



Proposed Material Alterations to Proposed Variation No. 2 of the Monaghan County Development Plan 2025 - 2031

July 2026

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1.0: Introduction

Proposed Variation No. 2 of the Monaghan County Development Plan 2025-2031 was placed on public display between the 14th May and 11th June 2026. A total of 29 submissions were received during the consultation period.

Having considered Proposed Variation No. 2 and the Chief Executive's Report on submissions received, it was resolved by the Elected Members at a meeting of Monaghan County Council on Monday 6th July 2026, to modify the proposed variation. The modifications were considered to constitute material alterations to the proposed variation.

In accordance with Section 58(13)(f) of the Planning and Development Act 2024, the proposed material alterations are hereby published for public consultation.

2.0: Layout of Proposed Material Alterations

The recommended changes to the text of the Monaghan County Development Plan 2025-2031 as originally contained within Proposed Variation No. 2 comprised of:

- The existing text of the Monaghan County Development Plan 2025-2031 in black
- Deleted text denoted by ~~red strikethrough~~
- Proposed amendments denoted in green

The Proposed Material Alterations comprise deletions shown in ~~green strikethrough~~. Recommended new text is shown in **bold, green and underlined**.

The Proposed Material Alterations to the relevant maps are detailed in Section 6.0 of this report.

3.0: Environmental Assessments

In accordance with the requirements of S.I. No. 456 of 2025 European Union (Land Use Planning-Strategic Environmental Assessment) Regulations 2025, in particular Schedule 2 Criteria for Determining Whether a Plan or Programme is Likely to Have Significant Effects on the Environment, it has been determined that a Strategic Environmental Assessment (SEA) is not required for the proposed material alterations.

In accordance with Council Directive 92/43/EEC and Section 202 of Part 6 of the Planning and Development Act 2024, it has also been determined that an Appropriate Assessment (AA) is not required for the proposed material alterations.

4.0: Next Steps

Following the public consultation period and in accordance with Section 58(15)(a) of the Planning and Development Act 2024, the Chief Executive shall, no later than 12 weeks from the date of the public notice, prepare a report on any submissions received and submit it to the Elected Members for their consideration.

The consideration of the proposed modifications and the Chief Executive's Report shall be completed not later than 4 weeks from the date of the submission of the Chief Executive's Report to the members

of the planning authority, following which, in accordance with Section 58(17)(a) of the Planning and Development Act 2024, the members of the planning authority shall, by resolution:

- make the variation as originally proposed by the planning authority,
- make the variation with the material alteration that was the subject of the notice, or
- refuse to make the variation

In accordance with Section 58(18)(a) of the Planning and Development Act 2024, where a planning authority makes a variation, it shall be published in at least one newspaper circulating in the functional area of the planning authority and on the Council website, within one week.

A variation made to a development plan shall take effect from the day that the variation is made.

5.0: Proposed Material Alterations – Written Statement

Proposed Material Alteration No. 1	
Chapter	Section/Heading
Chapter 5: Community	Section 5.4: Education Facilities

That the following text is included within Section 5.4 of Chapter 5 of the Monaghan County Development Plan 2025-2031 as follows:

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.

Proposed Material Alteration No. 2	
Chapter	Section/Heading
Chapter 7: Transport and Infrastructure	Section 7.8: Public Water and Wastewater

That the following text is included within Section 7.8 of Chapter 7 of the Monaghan County Development Plan 2025-2031 as follows:

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.

Proposed Material Alteration No. 3	
Chapter	Section/Heading
Chapter 8: Environment, Energy and Climate Change	Water Protection Objectives

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

WPO 10	<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>
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Proposed Material Alteration No. 4	
Chapter	Section/Heading
Chapter 13: Clones Town Settlement Plan	Clones Settlement Plan Strategic Objective

That Objective CLSO 2 within Chapter 13 of the Monaghan County Development Plan 2025-2031 is amended as follows:

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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Proposed Material Alteration No. 5	
Chapter	Section/Heading
Chapter 15: Development Management Guidelines	Section 15.8.10: Residential Development in Tier 4 Settlements

That Section 15.8.10 within Chapter 15 of the Monaghan County Development Plan 2025-2031 is amended as follows:

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:

- 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.~~

6.0: Proposed Material Alterations – Maps

Proposed Material Alteration Map No. 1	
Chapter	Map Reference
Chapter 10: Monaghan Town Settlement Plan	Land Use Zoning Map MTDP1 (Site Reference MT948)

To amend the land use zoning of Site Reference MT948 from **‘Proposed Residential A’** to **‘Strategic Residential Reserve’**.

Monaghan County Development Plan 2025 - 2031

Proposed Variation No. 2

Proposed Material Alteration Map No. 1

Map MTDP1 (Site Ref. No. MT948)



Settlement

Monaghan

Area of lands

4.477 ha

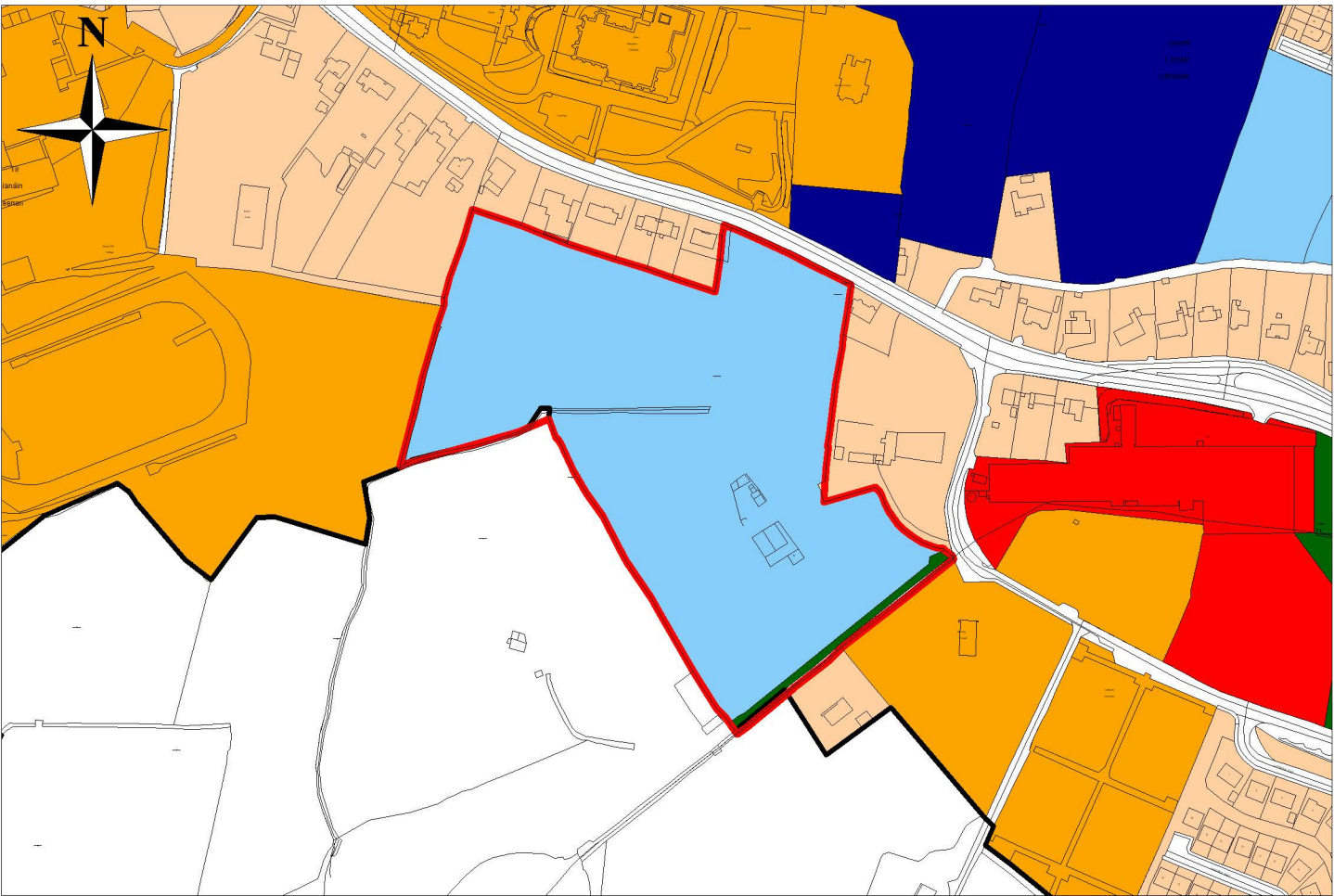
Land Use Zoning of County
Development Plan 2025 - 2031
(Proposed Variation No. 2)

Proposed
Residential A

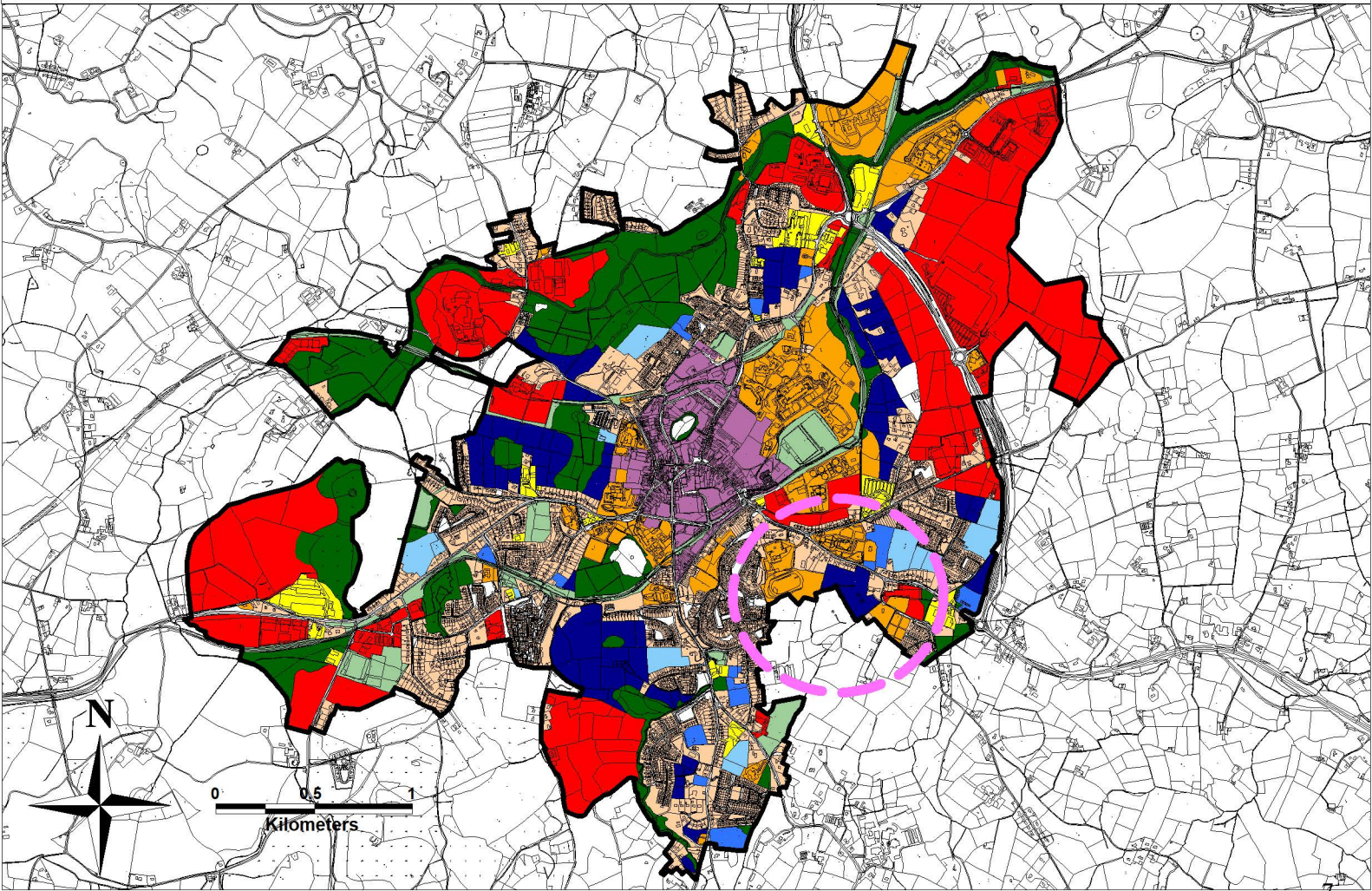
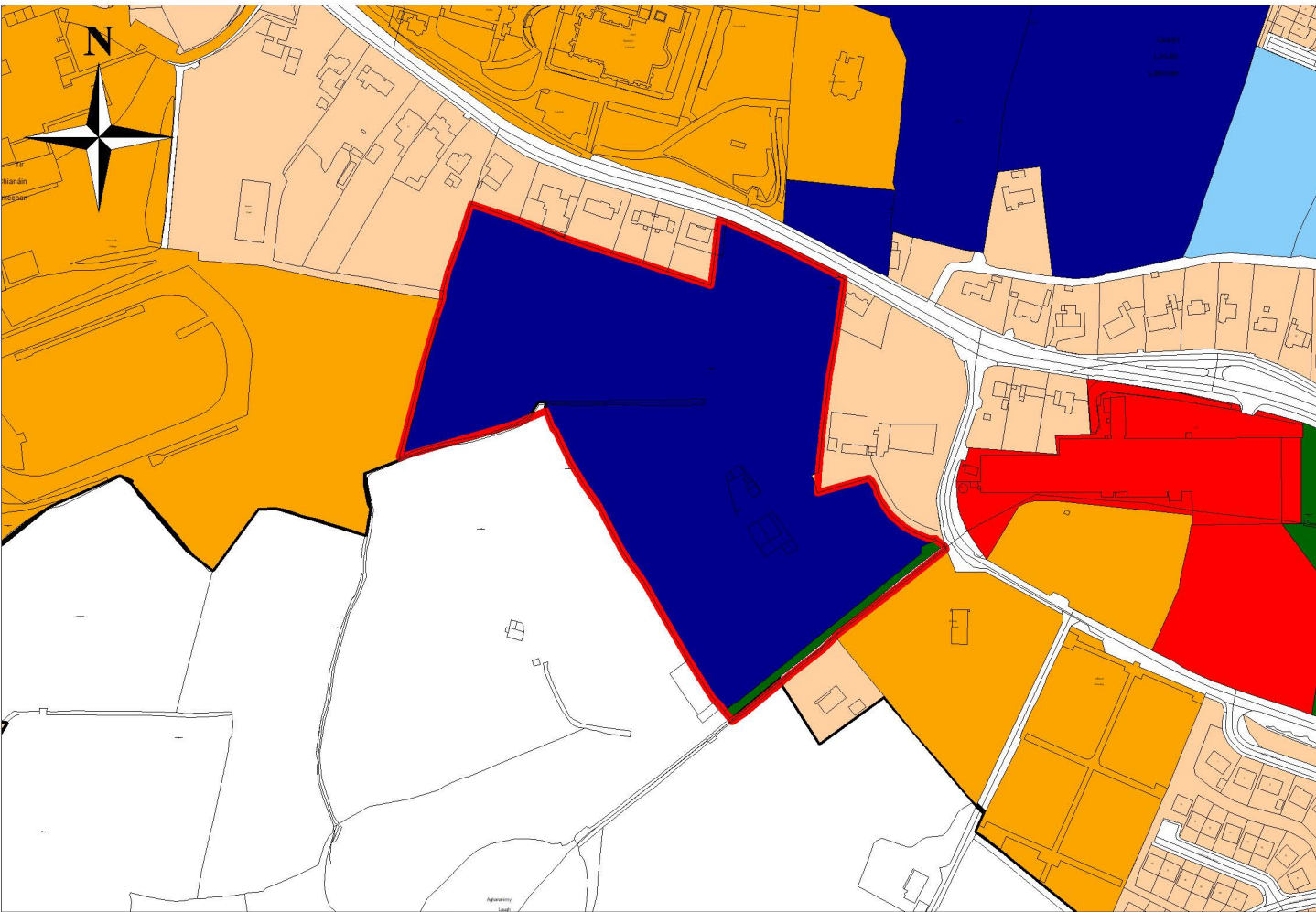
Proposed Material Alteration

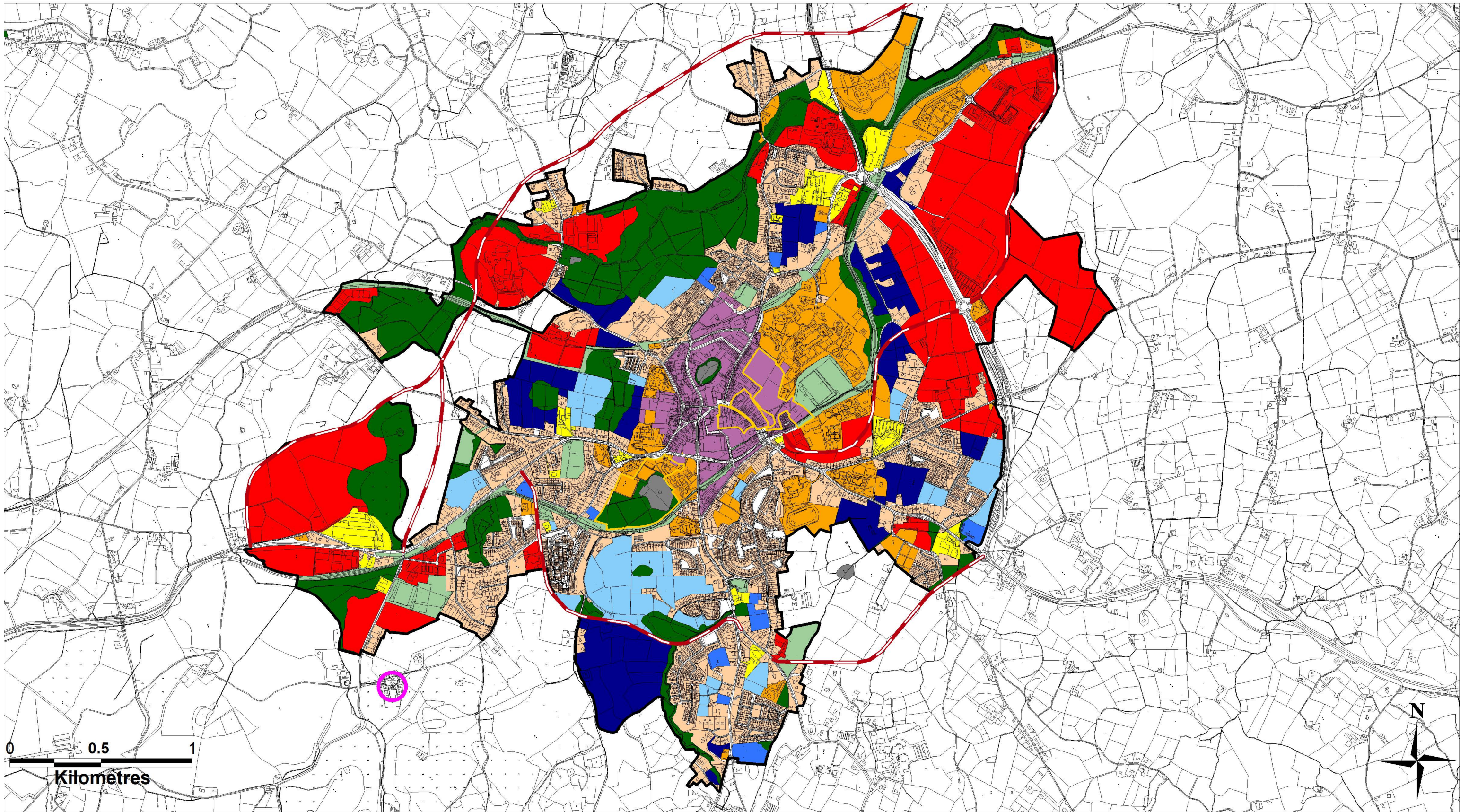
Strategic Residential
Reserve

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



Proposed Material Alteration





Monaghan Town (Map MTDP1) (Proposed Material Alterations to 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 |

Proposed Material Alteration Map No. 2	
Chapter	Map Reference
Chapter 11: Carrickmacross Town Settlement Plan	Land Use Zoning Map CKDP1 (Site Reference CM783)

To amend the land use zoning of Site Reference CM783 from **‘Proposed Residential A’** to **‘Strategic Residential Reserve’**.

Monaghan County Development Plan 2025 - 2031

Proposed Variation No. 2

Proposed Material Alteration Map No. 2

Map CKDP1 (Site Ref. CM783)



Settlement

Carrickmacross

Area of lands

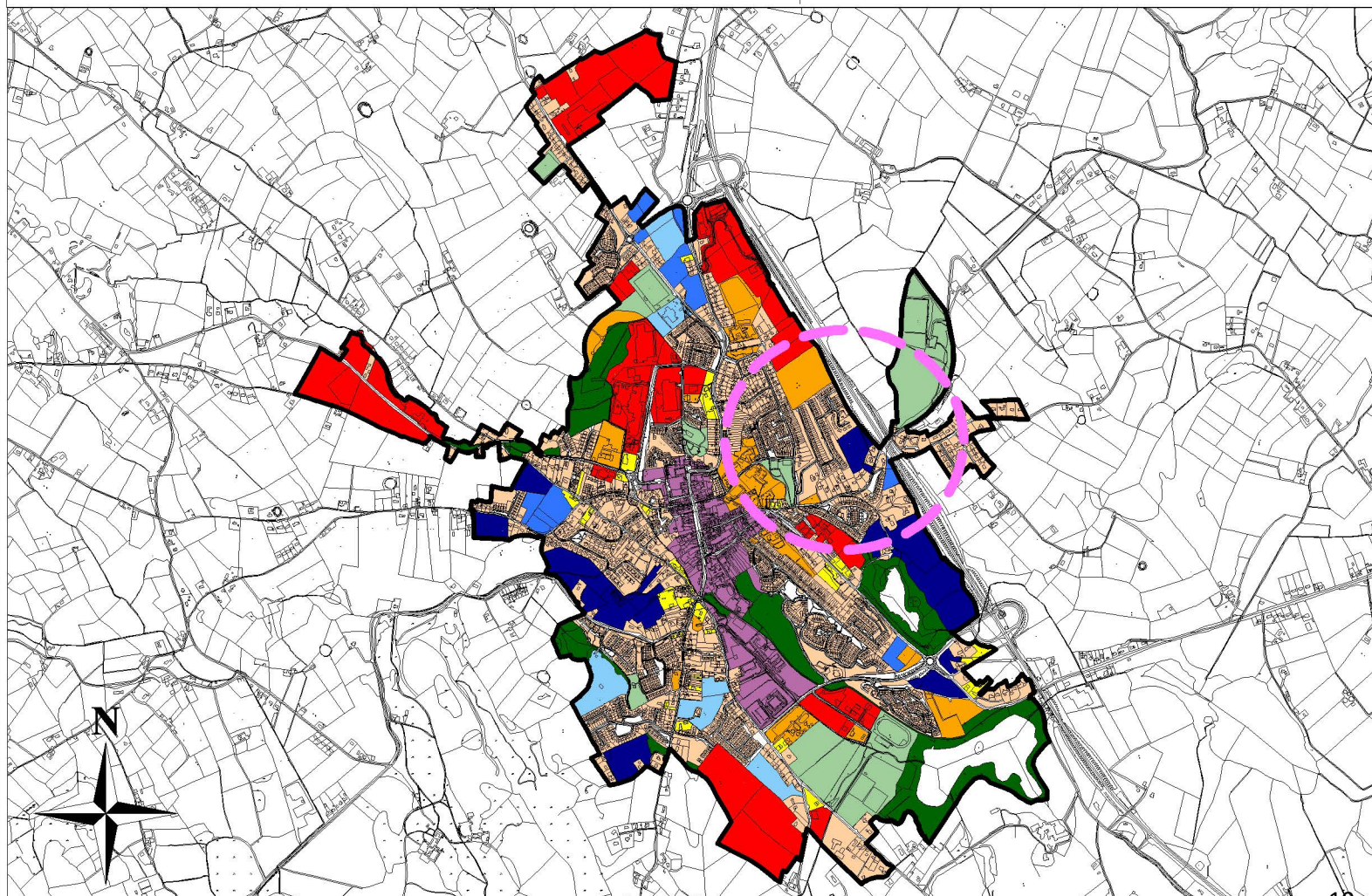
0.2952 ha

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

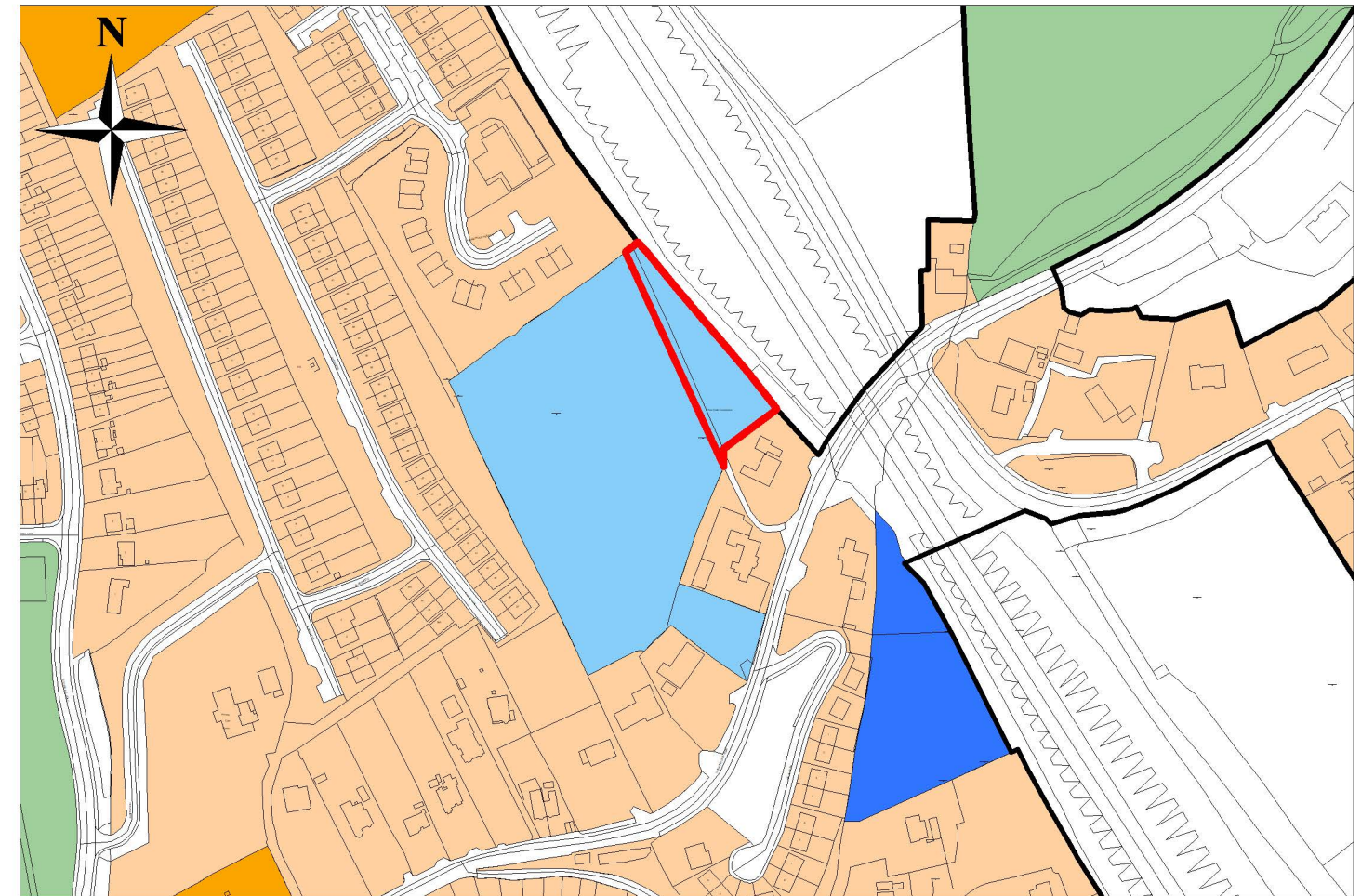
Proposed
Residential A

Proposed Material Alteration

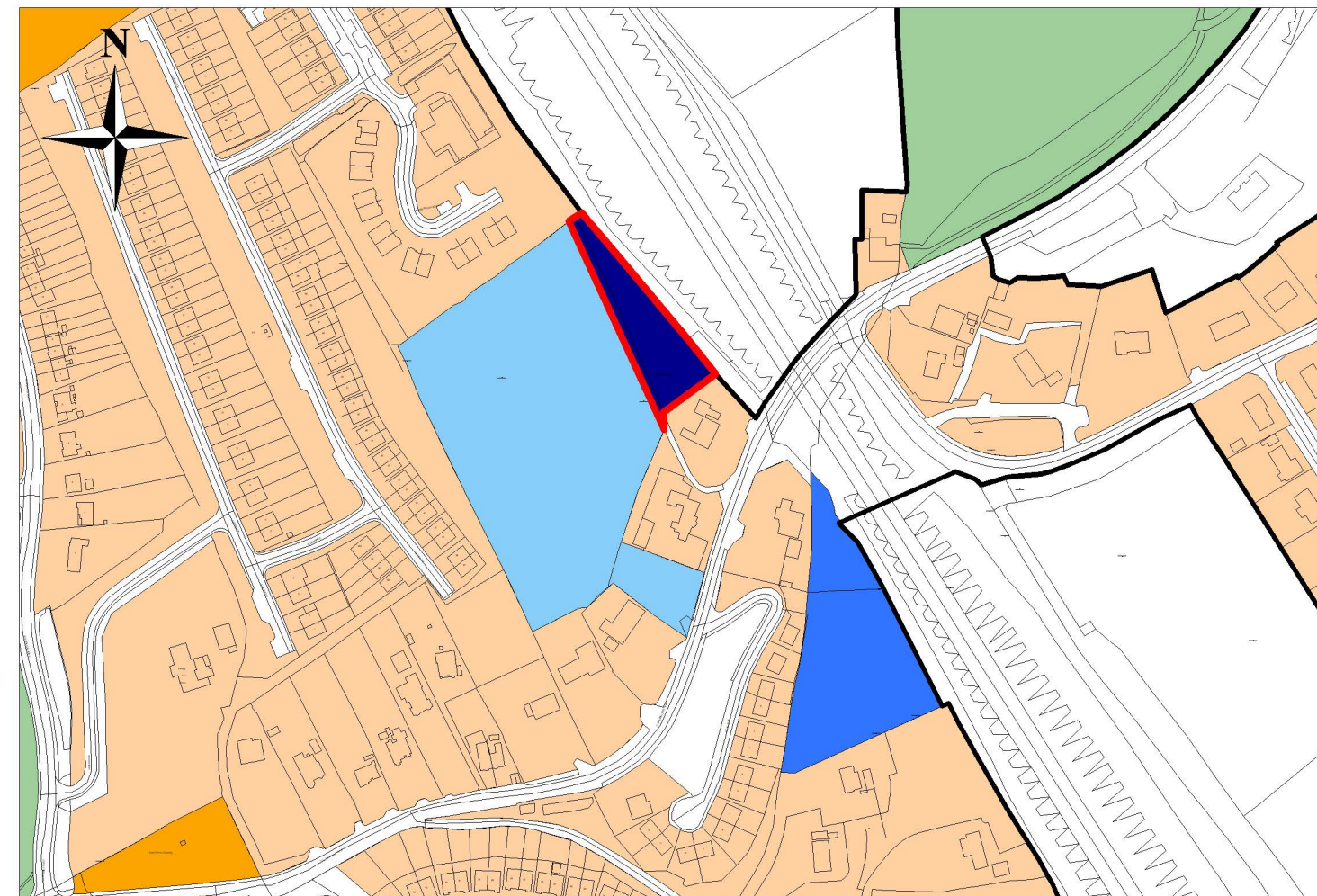
Strategic Residential
Reserve



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



Proposed Material Alteration



Proposed Material Alteration Map No. 3	
Chapter	Map Reference
Chapter 11: Carrickmacross Town Settlement Plan	Land Use Zoning Map CKDP1 (Site Reference CM1006)

To amend the land use zoning of Site Reference CM1006 from '**Industry/Enterprise/Employment**' to '**Proposed Residential A**'.

Monaghan County Development Plan 2025 - 2031

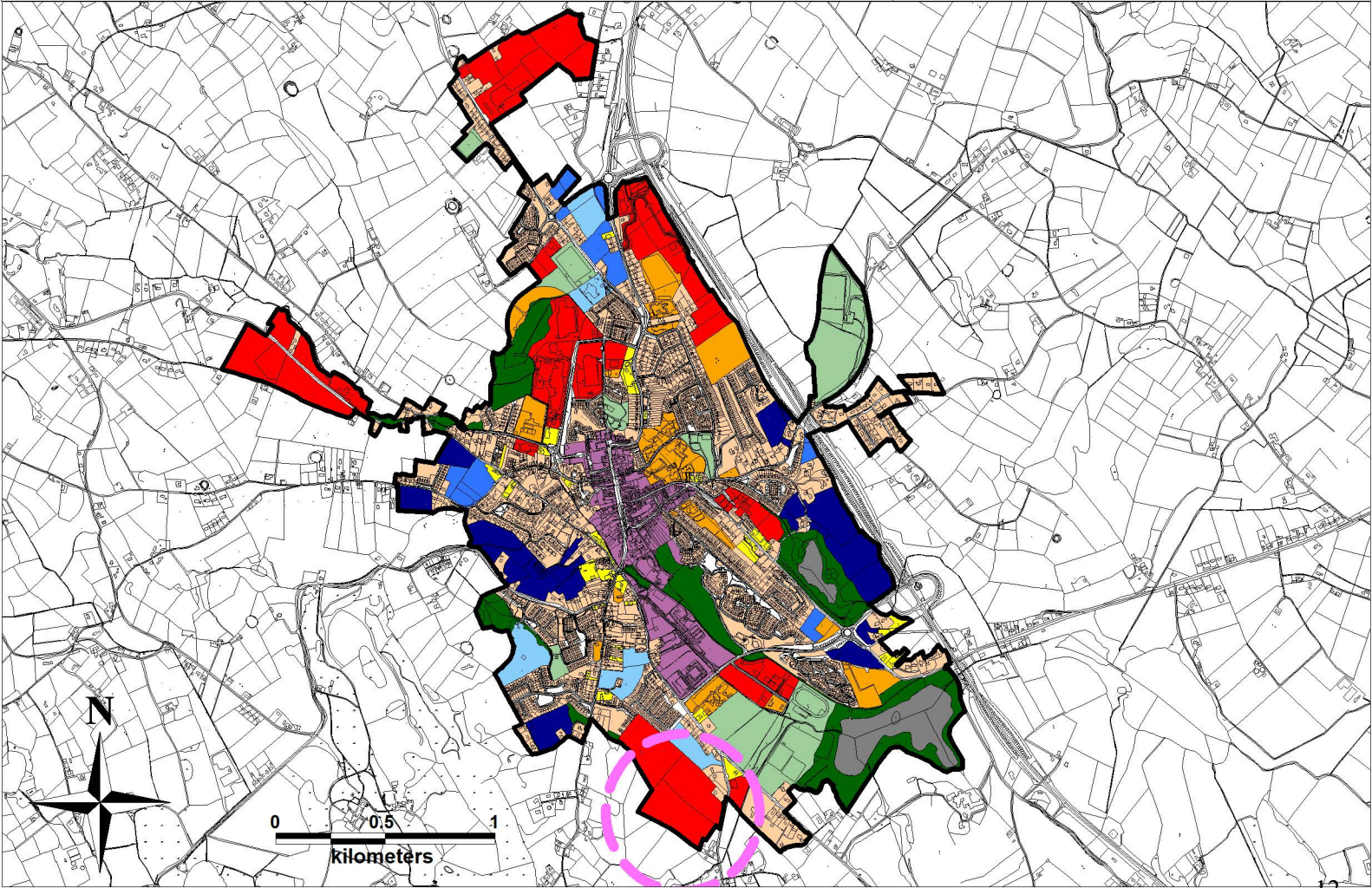
Proposed Variation No. 2

Proposed Material Alteration Map No. 3

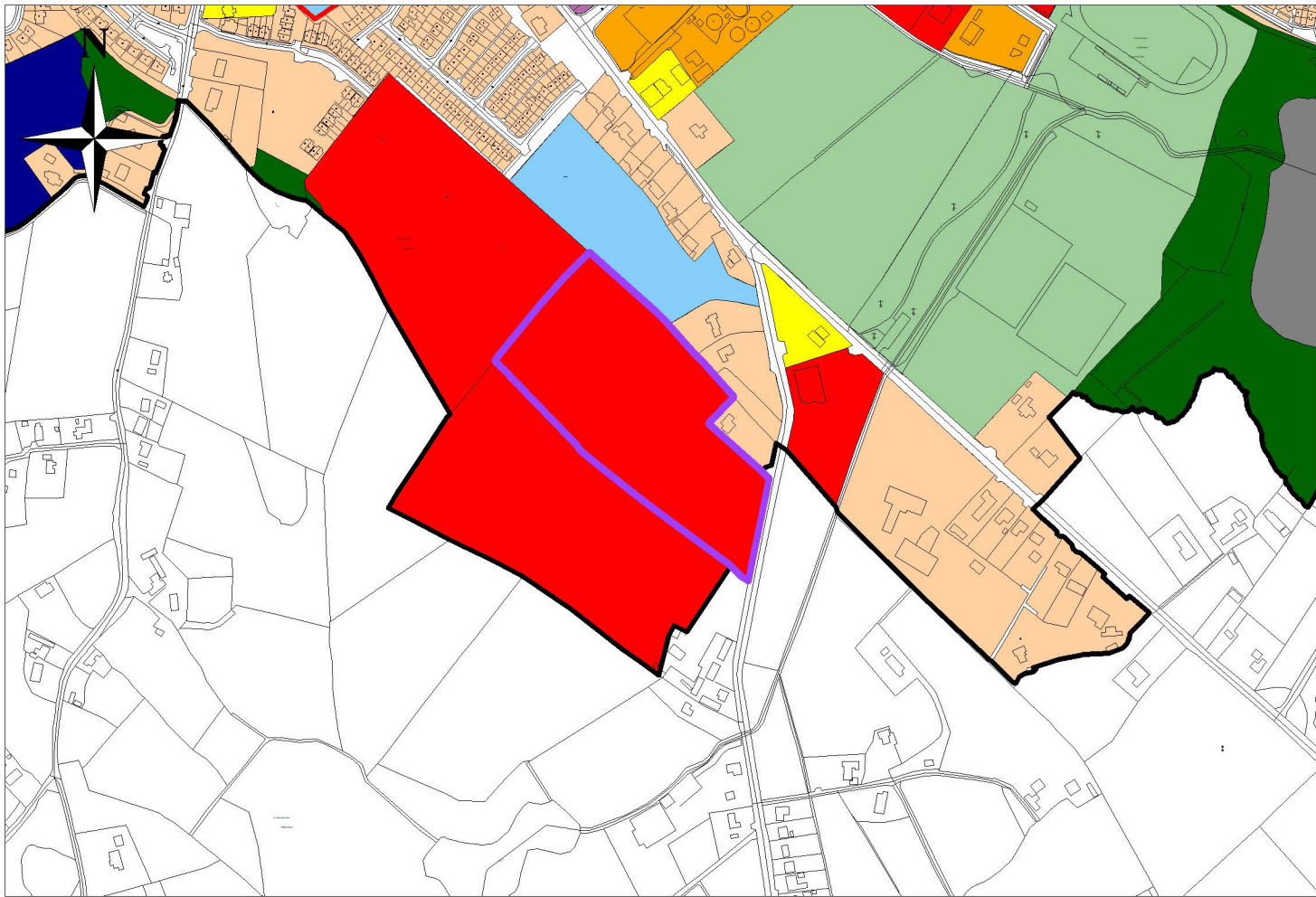
Map CKDP1 (Site Ref. CM1006)



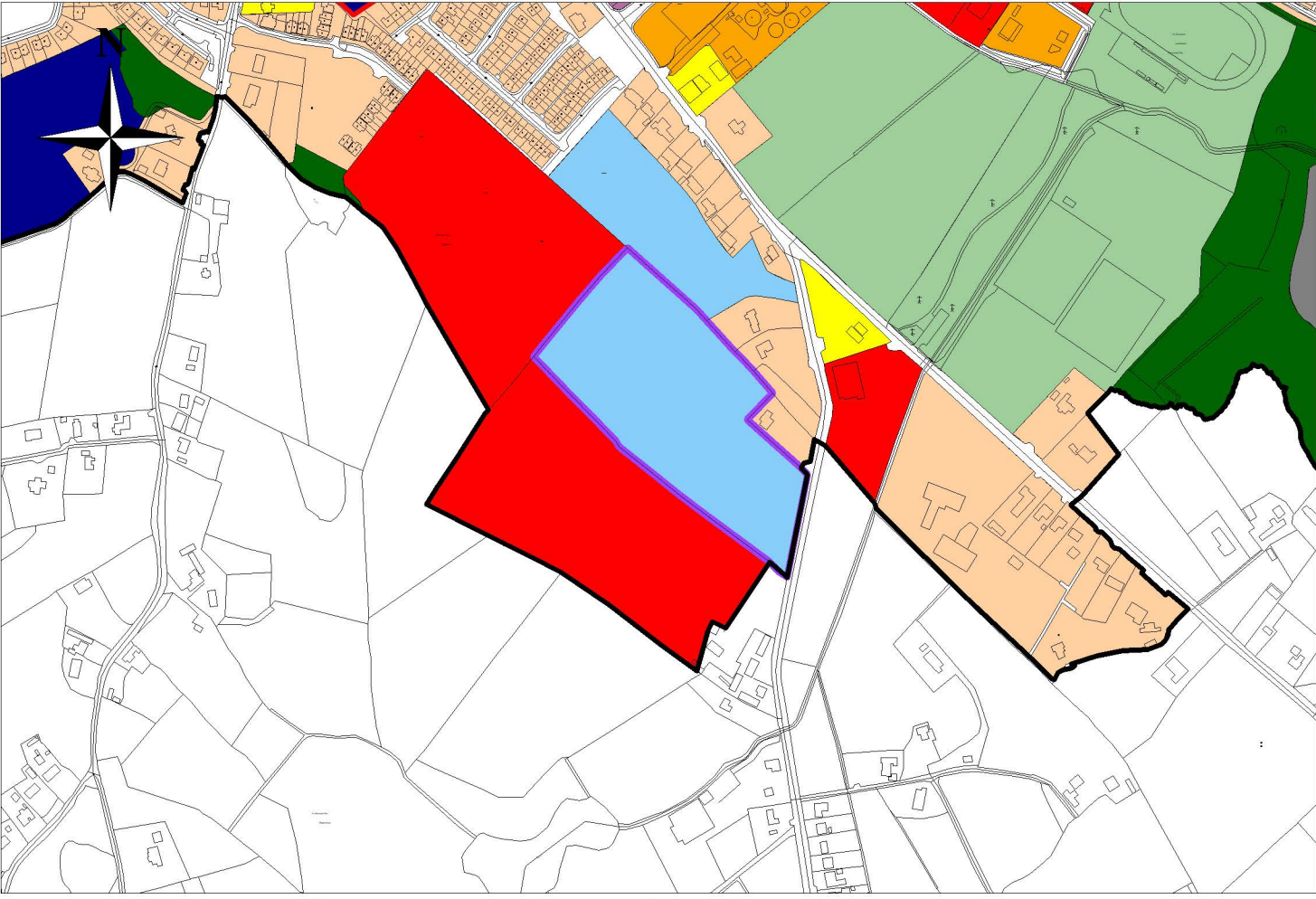
Settlement	Carrickmacross
Area of lands	4.321ha
Land Use Zoning of County Development Plan 2025 - 2031 (Proposed Variation No. 2)	Industry/Enterprise/ Employment
Proposed Material Alteration	Proposed Residential A

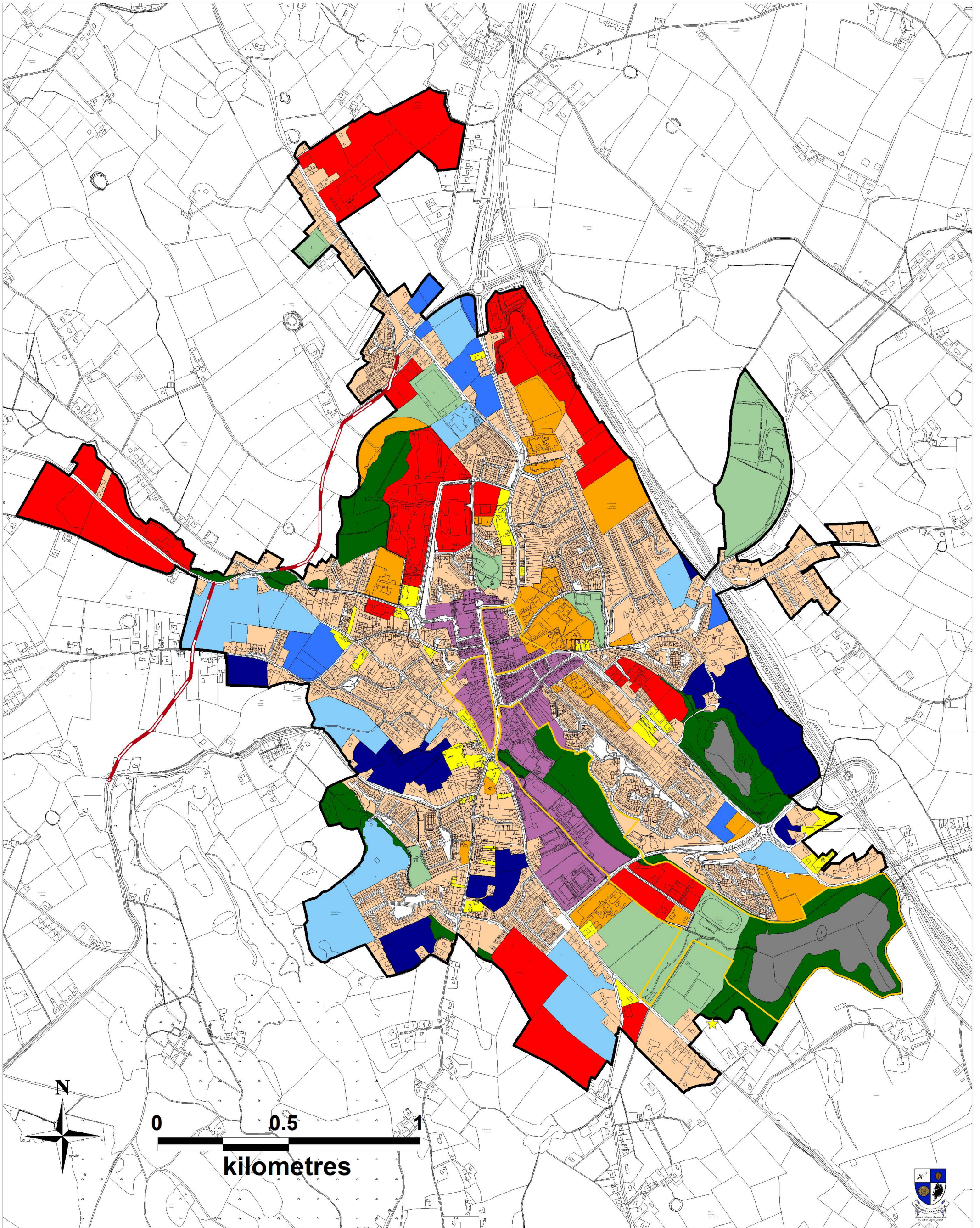


Land Use Zoning Monaghan County Development Plan 2025 - 2031 (Proposed Variation No. 2)



Proposed Material Alteration





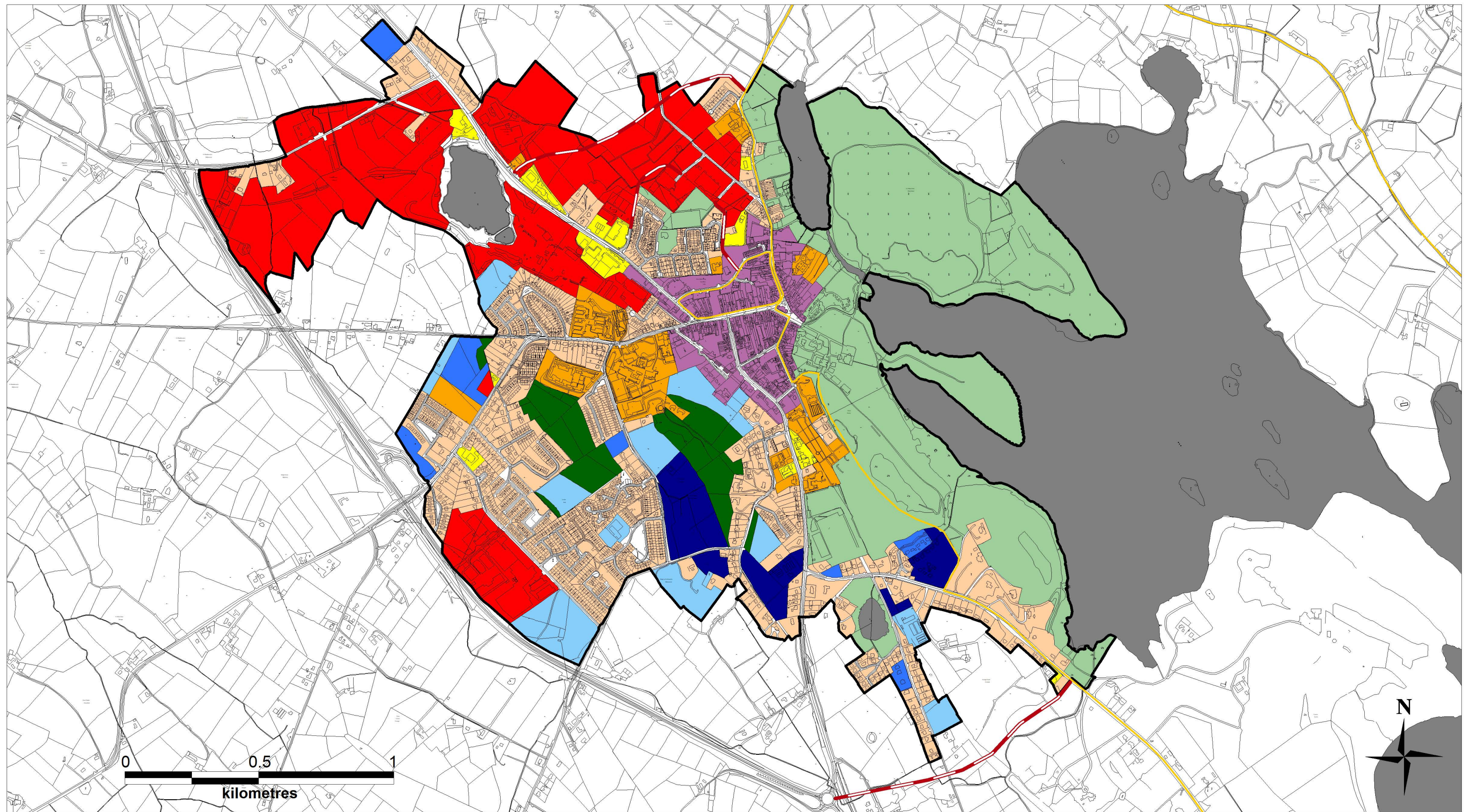
Carrickmacross Town (Map CKDP1) (Proposed Material Alterations to Proposed Variation No. 2)
Monaghan County Development Plan 2025 - 2031

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

Proposed Material Alteration Map No. 4	
Chapter	Map Reference
Chapter 12: Castleblayney Town Settlement Plan	Land Use Zoning Map CYDP 1 (Site Reference CY1012)

To amend the land use zoning of Site Reference CY1012 from '**Proposed Residential A**' to '**Proposed Residential B**'.



Castleblayney Town (Map CYDP1) (Proposed Material Alterations to 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