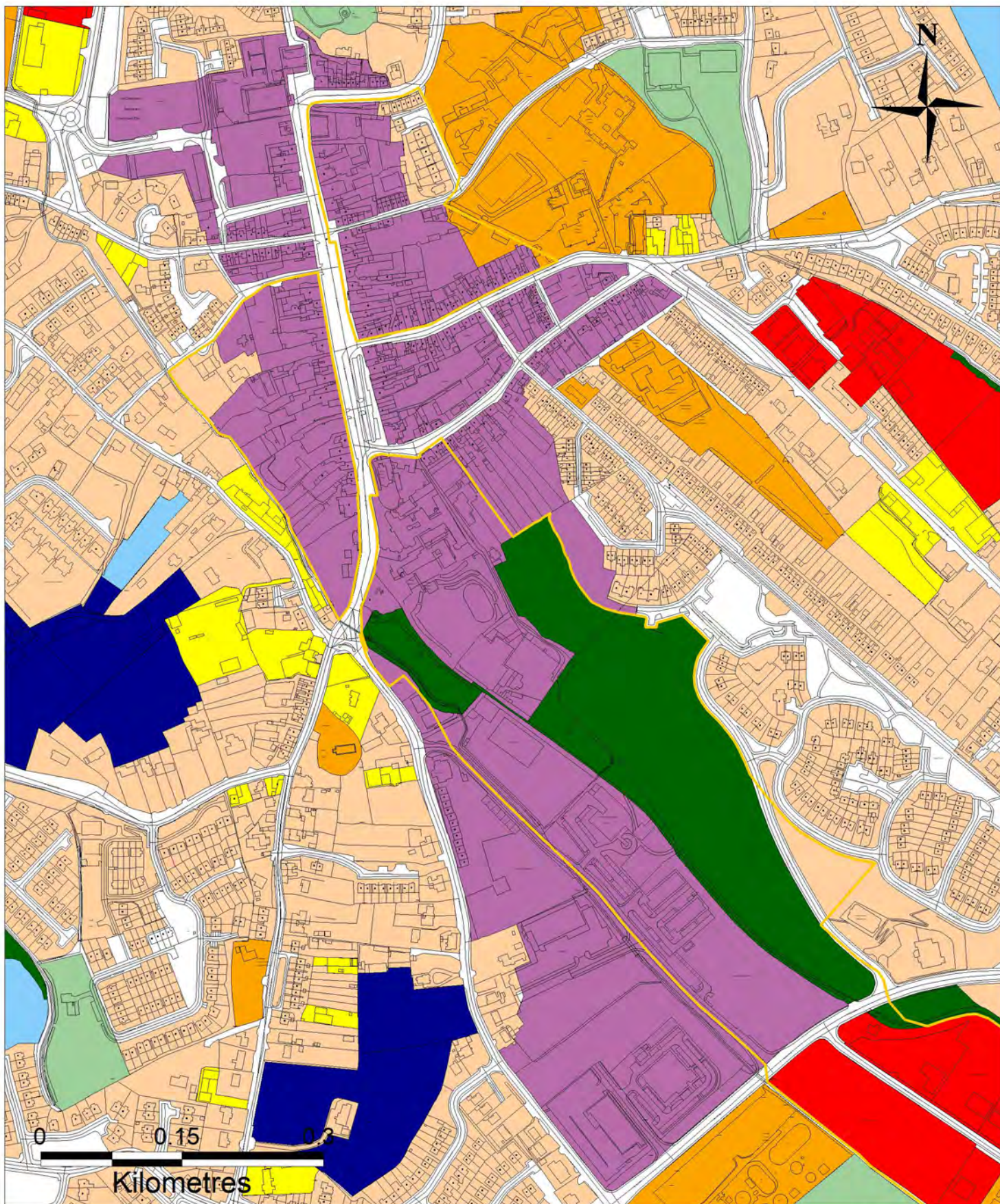




Carrickmacross Town (Map CKDP1) (Chief Executive's Report - Proposed Variation No. 2)
Monaghan County Development Plan 2025 - 2031

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Existing Residential	Recreation/Amenity	Indicative New Road Proposals Settlement Envelope Action Plans	Lakes
Proposed Residential A	Landscape Protection/Conservation		Indicative New Road Proposals
Proposed Residential B	Town Centre		Settlement Envelope
Strategic Residential Reserve	Industry/Enterprise/Employment		Action Plans
Community Services/Facilities	Existing Commercial		



Carrickmacross Town Centre (Map CKDP2)

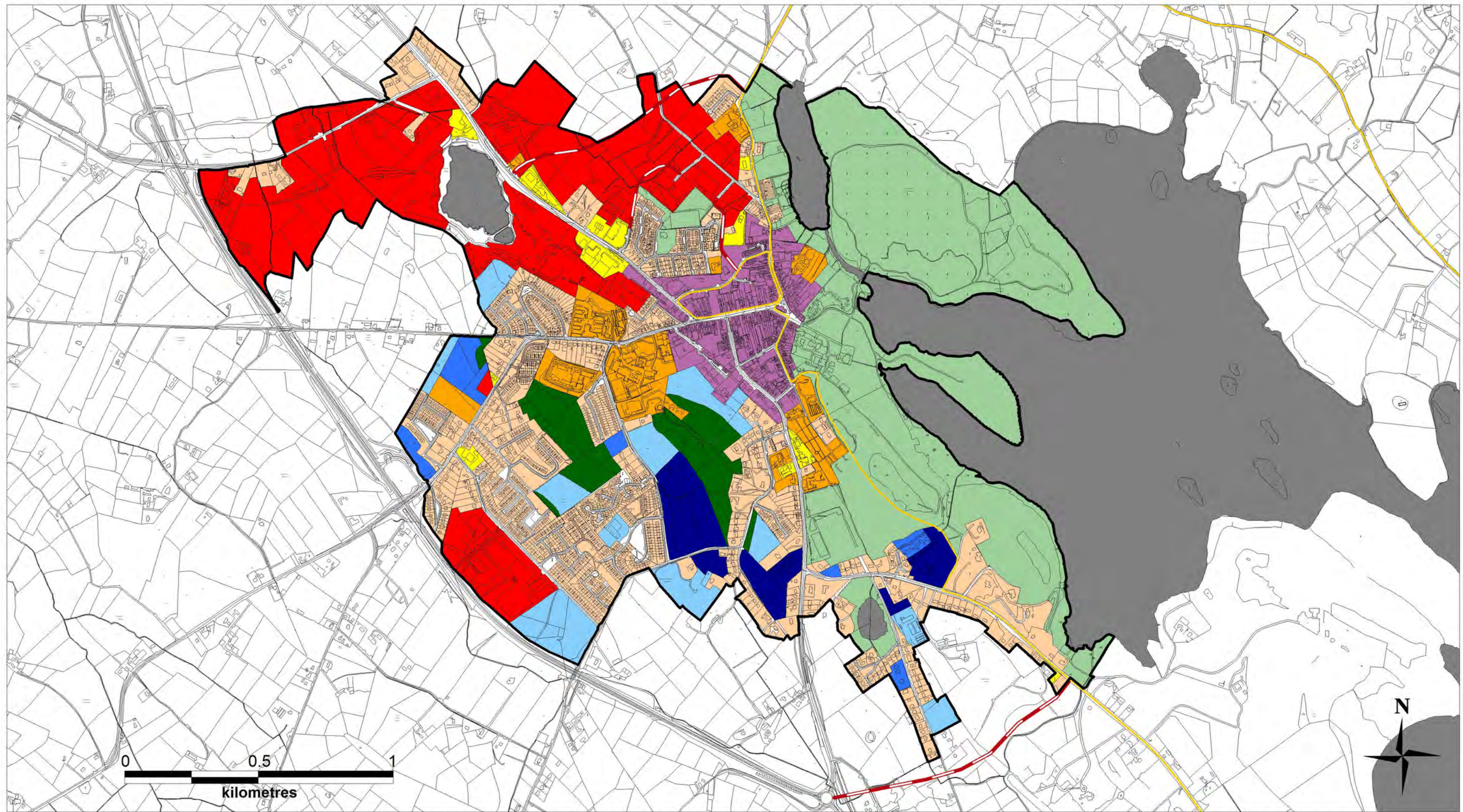
Monaghan County Development Plan 2025 - 2031

Chief Executive's Report - Proposed Variation No. 2

For Legend - See Map CKDP1

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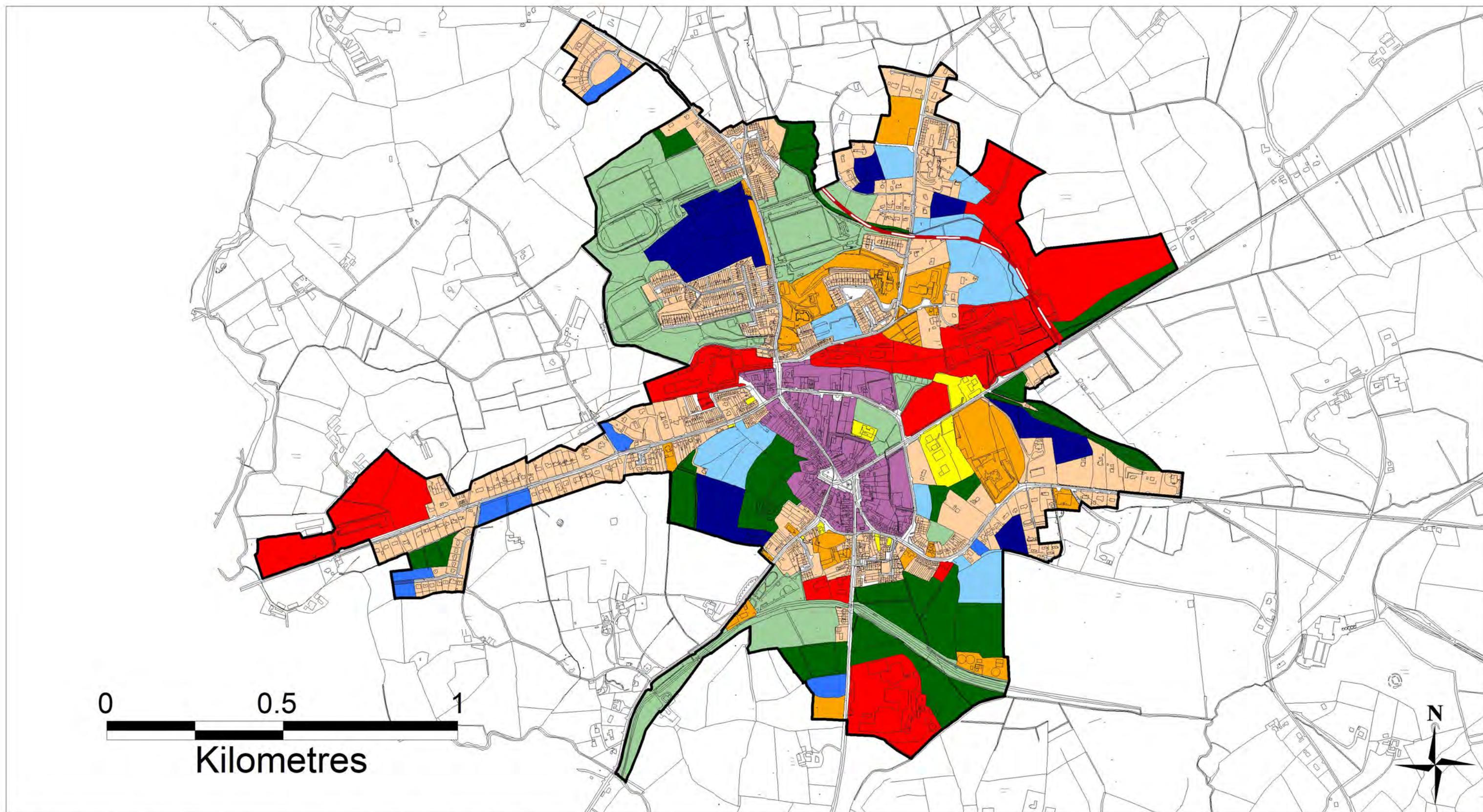


Castleblayney Town (Map CYDP1) (Chief Executive's Report - Proposed Variation No. 2)

Monaghan County Development Plan 2025 - 2031

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 Existing Residential	 Community Services/Facilities	 Existing Commercial	 Indicative New Road Proposals
 Proposed Residential A	 Recreation/Amenity	 Industry/Enterprise/Employment	 Proposed Road Upgrades
 Proposed Residential B	 Landscape Protection/Conservation	 Lakes	 Settlement Envelope
 Strategic Residential Reserve	 Town Centre		 Action Plans



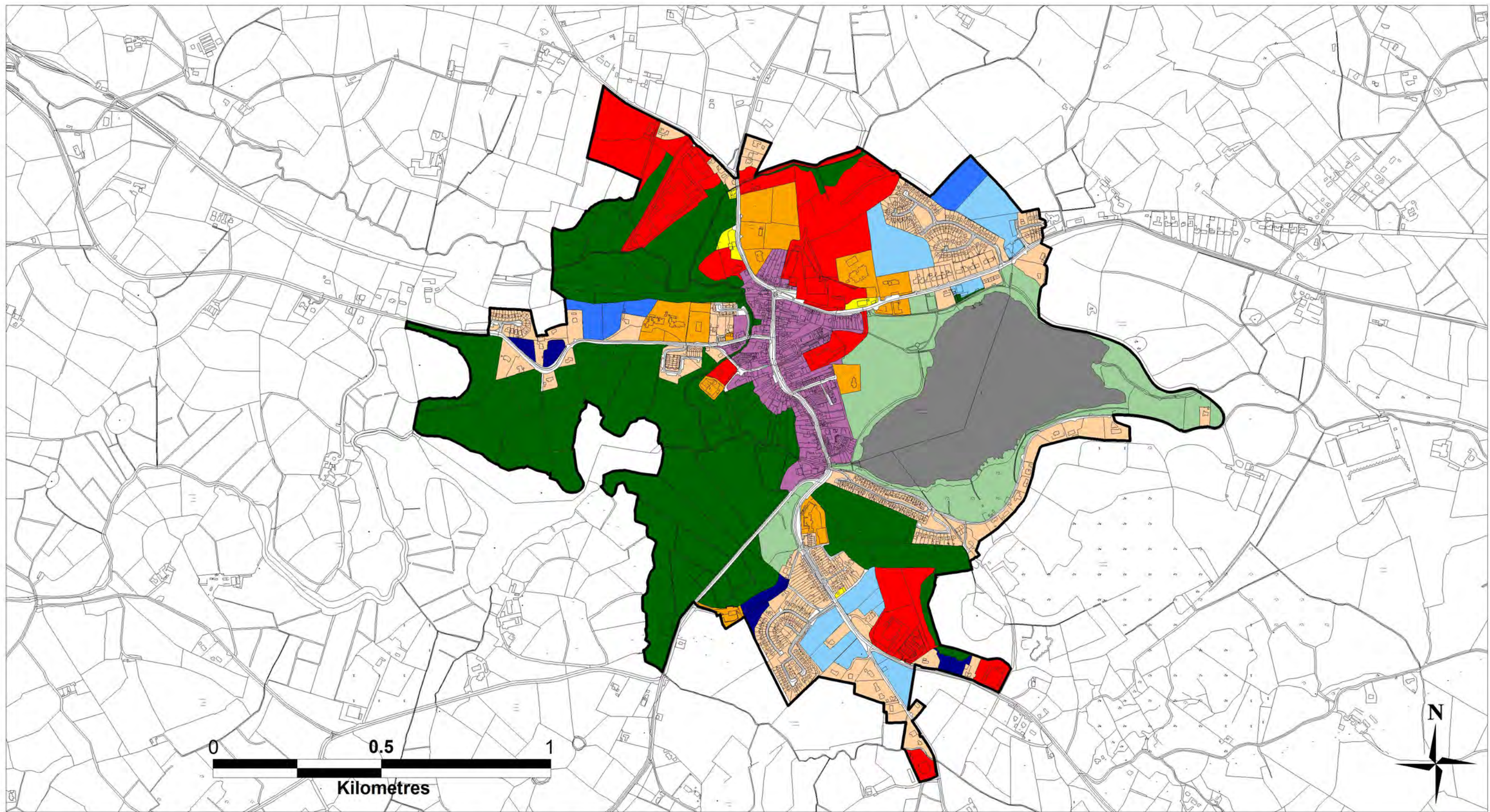
Clones Town (Map CDP1) (Chief Executive's Report - Proposed Variation No. 2)

Monaghan County Development Plan 2025 - 2031

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- | | | | |
|-------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| Existing Residential | Community Services/Facilities | Existing Commercial | Indicative New Road Proposals |
| Proposed Residential A | Recreation/Amenity | Industry/Enterprise/Employment | Proposed Road Upgrades |
| Proposed Residential B | Landscape Protection/Conservation | Lakes | Settlement Envelope |
| Strategic Residential Reserve | Town Centre | | Action Plans |



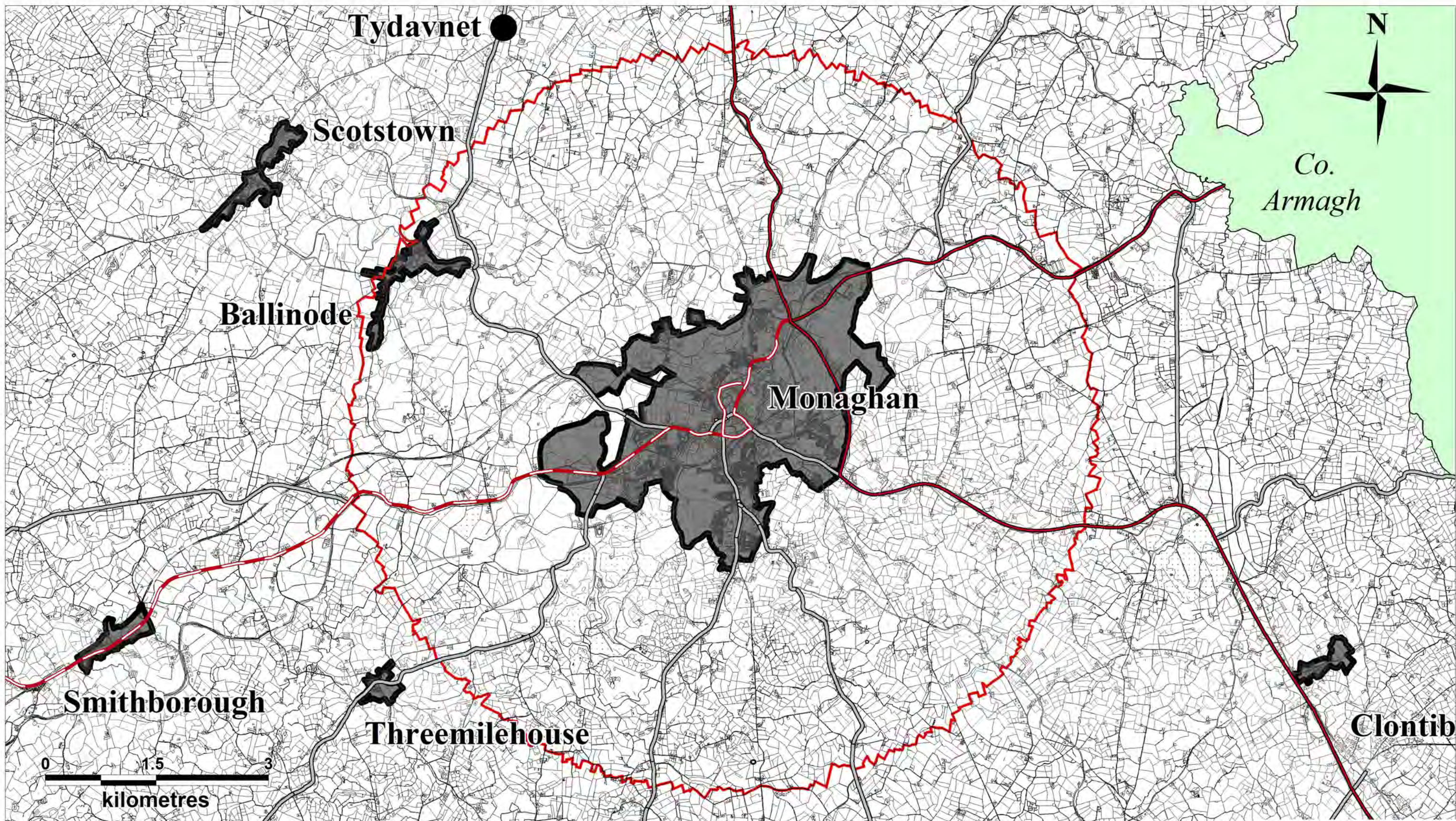
Ballybay Town (Map BBDP1) (Chief Executive's Report - Proposed Variation No. 2)

Monaghan County Development Plan 2025 - 2031

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Existing Residential	Community Services/Facilities	Existing Commercial	Indicative New Road Proposals
Proposed Residential A	Recreation/Amenity	Industry/Enterprise/Employment	Proposed Road Upgrades
Proposed Residential B	Landscape Protection/Conservation	Lakes	Settlement Envelope
Strategic Residential Reserve	Town Centre		Action Plans



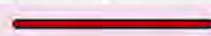
Map 2.2: Rural Area Under Strong Urban Influence - Monaghan Town

Monaghan County Development Plan 2025 - 2031 (Chief Executive's Report - Proposed Variation No. 2)



Area Under Strong Urban Influence

Settlement Envelope



National Primary Road

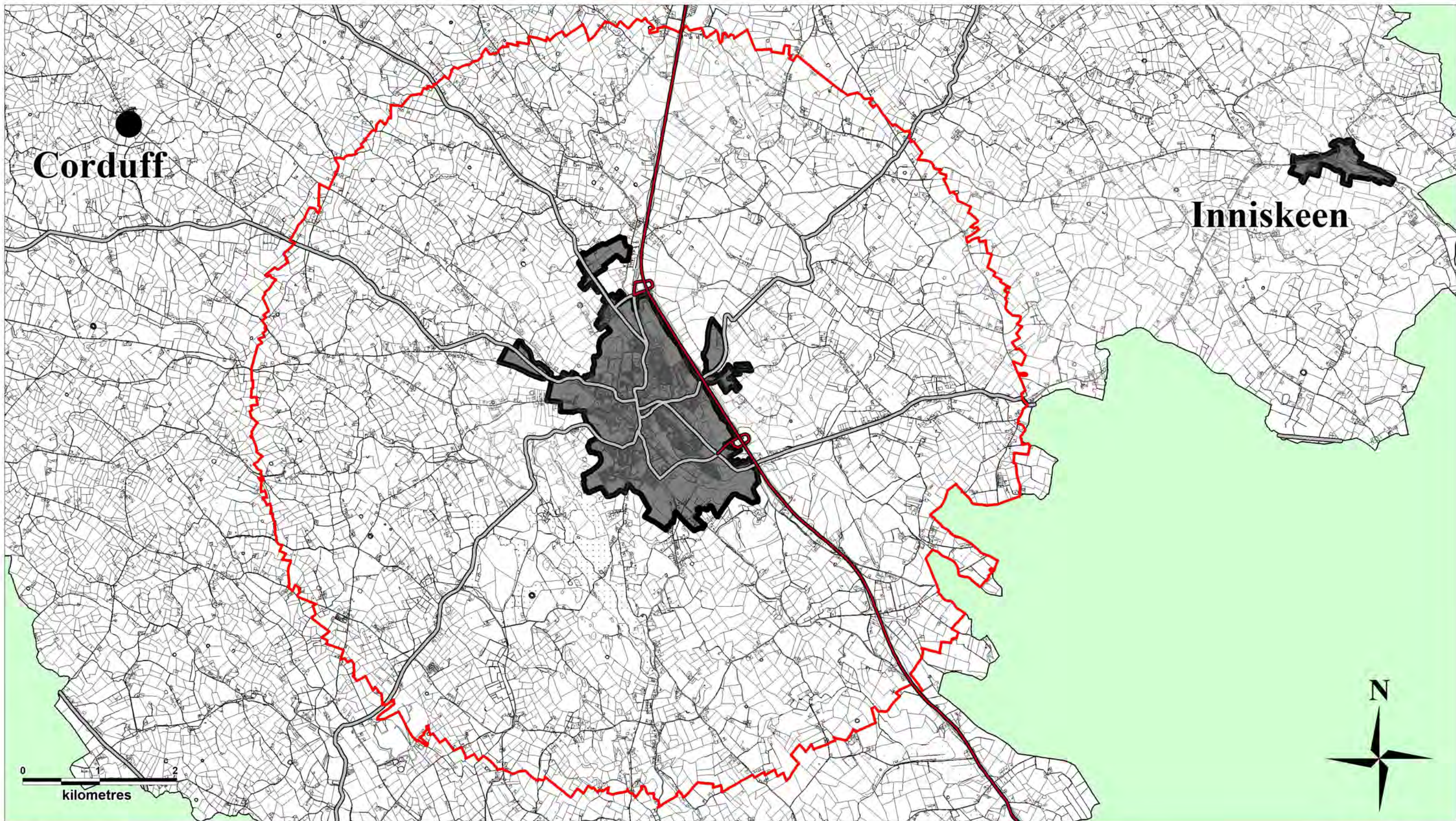
National Secondary Route

Regional Roads

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Monaghan County
Council



Map 2.3: Rural Area Under Strong Urban Influence - Carrickmacross

Monaghan County Development Plan 2025 - 2031 (Chief Executive's Report - Proposed Variation No. 2)

- | | | | |
|---|---|---|-----------------------|
|  | Rural Area Under Strong Urban Influence |  | National Primary Road |
|  | Settlement Envelope |  | Regional Road |

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Map 2.4: Rural Area Under Strong Urban Influence - Castleblayney

Monaghan County Development Plan 2025 - 2031 (Chief Executive's Report - Proposed Variation No. 2)



Area Under Strong Urban Influence

Settlement Envelope



National Primary Road

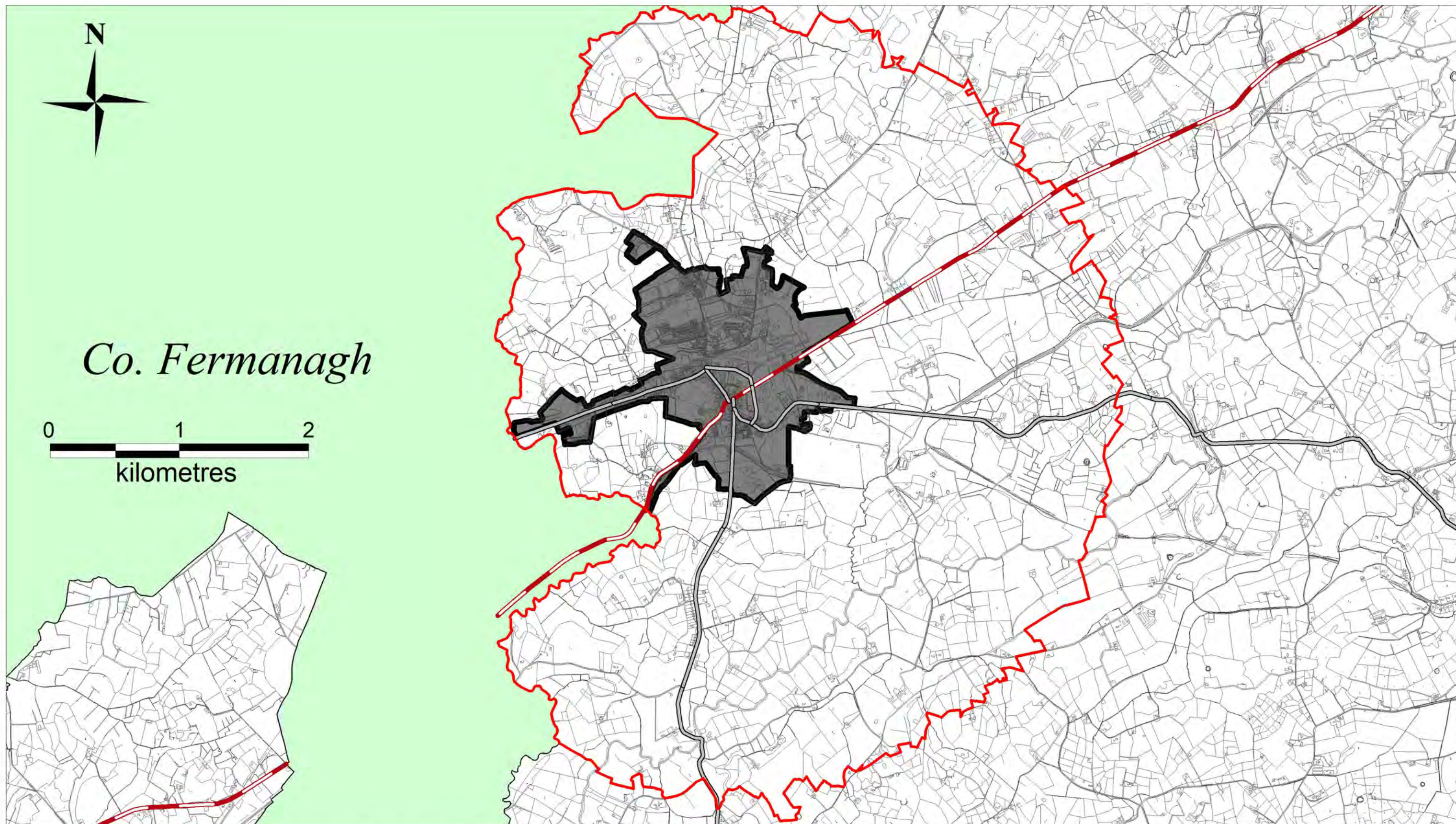
National Secondary Road

Regional Road

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Map 2.5: Rural Area Under Strong Urban Influence - Clones

Monaghan County Development Plan 2025 - 2031 (Chief Executive's Report - Proposed Variation No. 2)



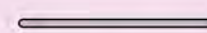
Area Under Strong Urban Influence



Settlement Envelope



National Secondary Road

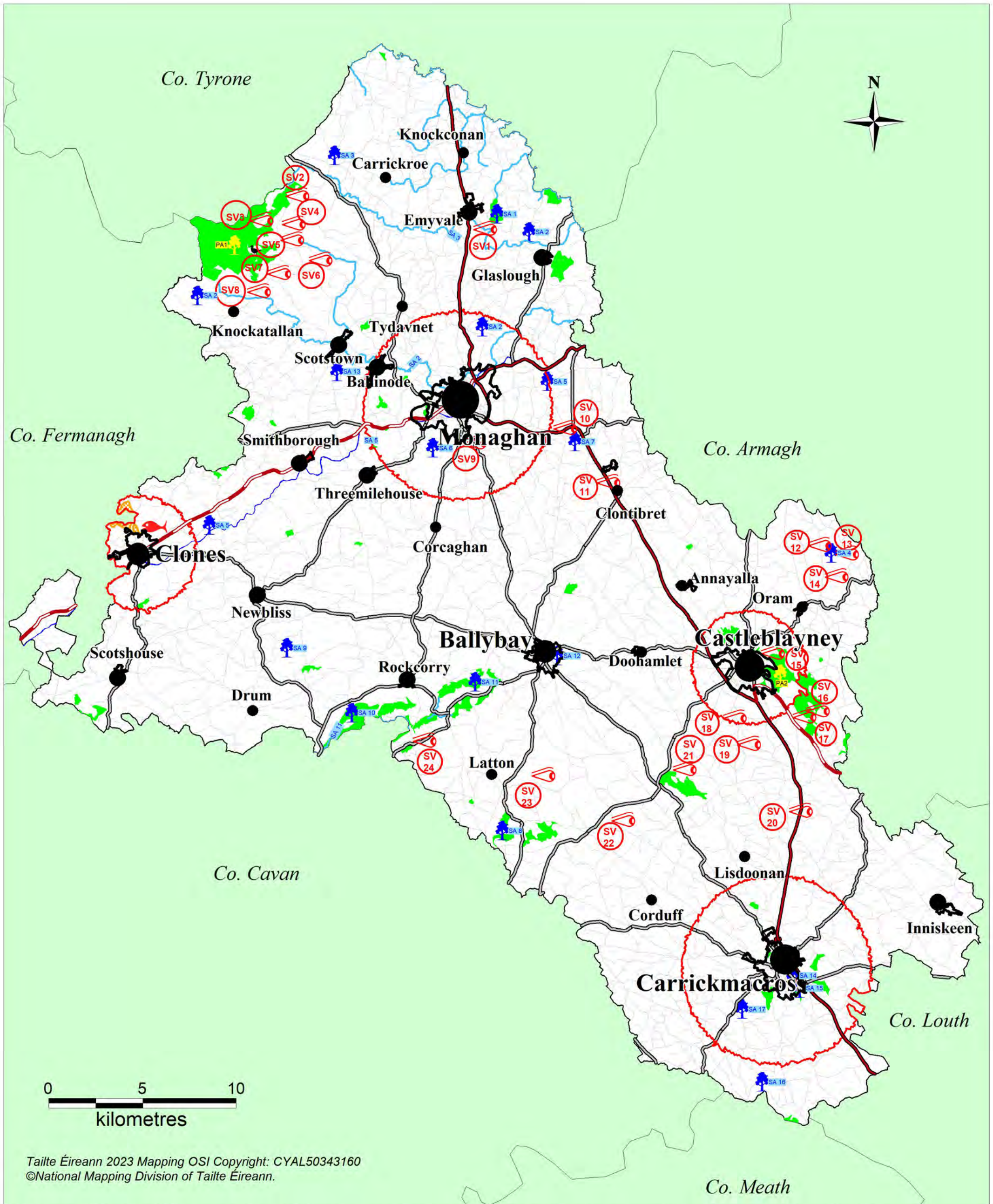


Regional Roads

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Map 6.1: County Monaghan Development Constraints
Monaghan County Development Plan 2025-2031 (Chief Executive's Report - Proposed Variation No. 2)

	National Primary Route		Special Area of Conservation (cSAC)
	National Secondary Route		Special Protection Area (SPA)
	Regional Roads		Proposed Natural Heritage Areas (pNHA)
	Ulster Canal		Area of Primary Amenity Value
	Areas Under Strong Urban Influence		Area of Secondary Amenity Value
	Rivers		Towns/Villages
	Development Limits		Views from Scenic Routes

