



**Chief Executive's Report on Submissions
Received to the Proposed Material
Alterations to
Proposed Variation No. 2 of the
Monaghan County Development Plan
2025 - 2031**

September 2026

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Part One

1.0: Introduction

Proposed Variation No. 2 of the Monaghan County Development Plan 2025-2031 has been prepared to align the Monaghan County Development Plan 2025-2031 with the Section 28 Guidelines – The National Planning Framework (NPF) Implementation: Housing Growth Requirements – Guidelines for Planning Authorities (2025).

Proposed Variation No. 2 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 were placed on public display from the 16th July 2026 to the 13th August 2026. A total of 14 submissions were received. A full list of persons and bodies who made submissions is provided in Section 1.4 of this report.

1.1: Layout of Report

This report has been prepared in accordance with the requirements of Section 58(15) of the Planning and Development Act 2024. It provides a summary of any recommendations and submissions made with respect to the Proposed Material Alterations to Proposed Variation No. 2 and gives the Chief Executive's Response and Recommendation in relation to the matters raised in the submissions and recommendations.

Part 1: Provides an introduction and overview of the report, describes the public consultation process that was undertaken and details the legislative background and requirements for the report.

Part 2: This section details the submissions received from the Office of the Planning Regulator and the National Transport Authority. The section details the Chief Executive's Response and Recommendations to the Key Issues raised in these submissions.

Part 3: This section details the submissions received from the Prescribed Bodies and includes the Chief Executive's Response and Recommendations to the Issues raised.

Part 4: This section details the submissions received from all other interested persons and bodies and details the Chief Executive's Response and Recommendations to the issues raised.

Part 5: Provides a legislative overview of the next steps in the variation process.

Further proposed modifications to the text arising from submissions to the Proposed Material Alterations to Proposed Variation No.5 are in **blue bold and underlined**.

1.2: Legislative Requirements

In accordance with Section 58(15)(a) of the Planning and Development Act 2024 (here after referred to as the Act), not later than 12 weeks from the date of the public notice, the Chief Executive shall:

- (i) Prepare a report on any submissions received of the publication of the notice; and
- (ii) Submit the report to the members of the planning authority for their consideration.

In accordance with Section 58(15)(c) of the Act the report shall:

- (i) List the persons who made submissions in relation to the proposed modification to the proposed variation and any strategic environmental assessment or appropriate assessment of the modification;
- (ii) Provide a summary of any-
 - o recommendations and submissions made by the Minister in relation to the modification to the proposed variation and any strategic environmental assessment or appropriate assessment of the modification,
 - o recommendations and submissions made by the Office of the Planning Regulator in relation to the modification to the proposed variation and any strategic environmental assessment or appropriate assessment of the modification,
 - o submissions made by the regional assembly and the National Transport Authority, and
 - o submissions made by any other person in relation to the modification to the proposed variation and any strategic environmental assessment or appropriate assessment of the modification (and the report may, for this purpose, group and summarise the issues raised in different submissions on a thematic basis)
- (iii) set out the recommendations of the chief executive as to how any recommendations made by the Minister and the Office of the Planning Regulator should be taken account of in relation to the modification to the proposed variation
- (iv) give the response of the chief executive to the matters raised in the submissions and the recommendations of the chief executive in relation to the modification to the proposed variation, and
- (v) include the assessment of the Chief Executive.

1.3: List of Persons Who Made Submissions

During the statutory period of consultation, a total of 14 submissions were received. In accordance with Section 58(15)(c)(i) of the Planning and Development Act 2024, Table 1 below lists the persons who made submissions.

Table 1: List of Persons who made Submissions

Name	Link to Submission
Uisce Éireann	MN-C52-PV2MA-1
Maritime Area Regulatory Authority	MN-C52-PV2MA-2
Environmental Protection Agency	MN-C52-PV2MA-3
Department of Education and Youth	MN-C52-PV2MA-4
Transport Infrastructure Ireland (TII)	MN-C52-PV2MA-5
Office of Public Works (OPW) Flood Risk Management	MN-C52-PV2MA-6
National Transport Authority (NTA)	MN-C52-PV2MA-7
Community Campaigner David Barton	MN-C52-PV2MA-8
Newry, Mourne and Down District Council	MN-C52-PV2MA-9
Meath County Council	MN-C52-PV2MA-10
Health and Safety Authority	MN-C52-PV2MA-11
Department of Agriculture, Environment and Rural Affairs (DAERA) Strategic Environmental Assessment team	MN-C52-PV2MA-12
Office of the Planning Regulator (OPR)	MN-C52-PV2MA-13
Electricity Supply Board (ESB)	MN-C52-PV2MA-14

Part Two

Recommendations and Submissions made by:

Name	Link to Submission
The Office of the Planning Regulator (OPR)	MN-C52-PV2MA-13
The National Transport Authority (NTA)	MN-C52-PV2MA-7

Submission Reference	MN-C52-PV2MA-13
Name	Office of the Planning Regulator (OPR)
Proposed Material Alterations Referenced in Submission	
Proposed Material Alteration No.1	
Summary of Submission	
The submission from the Office of the Planning Regulator (OPR) provides comments on Monaghan County Council as the Planning Authority, response to recommendations made by the Office in their submission to the Proposed Variation No.2 as set out in the Chief Executive's Report on Submissions received to Proposed Variation No.2. The submission also includes comments and recommendations in respect of Proposed Material Alterations to Proposed Variation No.2 Response to the Office's submission on the proposed Variation The Office welcomes and commends the significant work undertaken by the Planning Authority to date and the material alterations in particular, in addressing the recommendations of the Office as expressed in its submission at draft stage. - In response to Recommendation 1, the office welcomes the reintroduction of the provisions relating to social housing. - In relation to Recommendation 3 (flood risk management), the Office welcomes the precautionary approach being adopted in relation to Site MT948. - The Office acknowledges that the Planning Authority is proposing a new Water Protection Objection WPO 10, which will ensure that a site-specific Flood Risk Assessment of an appropriate stage will be provided for any proposed development within Arterial Drainage Scheme Benefitting Lands. - The Office also acknowledges that the Planning Authority intends to incorporate the key policies, objectives and measures of the finalised Local Transport Plan into the Development Plan later in the year through a further variation, which is welcomed (Recommendation 4) Recommendation 2 - Notwithstanding this progress, the Office notes that the Planning Authority has not accepted its recommendation that peripherally located lands, located well outside the built-up area of Castleblayney, should not be zoned for residential development - As acknowledged by the Settlement Capacity Audit, development of the site would not support compact and sequential growth. In addition, the site is not served by a public footpath or lighting, and it has not been demonstrated that the lands can be adequately services in terms of wastewater and water supply infrastructure. - Should the Planning Authority decide to retain this zoning objective, it is required to provide a statement outlining the reasons for its decision not to comply with the Office's recommendation. Recommendation 5 - A recommendation was made by the Office regarding the potential impact of the proposed zoning of Site CS1011 in Clones on the strategic function of the N54. - Noting the response to this recommendation in the Chief Executive's Report, the Planning Authority is reminded that the Spatial Planning and National Roads Guidelines for Planning Authorities (2012) (National Roads Guidelines) states that exceptional circumstances relate to identified stretches of national road having regard to their particular characteristics and the need to protect the safety, capacity and strategic function of the national road network. - The National Road Guidelines are clear; therefore, this matter should be resolved at the plan-making stage, rather than through a masterplan or planning application.	

- Given that the provisions of the National Roads Guidelines for exceptional circumstances have not been applied, the Office remains of the view therefore that the proposed Variation should clearly state that any future development of these lands shall not be accessed directly from the N4.
- Should the Planning Authority decide not to incorporate this provision, it will be required to provide a statement outlining the reasons for its decision not to comply with the Office's recommendation. The Office will assess this matter in full following the adoption of the Variation.

Overview of Submission on Proposed Material Alterations.

- The Office welcomes the Planning Authority's commitment to meet the housing growth requirements, including the 50% additional provision, set out in the NPF Implementation: Housing Growth Requirements (2025), also commending that it has proactively sought to identify lands which will realistically come forward for development.
- Notwithstanding the above, the Office recommends that the Planning Authority address the Office's concern in relation to the compact and sequential growth of Carrickmacross in light of the proposal to rezone Site CM1006 from Industry/Enterprise/Employment to Proposed Residential A.

Material Alteration Recommendation 1: Residential re-zoning in Carrickmacross

- The National Planning Framework First Revision (2025) and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly identify the sustainable growth of County Monaghan's towns and villages as a top priority.
- Sequential and coordinated development supports not only compact and sustainable growth but also facilitates the efficient provision of infrastructure and services, encourages greater use of public transport and active travel and contributes to lower energy demand and consumption.
- Site CM1006 is currently zoned for Industry/Enterprise/Employment within the Development Plan. This c.4.3 ha site is now proposed to be rezoned for Residential A (MA 3).
- The quantum of residential land already zoned in the Development Plan for Carrickmacross is 22.38ha, with an anticipated yield of 671 units. From the information provided by the Planning Authority, only 4.56ha has extant planning permission.
- The proposed variation proposes an additional 24.49 ha of residential land for the town, which would generate an additional 736 units.
- It is noted that other proposed residential sites subject to representation were discounted by the Planning Authority as there is already sufficient land within the settlement envelope to accommodate the revised housing growth requirements, support long-term compact growth and to accommodate potential development beyond this plan period.
- Given there is more than sufficient land to accommodate the town's housing growth requirement for 1237 units, additional residential land is not required within Carrickmacross at this juncture.
- The Office identifies that the subject lands are located on the periphery of the settlement, approximately 1.3 km from Main Street, with numerous sequentially more centrally located residential lands within Carrickmacross.
- The development of this site for residential purposes has not been included within the Planning Authorities SCA. It is unlikely that access to serve the development would be via the Drumconrath Road within the 60km/h speed limit.
- The Office notes that in May 2026 the adjacent c.2ha residential site (Map CM 735) was refused planning permission on appeal for 51 residential units due to road safety concerns and inadequacy of pedestrian infrastructure.

- The office considers that rezoning the proposed land is not required to achieve the housing growth requirements of Carrickmacross nor would it be conducive to promoting the principles of compact and sequential growth.
- It is therefore recommended that Site CM1006 retain its Industry/Enterprise/Employment zoning.

Having regard to the compact and sequential growth of Carrickmacross 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;
- RPO 9.1 of the RSES to accommodate growth and delivering housing through compact growth;
- section 10 of the NPF;
- the NPF Implementation: Housing Growth Requirements (2025);
- 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 makes the Variation without Material Alteration No. 3 in Carrickmacross.

Summary

The Office request that the Planning Authority addresses the recommendation set out above and notes that the Chief Executive's report to the Elected Members, should summarise the Office's recommendations and outline how it is proposed to address them.

Following adoption of the Variation, the Planning Authority is required to;

- Provide the Office with a copy of the adopted Variation, together with any submissions received from the Minister, regional assemblies, and the National Transport Authority during the plan preparation process within one week of adoption;
- Inform the Office, as soon as practicable, where it decides not to comply with a recommendation, including the reasons for this decision, and
- Publish notice of the variation, within one week of adoption, confirming that the Development Plan as varied will be available for inspection no later than five weeks after adoption.

Chief Executive's Response

The Chief Executive welcomes the response of the OPR.

Residential Zoning in Castleblayney – Site CY1012 (Recommendation 2 of OPR Response to Proposed Variation No.2)

As detailed within the Chief Executive's Report on Submissions received to Proposed Variation No.2., the Chief Executive, having considered the recommendation of the Office, previously recommended that Site CY1012 was removed from the Proposed Variation and that the site revert to the rural area. This recommendation was based on the acknowledgement by the Chief Executive 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 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 considered Proposed Variation No. 2 and the Chief Executive's Report on submissions received, the Elected Members at a meeting of Monaghan County Council on Monday 6th July 2026, resolved to modify Proposed Variation No. 2. The modifications proposed included Proposed Material Alteration Map No. 4 - the amendment of the land use zoning of Site CY1012 from Proposed Residential A to Proposed Residential B. The reasons provided by the Elected Members for the rezoning included:

- the subject site is contiguous with the existing built-up area
- the development of the subject site would constitute a natural rounding off from the existing settlement edge which is consistent with the established development patterns in the area.
- Infrastructural deficiencies identified can be addressed through the development management process.
- The inclusion of the subject site provides choice and flexibility within the residential zoned landbank which is an important component of effective development plan implementation.

Notwithstanding the resolution made by the Elected Members, the Chief Executive remains of the opinion that the inclusion of site CY1012 within the settlement limit of Castleblayney and zoned for residential purposes 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. Site CY1012 should therefore be removed from the settlement limit of Castleblayney, and its zoning revert to rural area.

National Roads – Site CS1011, Clones (Recommendation No. 5 of OPR Response to Proposed Variation No.2)

The OPR has recommended that Proposed Variation No. 2 should expressly provide that any future development of Site CS1011 shall not be accessed directly from the N54 National Road.

The Chief Executive notes that Proposed Variation No. 2 is specifically intended as a focused statutory response to the revised housing growth requirements and does not seek to alter or amend the indicative new road proposal for Clones Town. It is noted that the indicative new road proposal is not the subject of the Proposed Material Alterations to Proposed Variation No. 2.

The Chief Executive acknowledges the requirement to protect the strategic function, safety and carrying capacity of the national road network in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities. In this regard, it is noted that the Monaghan County Development Plan 2025-2031 contains a range of policies and objectives which seek to protect the safety, carrying capacity and strategic function of the national road network, including the N54. Specifically, reference is made to:

- Policy NRP 1 which states “to work in association with TII to ensure the safe and efficient operation of the National Road Network, and to prevent or restrict activities or development that reduces the quality, capacity or durability of the national road network, or to seek financial contribution toward the cost of mitigating the impact of that development” and
- Policy NRP 4 which seeks to “protect the traffic carrying capacity of National Roads, the level of service they deliver and the period over which they continue to perform efficiently,

by avoiding the creation of new access points or the generation of increased traffic from existing accesses onto the N54, outside the 60km/h speed limit in accordance with the DoECLG's publication Spatial Planning and National Roads-Guidelines for Planning Authorities (2012)".

Proposed Variation No.2 does not propose to alter the existing plan policies and objectives that relate to the maintenance of the safe and efficient operation of the national roads network and it is therefore considered that these provisions provide an appropriate policy framework to ensure that any future development proposal will be required to demonstrate compliance with national policy and provide satisfactory access arrangements that do not prejudice the operation of the national road.

The Planning Authority will continue to integrate transport and land use planning to promote compact growth and a shift towards more sustainable transport modes in line with national planning policy.

The indicative new road proposal for Clones Town has been identified in response to pressures being placed on the existing urban road due to the demand for serviced lands for residential, commercial and industrial uses. Upon completion, the new road proposal would help reduce congestion for road users, divert traffic away from the town centre, facilitate new development including compact town centre development, and assist in meeting sustainable transport and climate action objectives and thus forms part of a broader strategic vision for movement, connectivity, and regeneration within the town. In this regard Section 7.3.4 of the Monaghan County Development Plan 2025-2031 clearly states that new road schemes identified within the county towns will be "developed in line with relevant road transport planning guidelines....and in consultation with relevant stakeholders".

This specific road proposal has been identified in successive Monaghan County Development Plans since 2007 with no direct concerns raised by Transport Infrastructure Ireland (TII) or the National Roads Authority (NTA). While it is understood that this does not constitute endorsement, it does demonstrate the longstanding recognition of the proposal within the planning framework. This identified strategic route will allow for the future development of Clones and compliance with remaining development plan policies and objectives will continue to ensure that the protect the integrity and safety of the adjoining national road network is maintained in accordance with national policy objectives.

In addition to the above, it is important to reiterate that the subject lands, CS1011, are not solely reliant on access from the N54. The lands have the potential to be accessed from the Roslea Road, with internal road connections considered and developed as part of the detailed design process for any future development proposal. Furthermore, it is noted that the location of the proposed new road onto the adjoining N54 is located only a short distance west of the 60 km/h speed limit into Clones Town and is fully serviced by both footpaths and public lighting. In this context, it is reasonable to consider that the existing speed limit could be reviewed, subject to consultation with and agreement from Transport Infrastructure Ireland (TII).

Section 2.6 of the DoECLG's Spatial Planning and National Road Guidelines recognise that in exceptional circumstances, a less restrictive approach may be adopted in the case of developments of national and regional strategic importance. Such provision is also reflected within Policy NRP 5 of the Monaghan County Development Plan 2025-2031.

In this regard it is noted that the town of Clones has a particular significance to football in Ulster having hosted the Ulster Football Senior Championship more times than any other venue as well as regularly hosting All-Ireland championship matches, national league games and club and underage championships placing it firmly on the national sporting map. St Tiarnach's Park holds up to 29,000 spectators and it is notable that an event of this scale and significance is regularly staged in a town with a population of less than 2,000. Findings of a report carried out by the Sport Industry Research Centre in October 2024, noted that the Ulster Football Senior Championship Final held in 2024, generated a €1.5 million economic benefit for Clones and a €2.1 million benefit for County Monaghan.

The same report also noted that because of the geography of the town, road access is severely constrained, a traffic management plan is put in place by An Garda Síochána and drivers being directed towards the many official and unofficial car parks in and around Clones. Congestion after the game is significant, leading to long delays on departure and effectively restricting the operation of the National Route as a through traffic corridor bringing near gridlock to the town and wider road network on match day. With the recent news that the redevelopment plans for Casement Park have been scaled back rendering it unsuitable to stage the Ulster Senior Football final in the future, in the absence of an alternative venue, St Tiarnach's Park will continue to house this regionally significant event. The delivery of the proposed link road is crucial to helping alleviate the existing congestion experienced during this event and improving the experience of people coming to Clones

The Peace Link Campus was developed by the Clones Erne East Sports Partnership, a consortium of community, sporting, and statutory organisations operating across the Monaghan-Fermanagh border region. The project was supported by €7.8 million in funding through the European Union PEACE III Programme and was established to promote cooperation, social inclusion, and peace-building through sport. The Campus provides a shared, multi-purpose facility serving diverse sporting communities across geographic and cultural boundaries and represents an innovative model of cross-border collaboration, bringing together organisations that historically developed and operated facilities independently. Its strategic role extends beyond the settlement of Clones and contributes directly to regional development, cross-border cooperation, social inclusion, and peace-building objectives.

Together with St Tiernach's Park, the Peace Link Campus performs an important regional function and contributes significantly to social, sporting, and community development. Refer to attached map which highlights the location of St Tiernach' Park and the Peace Link Campus to the proposed link road.

Monaghan County Council, in partnership with local community organisations and Clones and Monaghan GAA, is leading a strategic initiative to redevelop St. Tiarnach's Park and revitalise the surrounding area in Clones. The project, known as the St. Tiarnach's Quarter Regeneration Project received an allocation of €664,668 in funding under the Rural Regeneration and Development Fund (RRDF) in 2025 to support the development of a masterplan for the overall regeneration and initiate the design phase for a multi-purpose Community Hub at the heart of the town, alongside public realm upgrades at the iconic stadium. This ambitious project builds on Clones' unique assets, including its iconic GAA stadium, the state-of-the-art athletics facilities at the Peace Link, the Ulster Canal, and its strategic border location. It aims to enhance the town and surrounding area, promote Clones as a Centre of Excellence for Sport, create employment opportunities, and stimulate the local economy.

For the reasons detailed above, it is the opinion of the Chief Executive that the proposed road should be viewed in the context of the exceptional circumstances contained within Section 2.6 of

the Spatial Planning and National Roads Guidelines for Planning Authorities. The proposed link road would provide an alternative circulation route within Clones town, reduce congestion pressures, improve event management, and enhance public safety by facilitating the separation of local and strategic traffic movements.

Additionally, having regard to the requirement of Objective CLSO 2 that any future development proposal will be subject to a plan led masterplan in consultation with Transport Infrastructure Ireland (TII), as well as the requirement to carry out a transport assessment as part of this process coupled with the fact that the requirements of the Spatial Planning and National Roads Guidelines for Planning Authorities will be achieved through the existing provisions of the Development Plan and the development management process, the requirement to include an additional provision within Proposed Variation No.2 specifically prohibiting direct access from the N54 appears to go beyond the scope and level of detail appropriately given the thrust of the variation proposed.

However, notwithstanding the above it is considered, in the interest of clarification, that a minor modification to Objective CLSO 2 is made to reiterate the provisions of national guidelines with respect to national routes and to address the issue raised by the OPR.

Rezoning of Site CM1006, Carrickmacross – Material Alteration Recommendation 1

Having considered the recommendation of the OPR, the Chief Executive accepts that the proposed rezoning of Site CM1006 from Industry/Enterprise/Employment to Proposed Residential A is not required to facilitate the housing growth requirements of Carrickmacross and would not represent the most sustainable pattern of development for the town.

The Chief Executive notes the OPR's findings regarding the recent refusal of planning permission on adjoining lands due to road safety concerns and deficiencies in pedestrian infrastructure and concurs that the rezoning of the subject lands would not support the principles of compact and sequential growth as set out within the National Planning Framework, the Regional Spatial and Economic Strategy, and the Development Plans Guidelines for Planning Authorities.

Additionally, the Chief Executive is satisfied that sufficient lands are available within Carrickmacross to accommodate projected residential growth and that the retention of Site CM1006 for Industry/Enterprise/Employment purposes will support the economic development objectives of the town while maintaining an appropriate balance between residential and employment-generating land uses.

In accordance with the issues raised above, it is recommended the land use zoning pertaining to Site CM1006 be amended to reflect the recommendation of the OPR.

Chief Executive's Recommendation

Residential Zoning– Site CY1012 in Castleblayney (Recommendation 2)

It is recommended that Proposed Variation No. 2 is made without Proposed Material Alteration Map No. 4. Site CM 1012 shall be omitted from the settlement envelope of Castleblayney and revert to rural area.

National Roads – Site CS1011 in Clones (Recommendation No. 5)

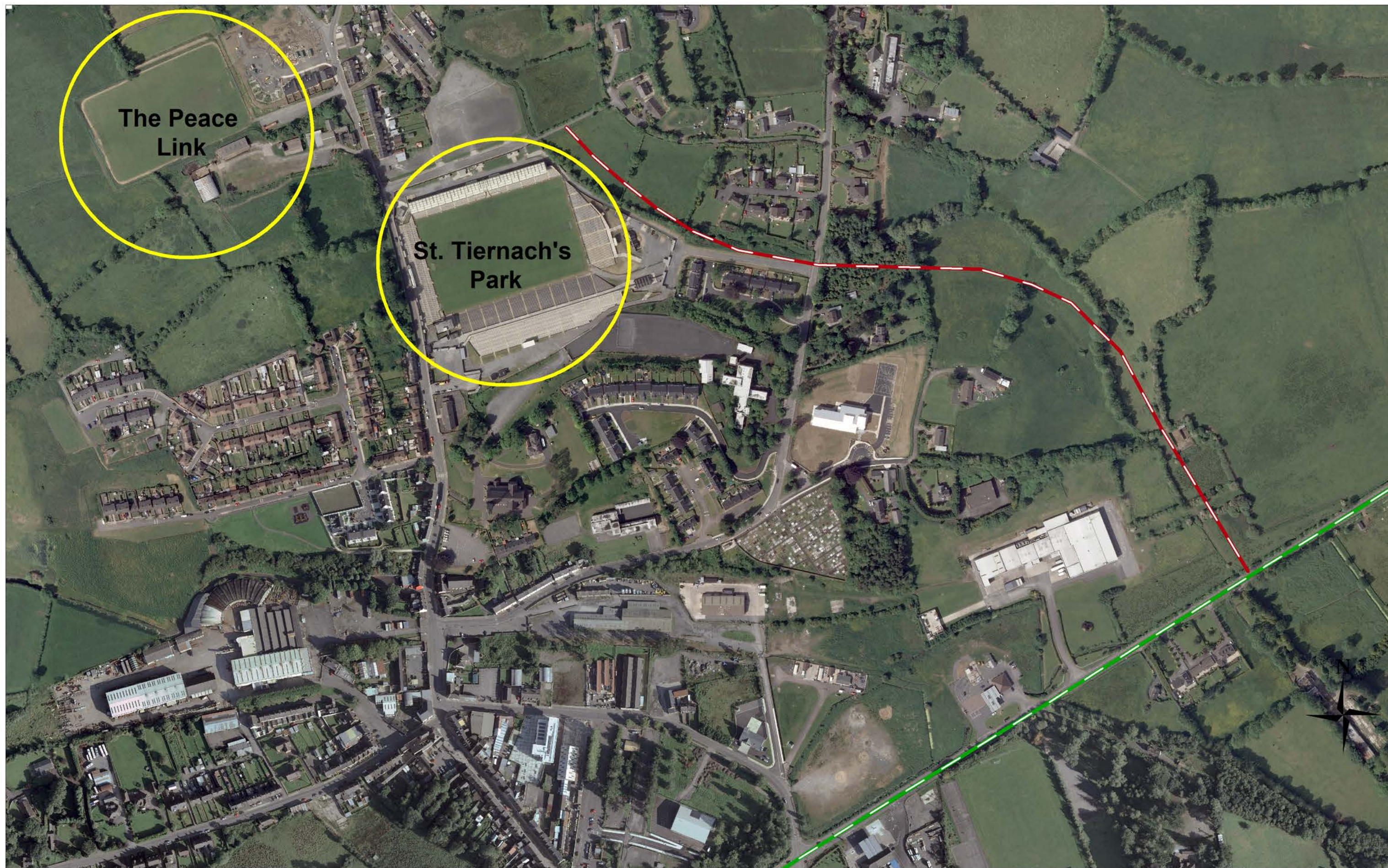
It is recommended that the following minor modification is made to Objective CLSO 2 in Chapter 13 of the Monaghan County Development Plan 2025-2031:

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. The masterplan shall include a transport assessment to identify how the site should be served, with a particular regard to sustainable transport modes. Proposals for the development of these lands shall not be accessed directly via the N54, unless with prior agreement from Transport Infrastructure Ireland. 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.

Rezoning of Site CM1006, Carrickmacross – Material Alteration Recommendation 1

It is recommended that Proposed Variation No. 2 is made without Proposed Material Alteration Map. No 3. Site CM 1006 shall revert to Industry/Enterprise/Employment zoning.



Clones Link Road in proximity to The Peace Link and St. Tiernach's Park



N54 National Road



Indicative New Road Proposal

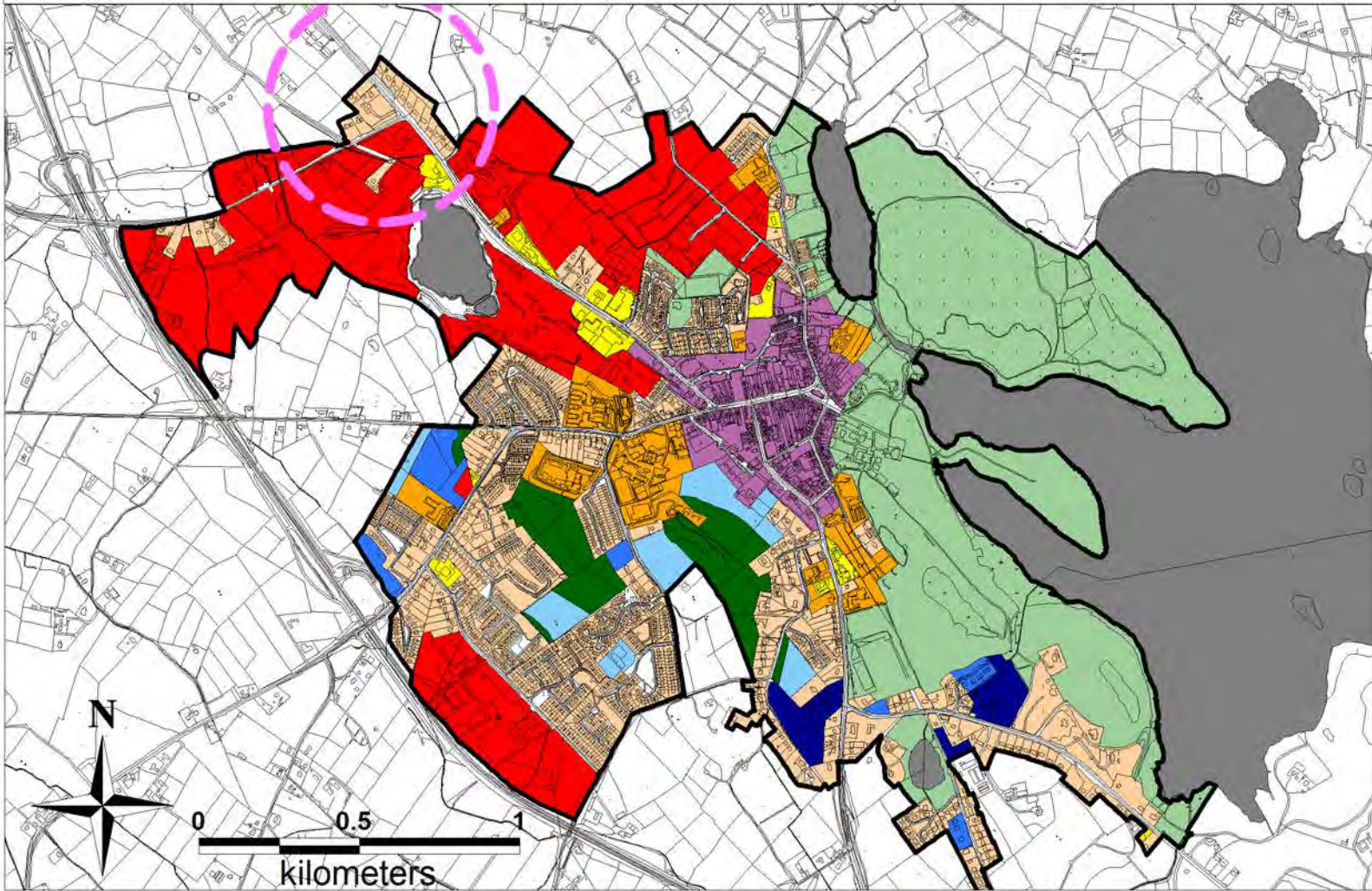




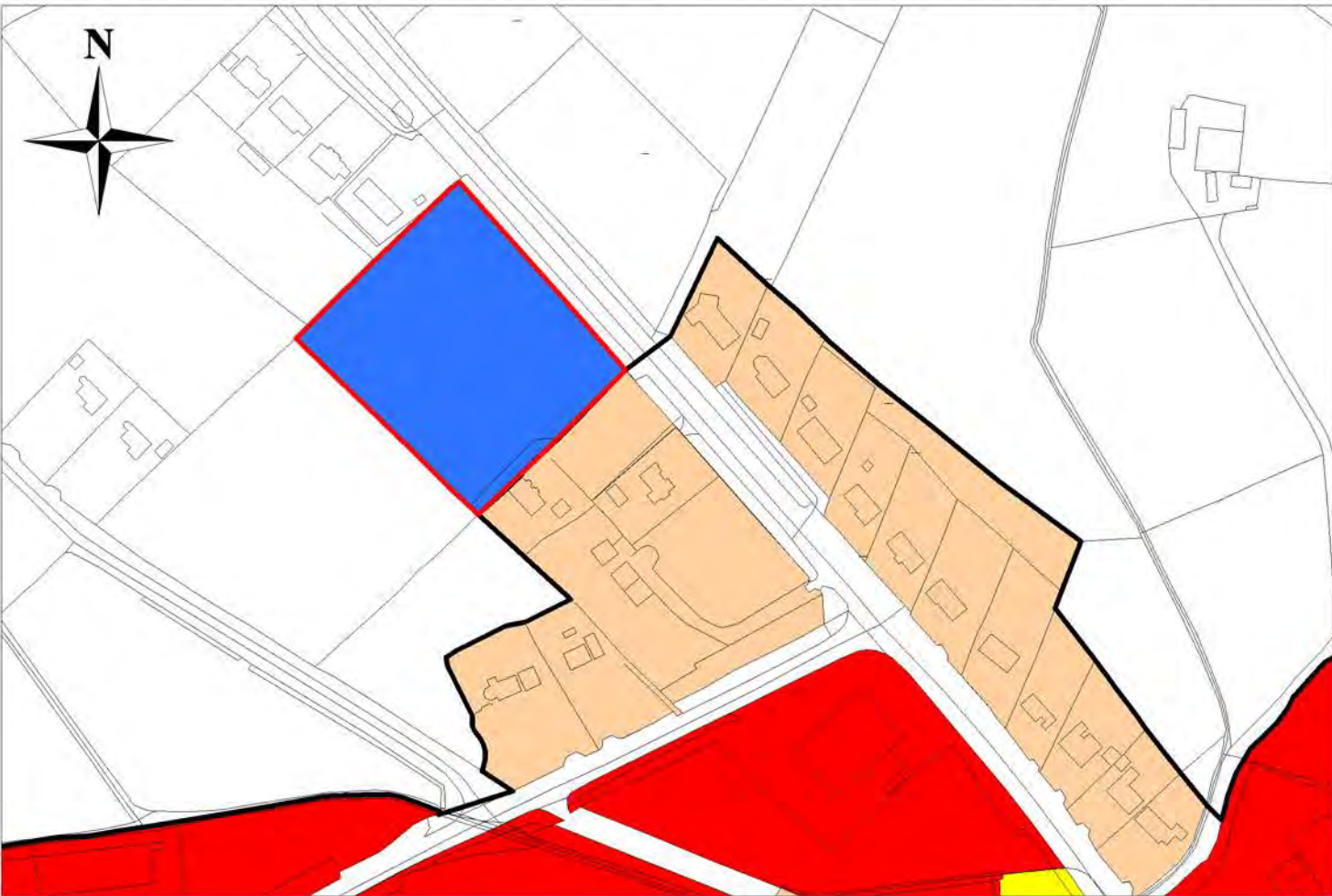
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Map CYDP1 (Site Ref. CY1012)

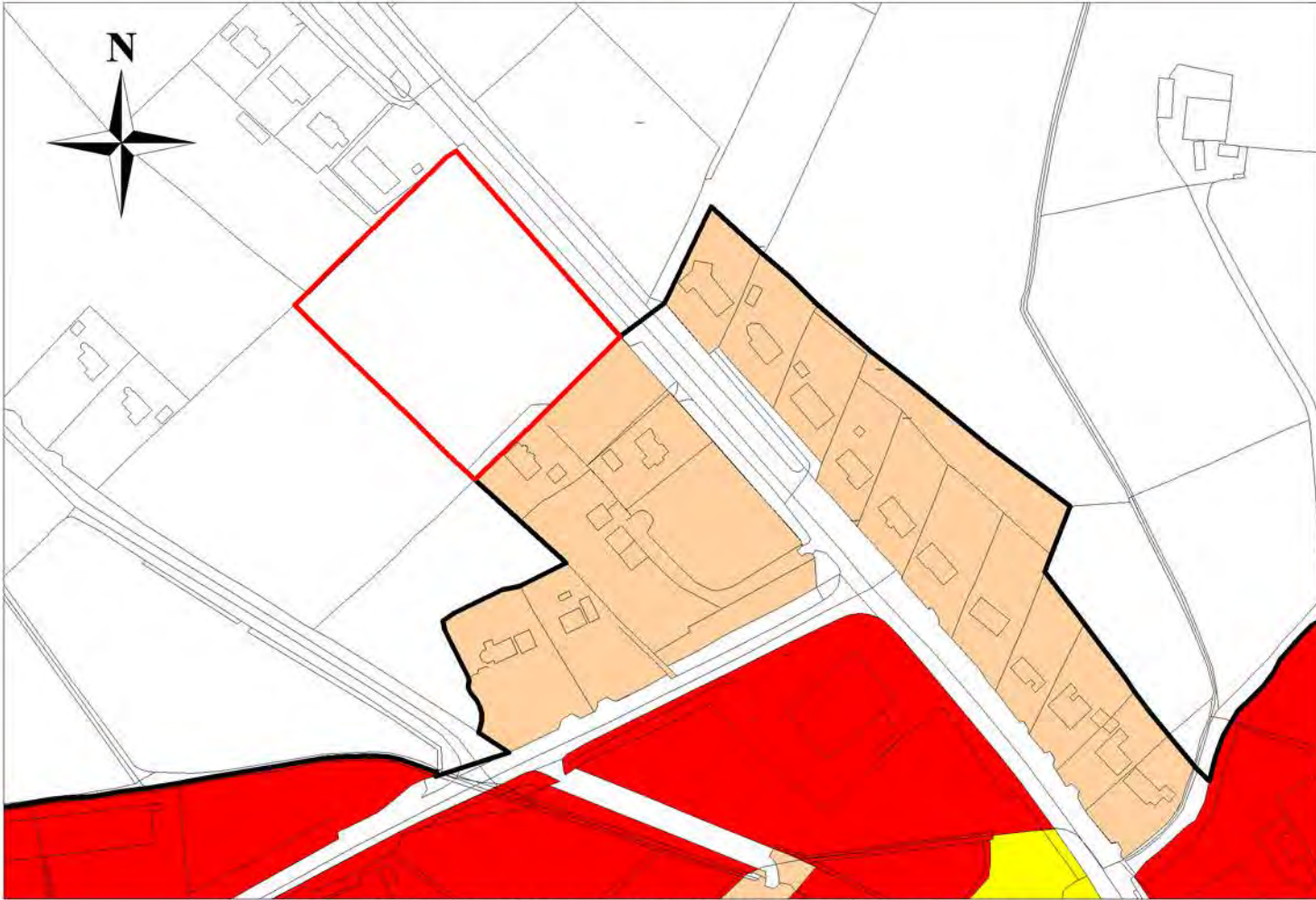
Settlement	Castleblayney
Area of lands	1.278ha
Land Use Zoning of County Development Plan 2025 - 2031 (Proposed Variation No. 2)	Proposed Residential A
Proposed Material Alteration	Proposed Residential B
Chief Executive's Recommendation	Rural Area



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



Chief Executive's Recommendation





Monaghan County Council

Monaghan County Development Plan 2025 - 2031

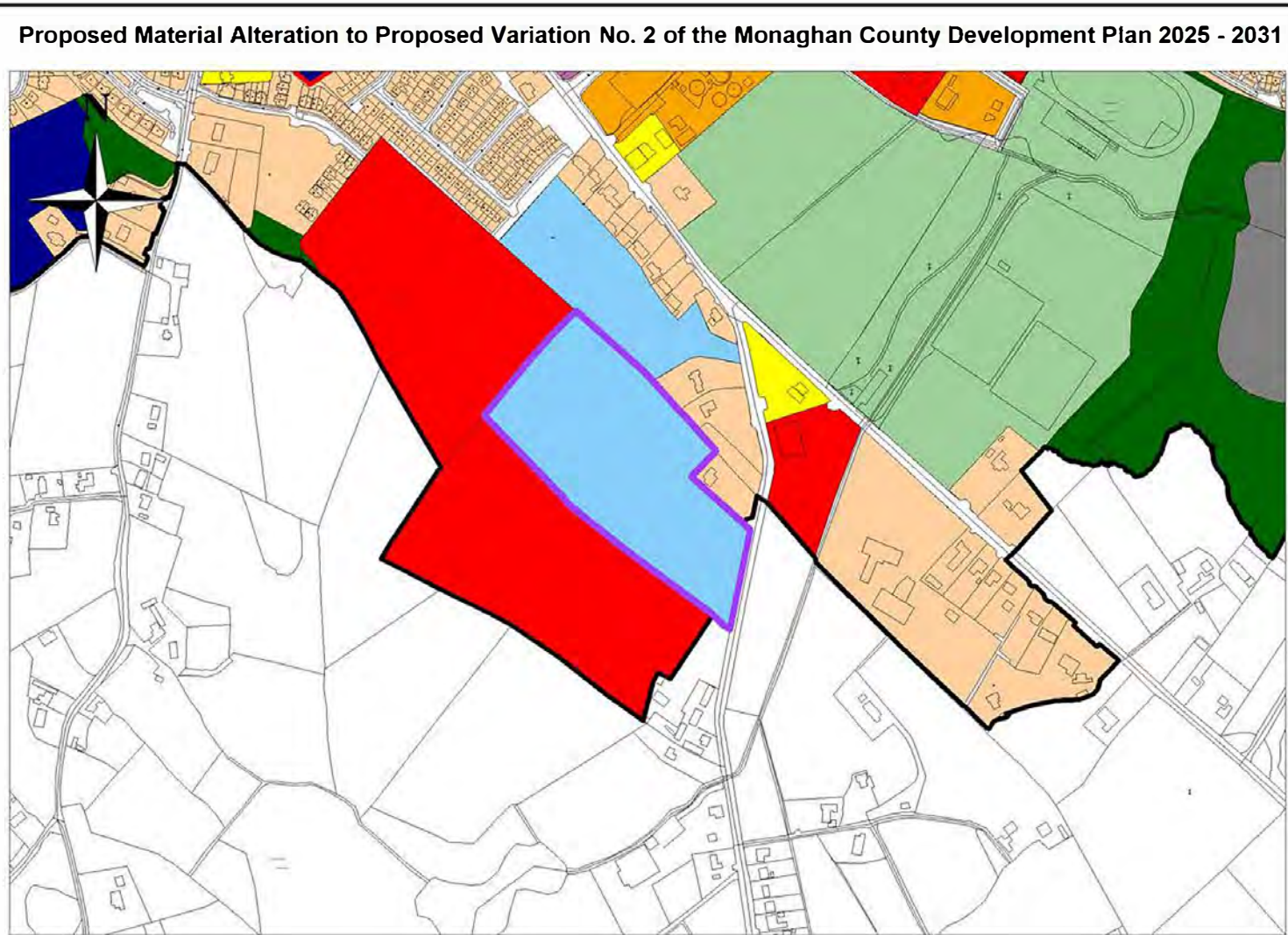
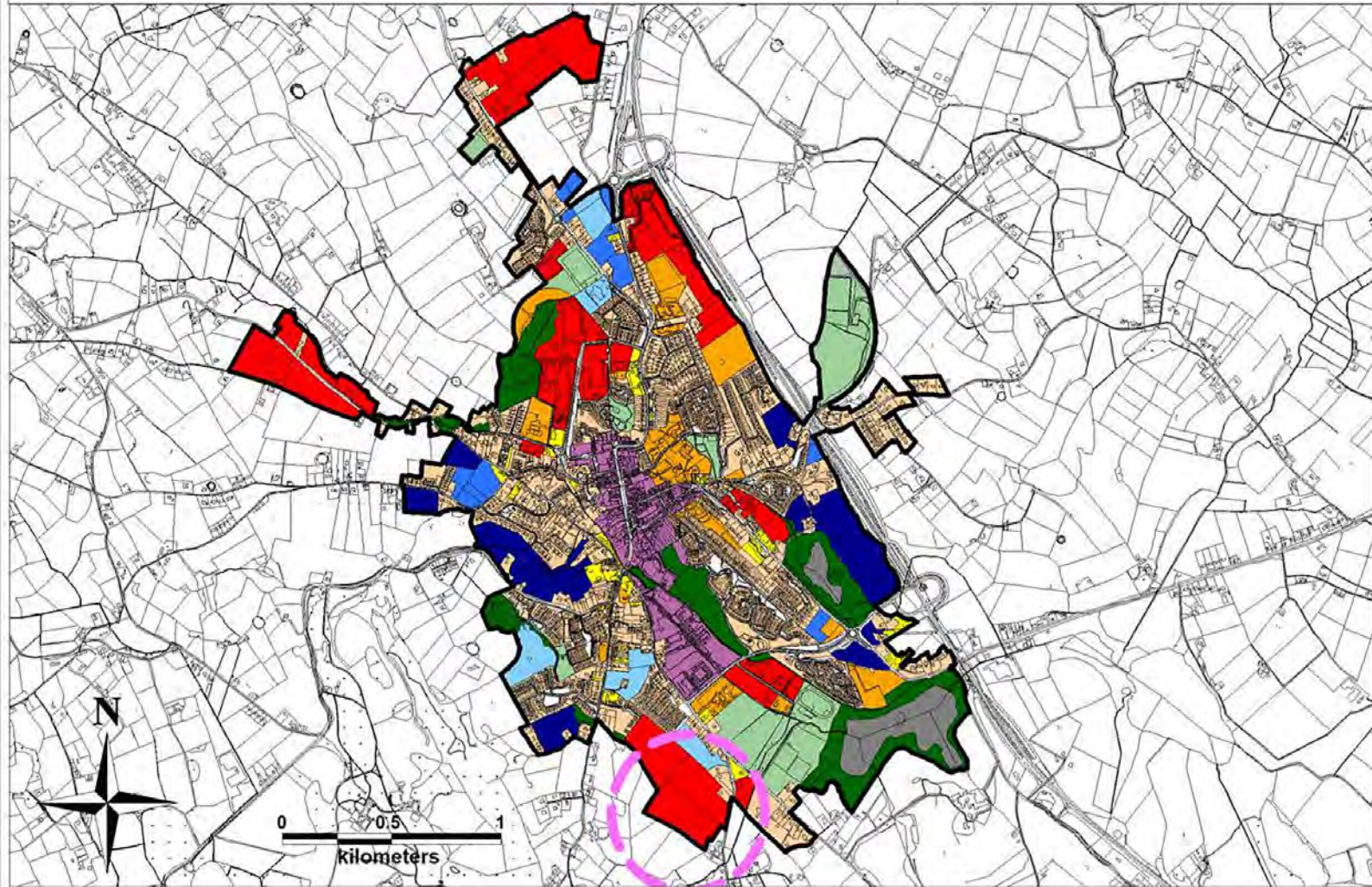
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Map CKDP1 (Site Ref. CM1006)

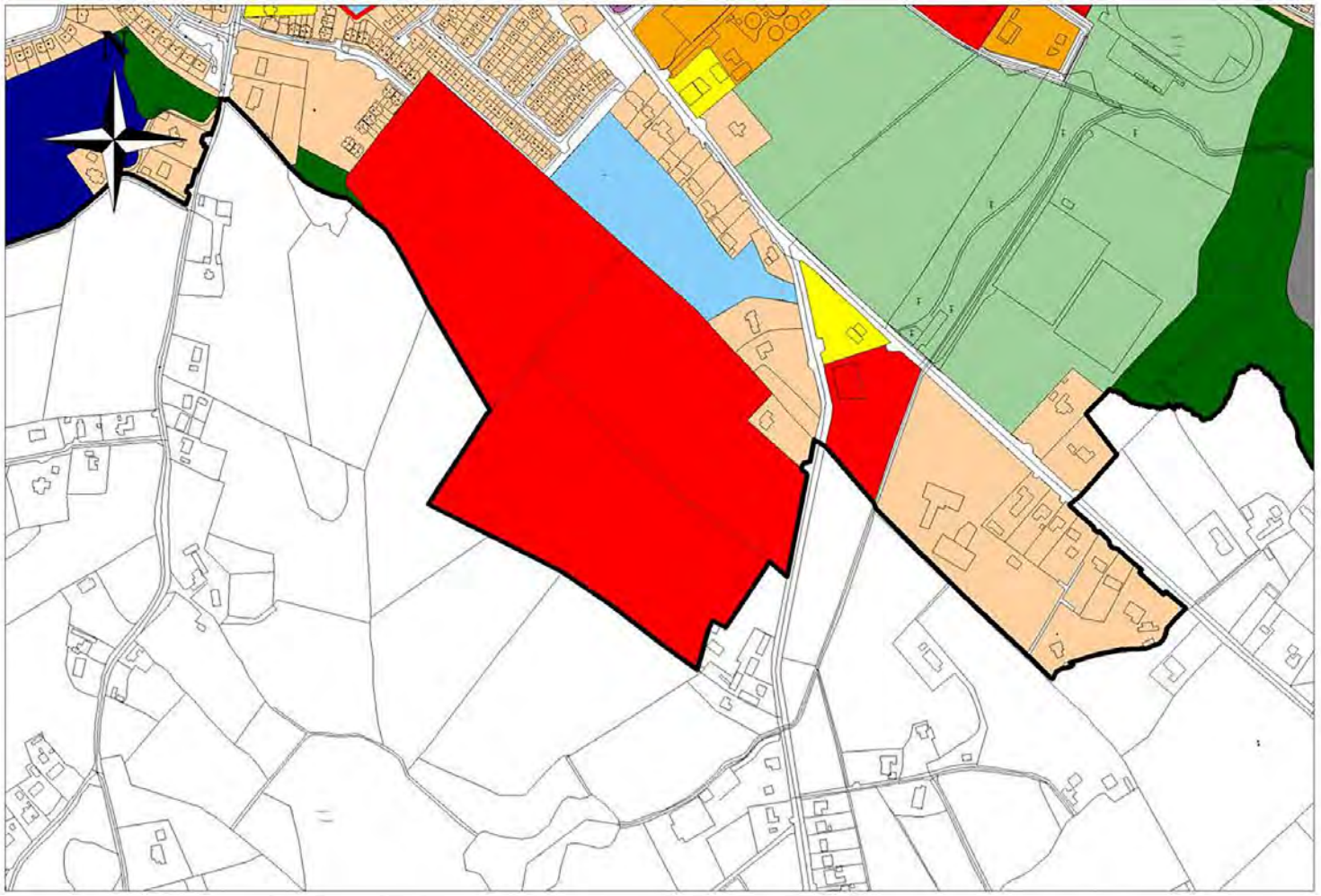


Monaghan County Council

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
Chief Executive's Recommendation	Industry/Enterprise/ Employment



Chief Executive's Recommendation



Submission Reference	MN-C52-PV2MA-7
Name	National Transport Authority (NTA)
Proposed Material Alterations Referenced in Submission	
- Proposed Material Alteration No.4 - Proposed Material Alteration No.5	
Summary of Submission	
The NTA supports the following proposed material alterations which reflect the recommendations made in the NTAs submission on proposed Variation No.2, dated 10th June 2026. Proposed Material Alteration No.4 With regard to the preparation of a Masterplan for lands adjoining a proposed new road within Clones the proposed Material Alteration provides a commitment to <i>‘include a transport assessment to identify how the site should be served, with a particular regard to sustainable transport modes’</i>. Proposed Material Alteration No.5 The proposed material alteration proposes to remove the following text: <i>‘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’</i>. The NTA reiterates the following recommendations from its original submission on the proposed variation: ‘The NTA recommend, in the interests of integration between land use and transport planning and...that the transport objectives and measures for all modes for Monaghan Town, as set out in 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 local authority should seek to vary the Development Plan to incorporate the LTP when finalised – in line with Objective CMO 11.’ ‘The NTA recommend, 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’. ‘The local authority should clarify its methodology for assessing walking as set out under ‘Location’ in ‘Sustainable Planning Criteria’ in order to demonstrate that this was not a ‘crow flies’ assessment and that ‘actual’ walking distance was measured. It should also be confirmed that an assessment of infrastructure was also carried out – 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’. Chief Executive’s Response The comments made by the NTA in support of proposed Material Alteration No.4 and proposed Material Alteration No.5 are noted and welcomed.	

The submission reiterates comments which the NTA made in their submission dated 10th June 2026, to Proposed Variation No.2. Whilst these comments have been repeated in this submission, they do not pertain to the proposed material alterations which are the subject of this consultation and therefore cannot be given any further consideration at this stage of the variation process.

The Chief Executive's response and recommendation in respect of those comments have been included within the [Chief Executive's Report on Submissions received to Proposed Variation No.2](#)

Chief Executive's Recommendation

No amendment recommended.

Part Three

Recommendations and Submissions Made by Prescribed Bodies:

Name	Link to Submission
Uisce Éireann	MN-C52-PV2MA-1
Maritime Area Regulatory Authority	MN-C52-PV2MA-2
Environmental Protection Agency	MN-C52-PV2MA-3
Department of Education and Youth	MN-C52-PV2MA-4
Transport Infrastructure Ireland (TII)	MN-C52-PV2MA-5
Office of Public Works (OPW) Flood Risk Management	MN-C52-PV2MA-6
Newry, Mourne and Down District Council	MN-C52-PV2MA-9
Meath County Council	MN-C52-PV2MA-10
Health and Safety Authority	MN-C52-PV2MA-11
Department of Agriculture, Environment and Rural Affairs (DAERA) Strategic Environmental Assessment team	MN-C52-PV2MA-12
Electricity Supply Board	MN-C52-PV2MA-14

Submission Reference	MN-C52-PV2MA-1
Name	Uisce Éireann
Proposed Material Alterations Referenced in Submission	
• Proposed Material Alteration No.4 • Proposed Map Alteration 1 (Site Reference MT948) • Proposed Map Alteration 2 (Site Reference CM783) • Proposed Map Alteration 3 (Site Reference CM1006) • Proposed Map Alteration 4 (Site Reference CY1012)	
Summary of Submission	
Proposed Material Alterations • With respect to Proposed Material Alteration Nos. 1, 2, 3 and 5 Uisce Éireann has no comment to make. • With respect to Proposed Material Alteration No. 4, the submission recommends early engagement with Uisce Éireann in relation to road projects in Clones to support co-ordination of any works if required. Proposed Map Alterations • With respect to Proposed Material Map Alteration Nos. 1, 2 and 4, the submission refers to previous comments made on the Draft Monaghan County Development Plan 2025-2031. Proposed Map Alteration No.3: • The submission notes the proximity (approximately 250m) of the subject lands to a Wastewater Treatment Plant (WWTP). Cognisance should be had to the established use of the existing treatment plant and the potential for extensions and the intensification of the use of the treatment plant in the future. • The submission does note however that the development potential for the subject lands is ultimately a consideration for Monaghan County Council. • Uisce Éireann note that there is a 225mm gravity sewer in the public roadway along the southeastern boundary of the lands and a 50mm water main in the existing housing development to the northeast of the subject lands via the land parcel which is zoned Proposed Residential A. • It is requested that the contents of the submission are taken into account within the Environmental Reports.	
Chief Executive's Response	
Proposed Material Alteration No.4 With respect to Proposed Material Alteration No. 4, the request for early engagement with Uisce Éireann regarding road projects in Clones is noted. Proposed Material Alterations - Maps With respect to Proposed Material Map Alterations 1, 2 and 4, the submission refers to previous comments made at Draft Plan stage by Uisce Éireann. It is noted that at draft plan stage no specific concerns regarding the subject sites which are the subject of Proposed Material Map Alterations 1, 2 and 4 were made. With respect to Proposed Material Map Alteration No.3 (CM 1006- rezoning of lands from Industry/Enterprise/Employment to Proposed Residential A), the location of the subject lands to the existing Carrickmacross wastewater treatment plant is noted. It is acknowledged that this WWTP could require an extension in the future. It is considered however, that the acceptability of development in close proximity to the wastewater treatment plant will be appropriately assessed	

through the development management process. The comments received from Uisce Éireann have been considered within the Environmental Reports.

Chief Executive's Recommendation

No amendment recommended.

Submission Reference	MN-C52-PV2MA-2
Name	Maritime Area Regulator Authority (MARA)
Proposed Material Alterations Referenced in Submission	
N/A.	
Summary of Submission	
- The submission notes that MARA has considered the Proposed Material Alterations and have no additional comments to make to those previously submitted to the Planning Authority on the 27th of May 2026. - MARA advises the Planning Authority that in accordance with Section 58(18)(c) of the Planning and Development Act 2024, a copy of the adopted variation should be sent to MARA within 1 week of the making of the variation.	
Chief Executive's Response	
- The comments received from the Maritime Area Regulatory Authority (MARA) are noted. - It is noted that in relation to comments previously received on the 27th May 2026, MARA was satisfied that Proposed Variation No. 2 will not directly interact with or impact on the maritime area. - 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.	
Chief Executive's Recommendation	
No amendment recommended.	

Submission Reference	MN-C52-PV2MA-3
Name	Environmental Protection Agency
Proposed Material Alterations Referenced in Submission	
N/A	
Summary of Submission	
The EPA direct the Local Authority to guidance document ‘SEA of Local Authority Land Use Plans – EPA Recommendations and Resources’, which sets out the EPA’s key recommendations for integrating environmental considerations in Local Authority land use plans. 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 ensured 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 submission provides 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 (EPA) are noted.
- A SEA Screening Determination with respect to the Proposed Material Alterations to Proposed Variation No. 2 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 Material Alterations to Proposed Variation No. 2. 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 Material Alterations to Proposed Variation No. 2 and their implementation is in the interest of proper planning and sustainable development.
- Proposed Variation No. 2 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). The Proposed Material Alterations to Proposed Variation No. 2 align with national, sectoral, regional and local commitments on climate change mitigation and adaptation as well as higher level plans.
- A Settlement Capacity Audit (SCA) has been undertaken as part of Proposed Variation No. 2 to assess the servicing of the lands associated with the proposed variation. As part of the SCA, an Infrastructures Assessment (IA) was also carried out which evaluates whether the lands subject of the proposed variation are capable of being developed within the lifetime of the development plan, having regard to the availability and capacity of key enabling infrastructure. No amendments to the SCA or the IA were required as a result of the Proposed Material Alterations to Proposed Variation No. 2.
- A Strategic Flood Risk Assessment has been carried out 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.
- As per Section 58(17)(b) of the Planning and Development Act 2024, any future modifications to Proposed Variation No. 2 shall only be minor in nature and must not be likely to have significant effects on the environment or on any European Site.
- Proposed Variation No 2 as well as the Proposed Material Alterations to Proposed Variation No. 2 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-C52-PV2MA-4
Name	Department of Education and Youth
Proposed Material Alterations Referenced in Submission	
Proposed Material Alteration 1	
Summary of Submission	
The department of Education and Youth notes and welcomes proposed material alteration No.1, which proposes to insert text within Section 5.4 of Chapter 5, 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”. The department acknowledges the crucial importance of the ongoing work of the Council in ensuring sufficient and appropriate land is zoned for educational needs.	
Chief Executive’s Response - The Department of Education and Youth’s support for Proposed Material Alteration No.1, as outlined in the submission, is welcomed. - Monaghan County Council commit to continuing to cooperate with the Department of Education and Youth in ensuring sufficient and appropriate lands are zoned for education needs, during the lifetime of the Monaghan County Development Plan 2025-2031.	
Chief Executive’s Recommendation	
No amendment recommended.	

Submission Reference	MN-C52-PV2MA-5
Name	Transport Infrastructure Ireland (TII)
Proposed Material Alterations Referenced in Submission	
Proposed Material Alteration 4.	
Summary of Submission	
Transport Infrastructure Ireland (TII) welcomes the Proposed Material Alterations arising from the consideration of the Authority's initial submission on the Proposed Variation, and in relation to other Proposed Material Alterations on display, makes the following observations. Proposed Material Alteration No.4 TII confirms that the Authority's position in relation to amendments to the Clones Settlement Plan remain as set out in TII's initial submission on the Proposed Variation which outlined the following considerations for the Councils review: - TII notes the proposal included in Proposed Map Amendment CS1011 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. In that regard, the Council will be aware that Section 2.5 of the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012) 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. Therefore, 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. - 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. TII notes proposals included 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 Executive's Response	
The comments made in respect to proposed Material alteration No.4, are noted. The comments raised within the submission, however, do not relate to the proposed changes to Objective CLSO 2 as outlined in Proposed Material Alteration No.4, but rather repeat comments made by Transport Infrastructure Ireland in their submission to Proposed Variation No.2. As acknowledged in the Chief Executive's Report on Submissions received to Proposed Variation No.2, 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.

However, notwithstanding the above it is considered, in the interest of clarification, that a minor modification to Objective CLSO 2 is made to reiterate the provisions of national guidelines with respect to national routes.

Chief Executive's Recommendation

It is recommended that the following minor modification is made to Objective CLSO 2 in Chapter 13 of the Monaghan County Development Plan 2025-2031:

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. The masterplan shall include a transport assessment to identify how the site should be served, with a particular regard to sustainable transport modes. **Proposals for the development of these lands shall not be accessed directly via the N54, unless with prior agreement from Transport Infrastructure Ireland.** 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.

Submission Reference	MN-C52-PV2MA-6
Name	Office of Public Works (OPW) Flood Risk Management
Proposed Material Alterations Referenced in Submission	
• Proposed Material Alteration No.3 • Proposed Material Alteration No.4 • Proposed Material Map Alteration No.1	
Summary of Submission	
This submission from the Office of Public Works (OPW) is made specifically concerning flooding and flood risk management. • Monaghan Town – Site Ref. No. MT948 (Material Proposed Material Alteration Map No.1) Site Ref No. MT948 is proposed to revert back to its original zoning as Strategic Reserve. Should any changes to the zoning designation be implemented in the future, it is important that a flood risk assessment to an appropriate level of detail, is carried out. There should be appropriate justification for any decisions as set out in the Guidelines. • Monaghan Town – Arterial Drainage Scheme (Proposed Material Alteration No.3) The OPW welcomes the inclusion of proposed new objective WPO 10 in relation to OPW Arterial Drainage Schemes that a 10m buffer to be provided for maintenance, access will be preserved and site-specific flood risk assessments will be required in areas within benefitting lands. • Clones – Objective CLSO 2 (Proposed Material Alteration No.4) The OPW welcomes the addition to Objective CLSO2 that the masterplan for sites CS1009, CS101, CS1010, CS1011 and CS107 will also take account of the opportunities for nature-based solutions.	
Chief Executive's Response	
The comments in support of Proposed Material Alteration No.2 and No.4, are noted and welcomed. The comments made in respect of Proposed Map Alteration No.1 are also noted. The designation of any lands for a specific land use through the Development Plan process, would be subject to an assessment of flood risk, in accordance with 'The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)' and any subsequent update.	
Chief Executive's Recommendation	
No amendment recommended.	

Submission Reference	MN-C52-PV2MA-9
Name	Newry, Mourne and Down District Council
Proposed Material Alterations Referenced in Submission	
N/A	
Summary of Submission	
- As a neighbouring authority, sharing a cross-border boundary, Newry, Mourne and Down District Council recognises the importance of coordinated regional development, environmental protection and strategic infrastructure planning. - Newry, Mourne and Down District Council consider that the Proposed Material Alterations do not raise any significant cross-boundary impacts or strategic issues and consequently have no comment to make.	
Chief Executive's Response	
Monaghan County Council acknowledge the importance of cross-boundary working with adjoining local authorities. The comments made by Newry, Mourne and Down District Council in respect of the Proposed Material Alterations to Proposed Variation No.2 of the Monaghan County Development Plan 2025-2031 are noted and welcomed.	
Chief Executive's Recommendation	
No amendment recommended.	

Submission Reference	MN-C52-P2MA-10
Name	Meath County Council
Proposed Material Alterations Referenced in Submission	
N/A	
Summary of Submission	
Meath County Council has no comment to make in relation to the Proposed Material Alterations to Proposed Variation No.2 of the Monaghan County Development Plan 2025-2031.	
Chief Executive's Response	
The submission from Meath County Council is noted.	
Chief Executive's Recommendation	
No amendment recommended.	

Submission Reference	MN-C52-PV2MA-11
Name	Health and Safety Authority (HSA)
Proposed Material Alterations Referenced in Submission	
N/A	
Summary of Submission	
- Submission identifies that the approach of the Health and Safety Authority (HAS) to Land-use Planning is set out in the document 'Guidance on technical land-use planning advice', which is available to view on the Health and Safety Authority website. - At present there are no notified COMAH establishments in the functional area of Monaghan County Council. - The HSA has no observation to make. 'Note on the Approach of the HSA to the Provision of Land-use Planning advice' is attached to the end of submission.	
Chief Executive's Response	
The response from the Health and Safety is noted.	
<u>Chief Executive's Recommendation</u>	
No amendment recommended.	

Submission Reference	MN-C52-PV2MA-12
Name	Department of Agriculture, Environment and Rural Affairs (DAERA) Strategic Environmental Assessment (SEA) Team
Proposed Material Alterations Referenced in Submission	
N/A – Submission refers to Strategic Environmental Assessment (SEA) Screening Report and the AA screening report.	
Summary of Submission	
The submission includes several comments under the following headings: Consideration of likely effects - DAERA SEA Team agrees with the responsible authority and the conclusions of the Strategic Environmental Assessment Screening Report that the proposed material alterations to the proposed variation of the development plan is unlikely to have significant environmental effects and therefore a SEA is not required. Natural Environment Division comments - Submission notes that Proposed Variation No.2 has been amended to update rezoning of land and the proposed Southern Link Road for Clones. - Submission agrees that the proposed material alterations are unlikely to have significant environmental effect. Air Quality and Biodiversity Unit Response Comments - Consideration should be given to construction and traffic related activities associated with alterations to the Plan and if they might trigger a significant air quality effect on nearby sensitive habitats or species. - Activities within 200m of sensitive habitats to air pollution should be assessed for potential effects from NOx and dust. Marine and Fishers Division Comments - Inland fisheries note the information provided and is satisfied that the proposed material amendments are unlikely to significantly affect fisheries interests within DAERA's jurisdiction. Any planning applications arising from the plan with potential transboundary impacts will be consulted to DAERA and Inland Fisheries will continue to provide statutory advice on fisheries impacts as required. Marine Licensing - Marine Licensing Branch has no comment to make at this stage.	
Chief Executive's Response The submission from DAERA SEA Team on the environmental reports is noted. In respect of the comments made by Air Quality and Biodiversity Unit on potential air quality effects, the Monaghan County Development Plan 2025-2031 includes a variety of mitigation measures for the purposes of protecting air quality, including Air Quality Objective AQO 1 and AQO 2. Potential impacts of air quality and sensitive habitats shall be assessed through the development management process, as appropriate.	
Chief Executive's Recommendation	
No amendment recommended.	

Submission Reference	MN-C52-PV2MA-14
Name	Electricity Supply Board (ESB)
Proposed Material Alterations Referenced in Submission	
Summary of Submission	
• ESB acknowledges that this submission addresses solely the Proposed Material Alterations, it should be considered in the broader context of the prior submission to Proposed Variation No.2 of the Monaghan County Development Plan 2025-2031 (Ref: MN-C46-PV2-2). • Having reviewed the Chief Executive's response to ESB's submission, ESB note that no amendment to the proposed variation was recommended. • ESB welcome, however, the acknowledgement of the importance of upgrading and expanding the electricity network and the commitment for continued opportunities to collaborate with Monaghan County Council to proactively ensure the timely delivery of essential electricity infrastructure. • ESB remains committed to working with Monaghan County Council and other stakeholders to support the delivery of sustainable growth in the County and would welcome the opportunity to engage further in relation to infrastructure planning, network capacity and development sequencing as the Variation is implemented.	
Chief Executive's Response The comments made within this submission noted. Monaghan County Council shall continue to maintain a proactive and collaborative partnership with the Electricity Supply Board.	
Chief Executive's Recommendation No amendment recommended.	

Part Four

Recommendations and Submissions made by Other Interested Persons and Bodies:

Name	Link to Submission
Community Campaigner David Barton	MN-C52-PV2MA-8

Submission Reference	MN-C52-PV2MA-8
Name	Community Campaigner David Barton
Proposed Material Alterations Referenced in Submission	
N/A	
Summary of Submission	
- Traditional Architecture Design codes should be central component across this entire consultation, especially concerning new construction. - It performs strongly on economic, ecological and environmental grounds as can be attested to by leading figures and organisations with academic studies that corroborate this. - A ban on demolitions of buildings constructed prior to 1950 should be enacted as soon as possible with reconstructions of previously demolished historic buildings listed or not given full support for restoration and reuse. - Non-Designated Heritage Assets and unclassified historic buildings should also be given full protection and support against their demolition, such as selling of publicly owned historic buildings that will be demolished otherwise. - Historic buildings should be duly reconstructed authentically as they were. - Whilst present points mostly find the shift to utilising authentic Traditional Architecture based Design Codes will mitigate concerns facing all key stakeholders ranging from incumbent local residents to the Local Authority and House Builders and prospective new residents and businesses alike. - It does this by directly addressing the need for housing, otherwise avoidable strain on the environment and surrounding biodiversity whilst enabling the complete Monaghan Area to shine and stand out as a source of economic activity that can withstand local, regional, national and international pressures. - A consultation feedback submission accompanied this submission. This attachment is described as an “official Representation at all and any stage of official area UK Planning Consultation Preliminary Scoping Documents, Named Stages of the Local Plan, Conservation Area Appraisals and Supplementary Planning Documents (SPDs), primarily regarding Design Codes”.	
Chief Executive’s Response	
The comments made within this submission do not relate to the Proposed Material Alterations to Proposed Variation No.2. Only submissions or observations which relate to the Proposed Material Alterations of Proposed Variation No.2 and the accompanying environmental documentation shall be taken into account by the Planning Authority before the variation of the development plan is made. The comments made in this submission, therefore, cannot be taken into consideration at this stage of the process.	
Chief Executive’s Recommendation	
No amendment recommended.	

Part Five

5.1: Next Steps – Legislative Context

In accordance with Section 58(16)(b) of the Act the consideration of the modification and the Chief Executive's report shall be completed not later than 4 weeks from the submission of the report to the members of the planning authority.

Following consideration of the report and in accordance with Section 58(17)(a) 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 alterations that was the subject of the public notice or
- refuse to make the variation.

Where the members of a planning authority decide to make the variation with the material alteration that was the subject of the notice, they may do so subject to any further minor modifications to the alteration that they consider appropriate.

A modification to the material alteration shall be deemed to be minor where it—

- (i) does not substantially or materially alter the material alteration,
- (ii) is not likely to have significant effects on the environment or on any European site, and
- (iii) does not relate to—
 - a. an increase in the area of land zoned for any purpose, or
 - b. an addition to or deletion from the record of protected structures. 4 The Planning and Development Act 2024 does not provide for any further modifications of the original variation.

Where, in making a variation of the development plan the members of a planning authority do not comply with any recommendation made by the Minister or Office of the Planning Regulator, they shall, as soon as practicable following the making of the variation, so inform the Minister or the Office of the Planning Regulator, as the case may be, by notice in writing which notice shall contain a statement of the reasons for not complying with the recommendation concerned.

In accordance with Section 58 (20) of the Act, a variation made to a development plan shall take effect from the day that the variation is made.

5.2: Strategic Environmental Assessment

The legislation requires that the plan-making authority, as soon as practicable upon adoption of the Variation, must make available an SEA Statement summarising how the SEA, the Environmental Report, and consultations have been taken into account in the making of the Variation to the Plan.

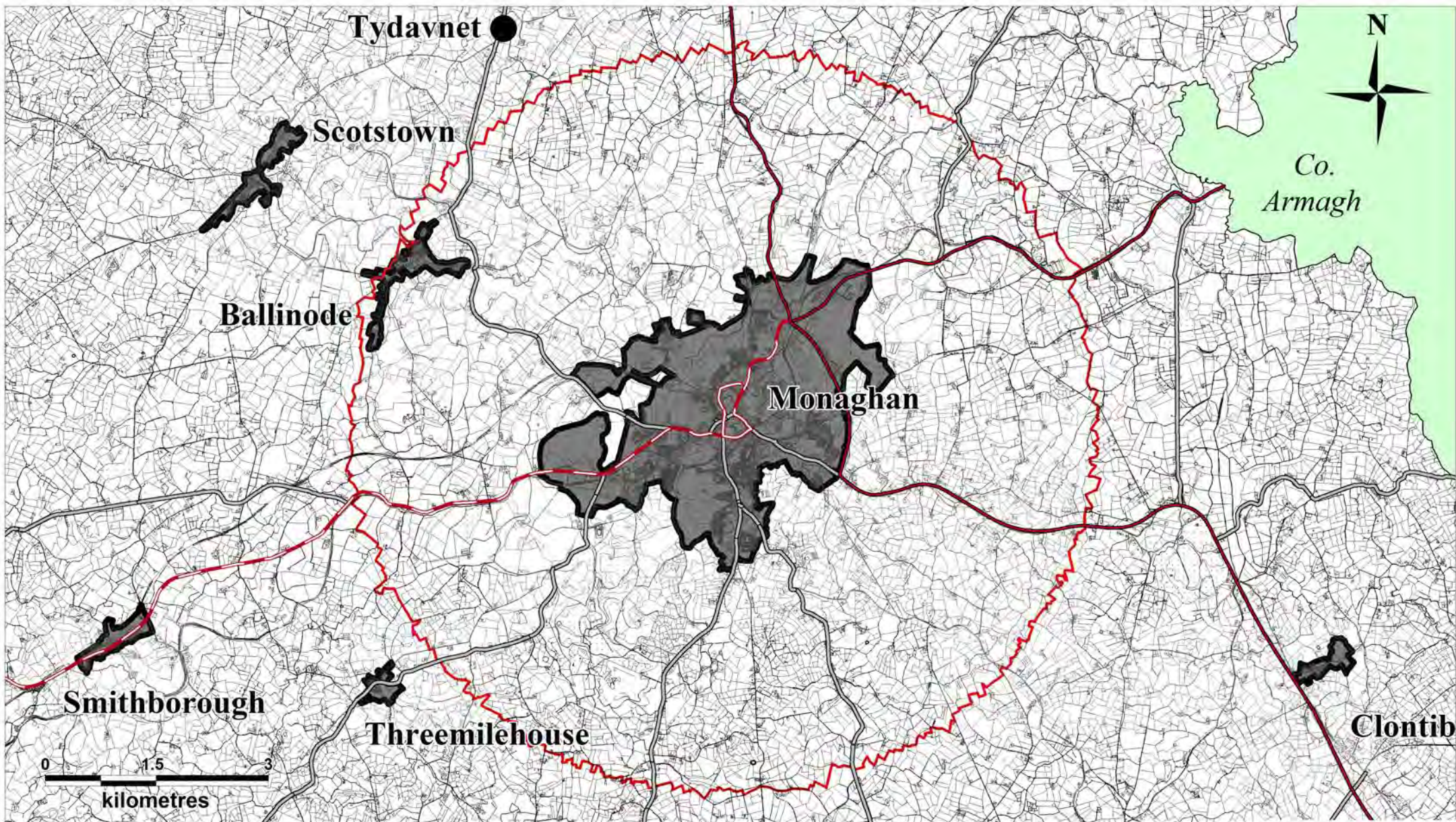
In addition, the plan making authority has to detail the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with, and the measures decided concerning monitoring.

It is intended that this SEA Statement will be made available, as soon as practicable, following the adoption of the Variation and will be available to view on the Council's website. Any minor modifications resolved by Council Members to be made in advance of the adoption of the variation would need to be subject to screening for Strategic Environmental Assessment before it is adopted. Any such minor modifications may only be made where it is determined that they are not likely to have significant effects on the environment.

5.3: Appropriate Assessment

Any minor modifications resolved by Council Members to be made in advance of the adoption of the variation will need to be subject to screening for Appropriate Assessment before it is adopted. Any such minor modifications may only be made where it is determined that they will not give rise to likely significant effects on the environment or any European site (Section 58(17)(c)(ii) of the Planning and Development Act, 2024).

**Maps amended under Proposed
Variation No. 2 of the
Monaghan County Development Plan
2025 - 2031**



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

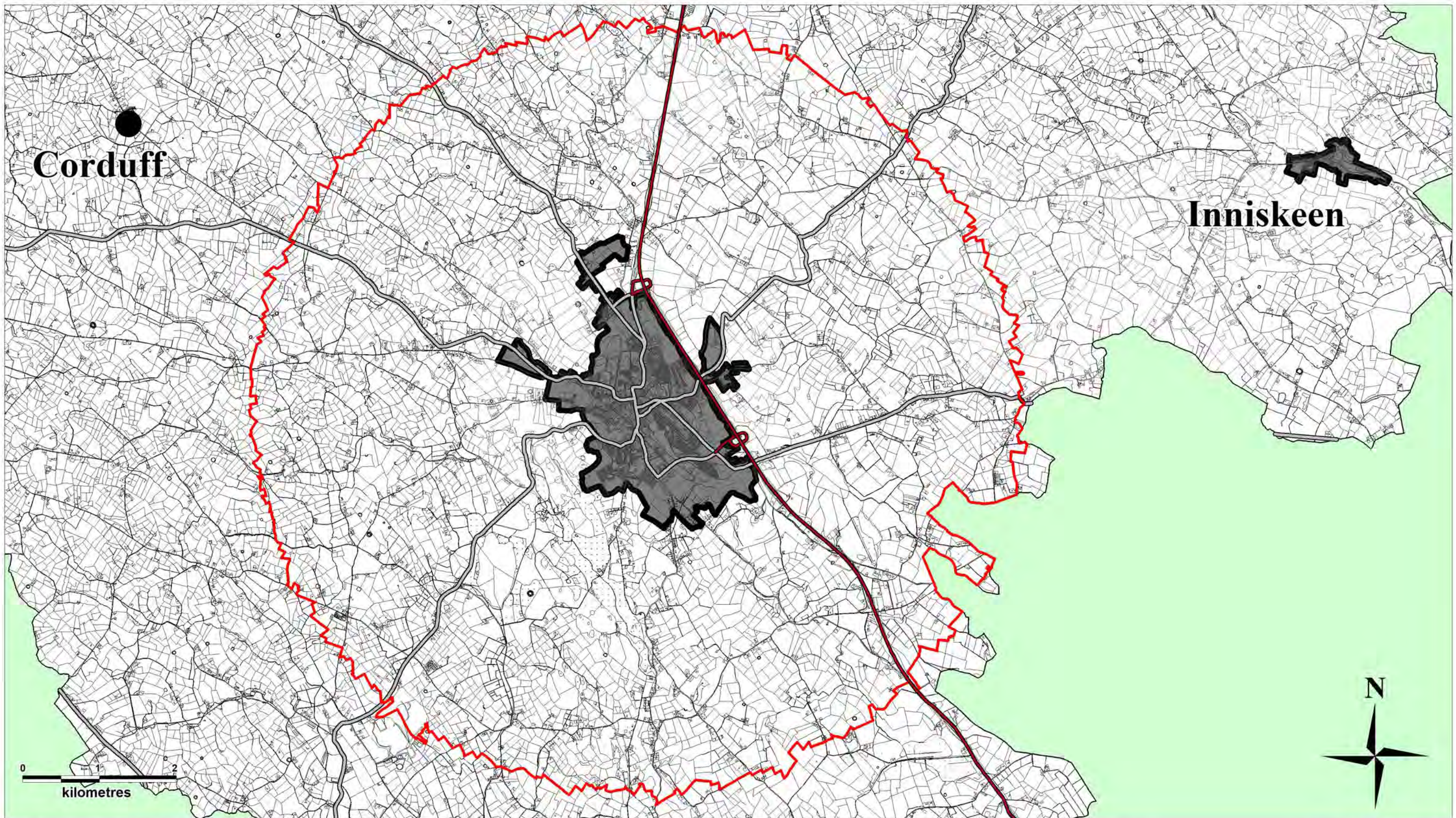
Monaghan County Development Plan 2025 - 2031 (as amended under Variation No. 2)



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Monaghan County
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Map 2.3: Rural Area Under Strong Urban Influence - Carrickmacross

Monaghan County Development Plan 2025 - 2031 (as amended under 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 (as amended under Variation No. 2)



Area Under Strong Urban Influence

Settlement Envelope



National Primary Road

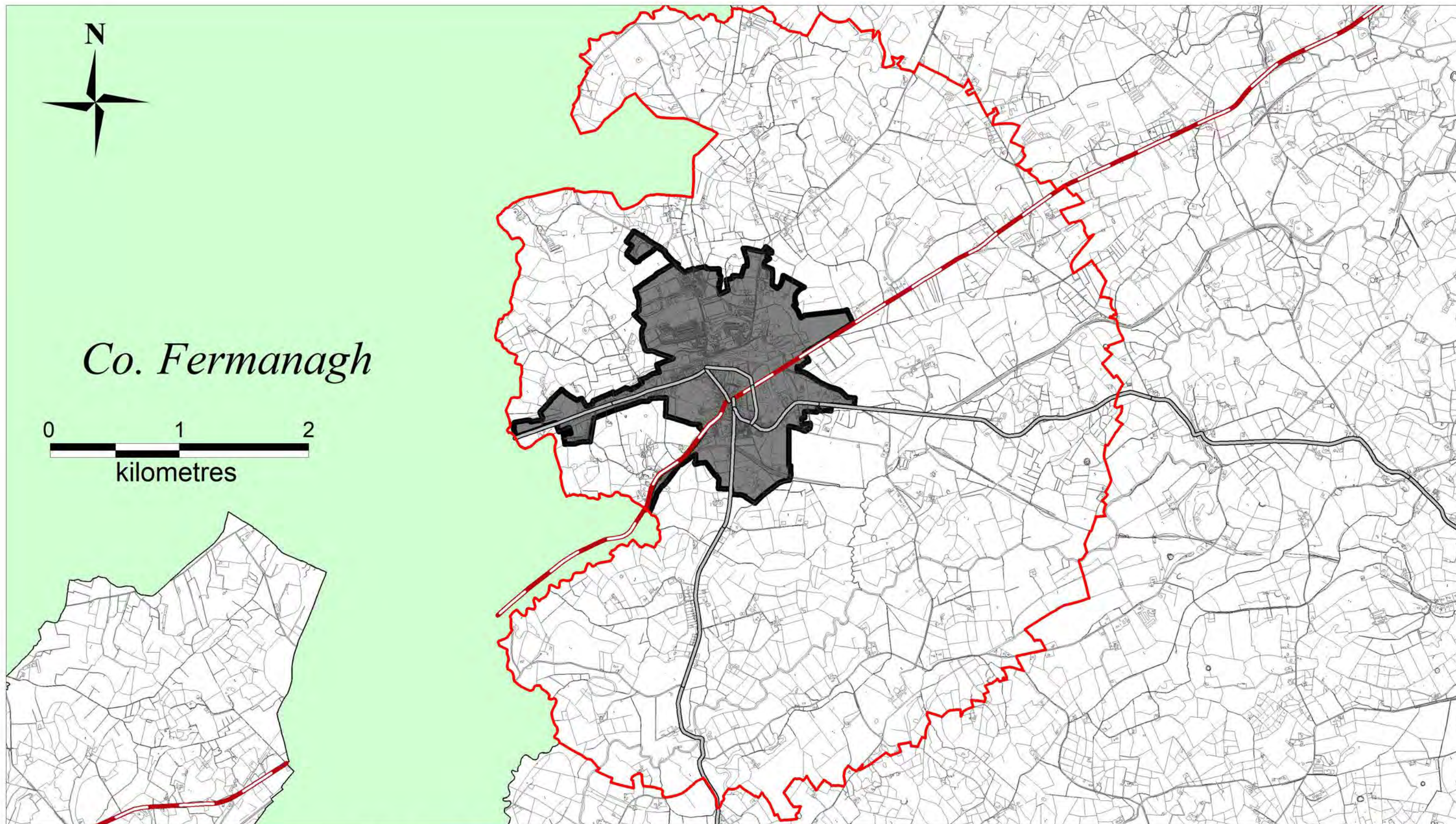
National Secondary Road

Regional Road

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Map 2.5: Rural Area Under Strong Urban Influence - Clones

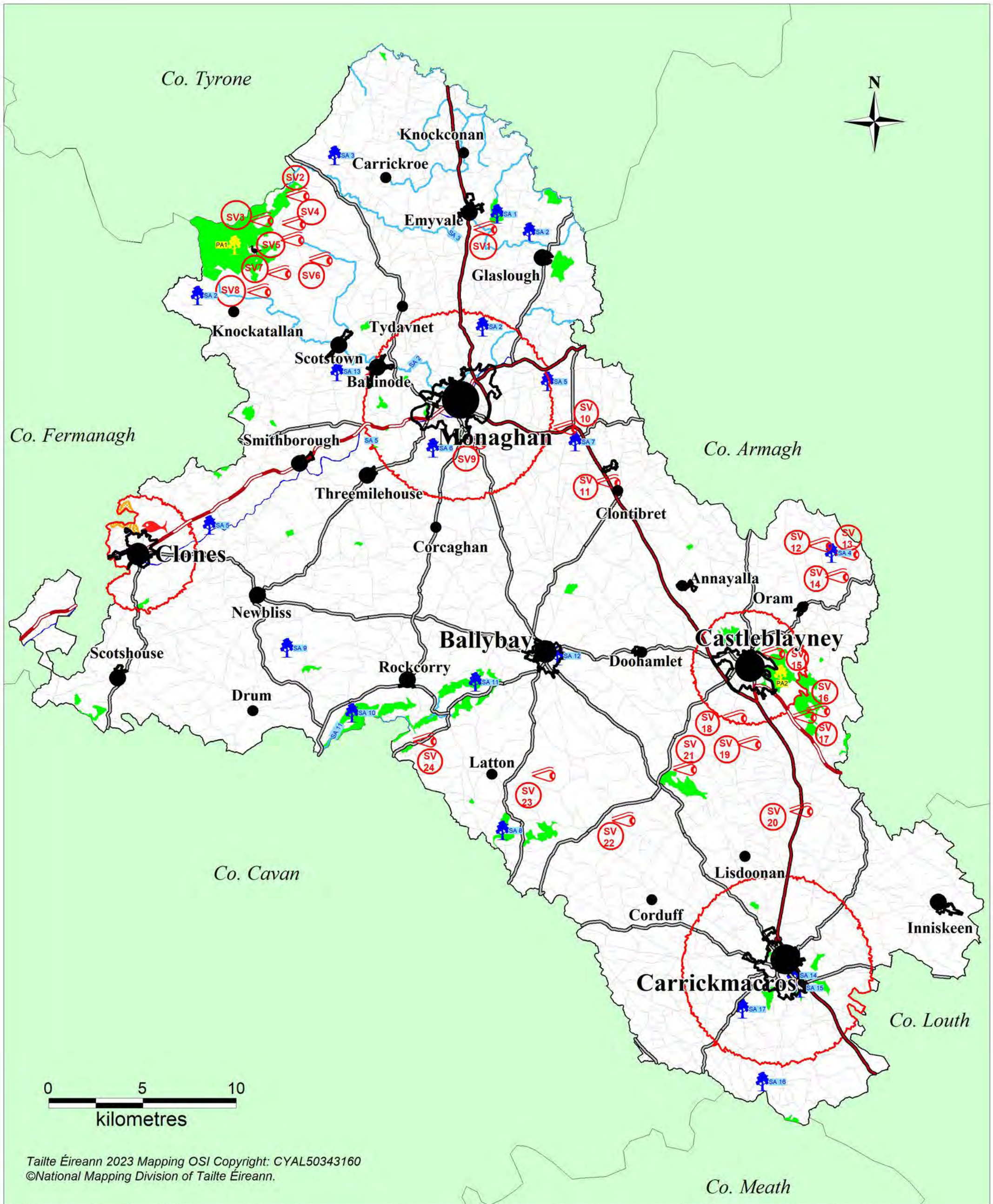
Monaghan County Development Plan 2025 - 2031 (as amended under Variation No. 2)

- | | | | |
|---|-----------------------------------|---|-------------------------|
|  | Area Under Strong Urban Influence |  | National Secondary Road |
|  | Settlement Envelope |  | Regional Roads |

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Map 6.1: County Monaghan Development Constraints

Monaghan County Development Plan 2025-2031 (as amended under Variation No. 2)

National Primary Route

National Secondary Route

Regional Roads

Ulster Canal

Areas Under Strong Urban Influence

Rivers

Development Limits

Special Area of Conservation (cSAC)

Special Protection Area (SPA)

Proposed Natural Heritage Areas (pNHA)

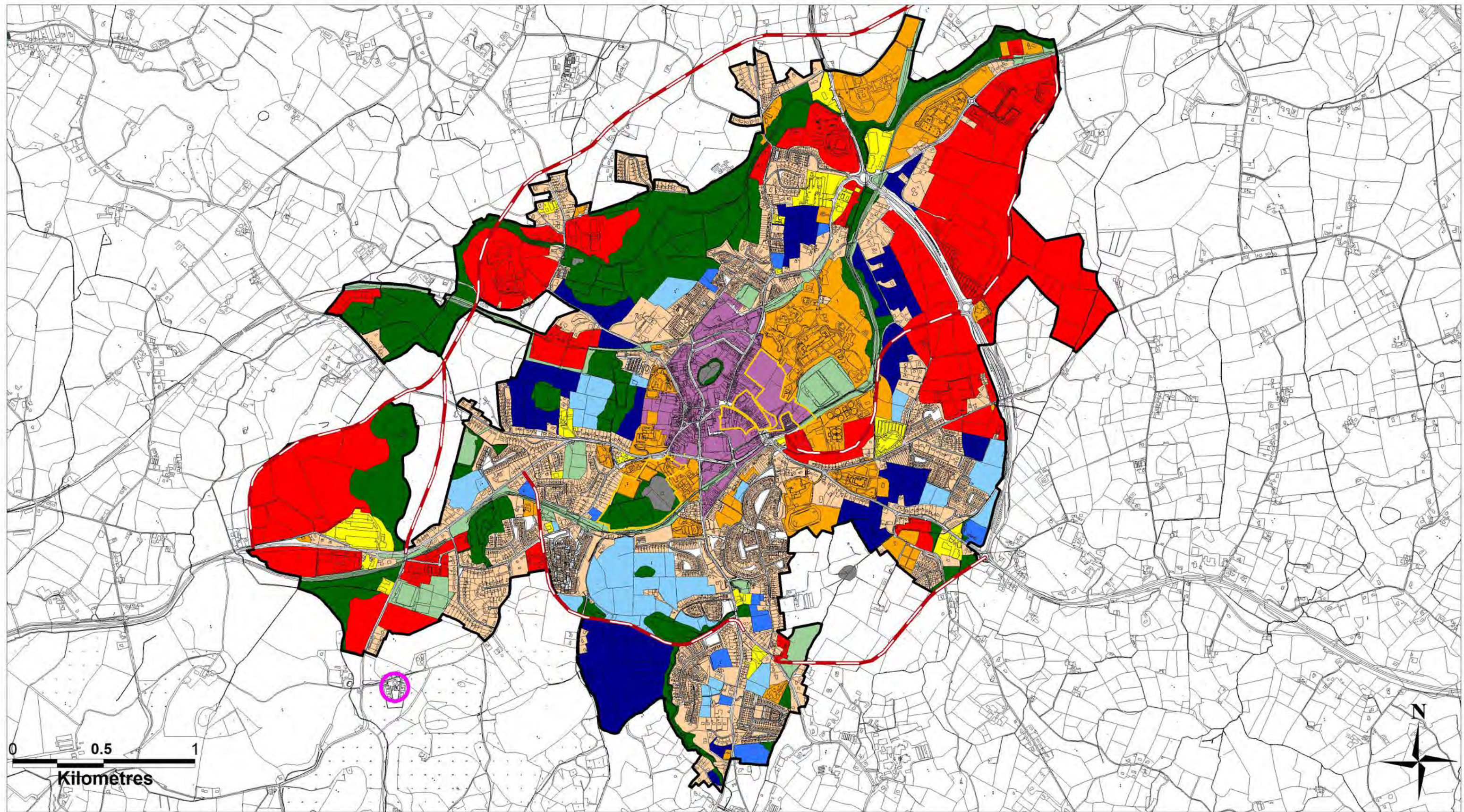
Area of Primary Amenity Value

Area of Secondary Amenity Value

Towns/Villages

Views from Scenic Routes



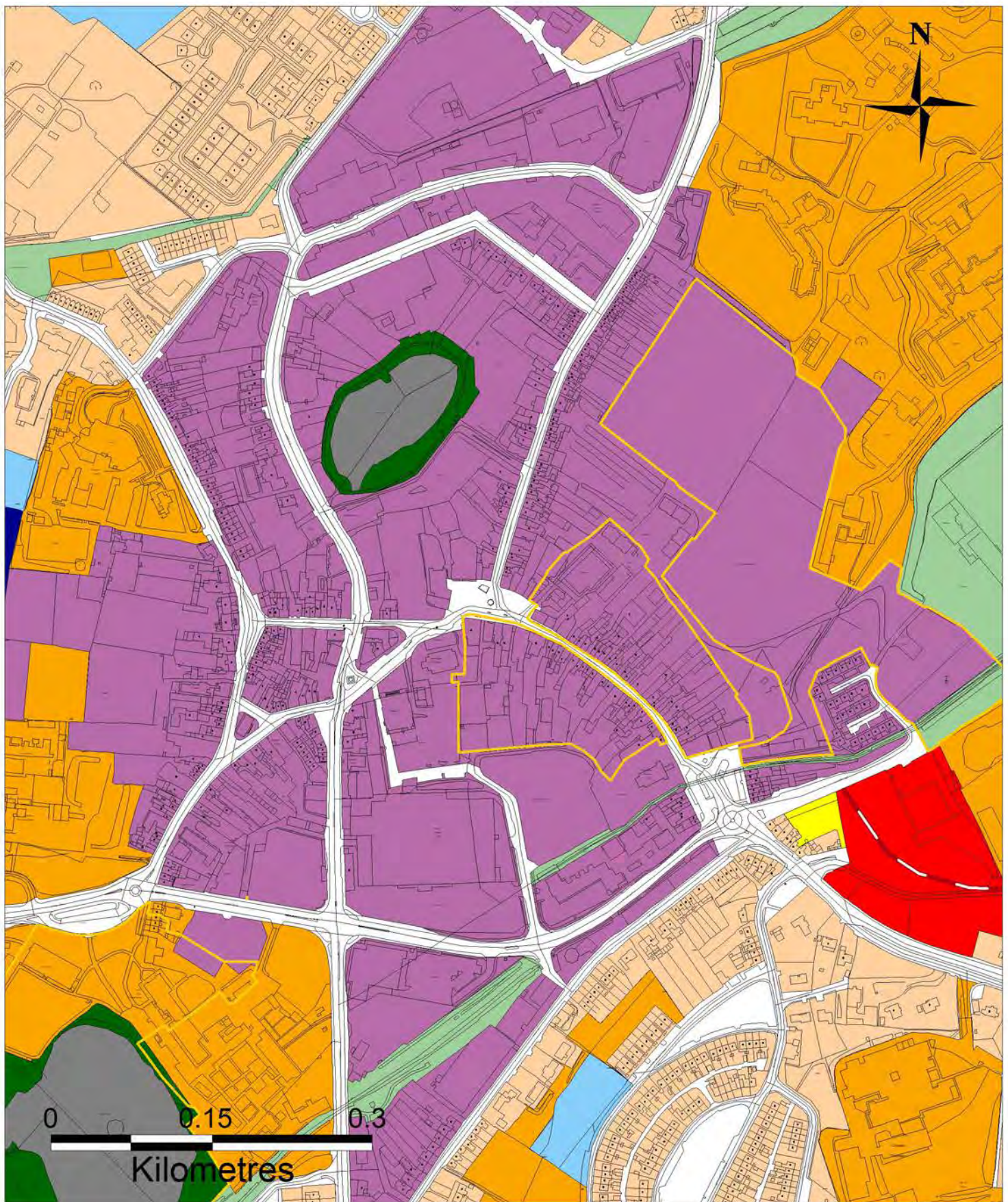


Monaghan Town (Map MTDP1)

Monaghan County Development Plan 2025 - 2031 (as amended under Variation No. 2)

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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 |



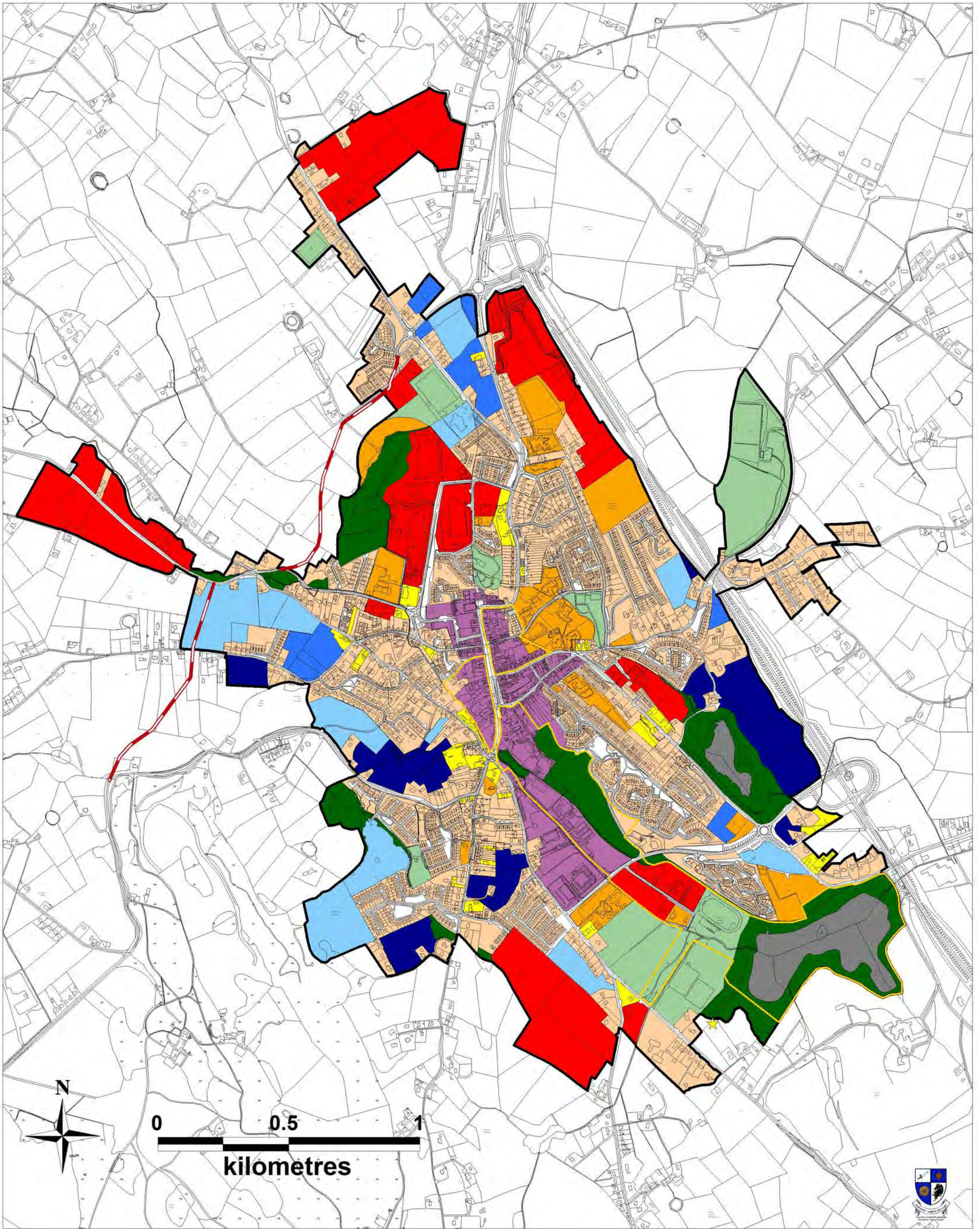
Monaghan Town Centre (Map MTDP2)

Monaghan County Development Plan 2025 - 2031
(as amended under Variation No. 2)

For Legend - See Map MDP1

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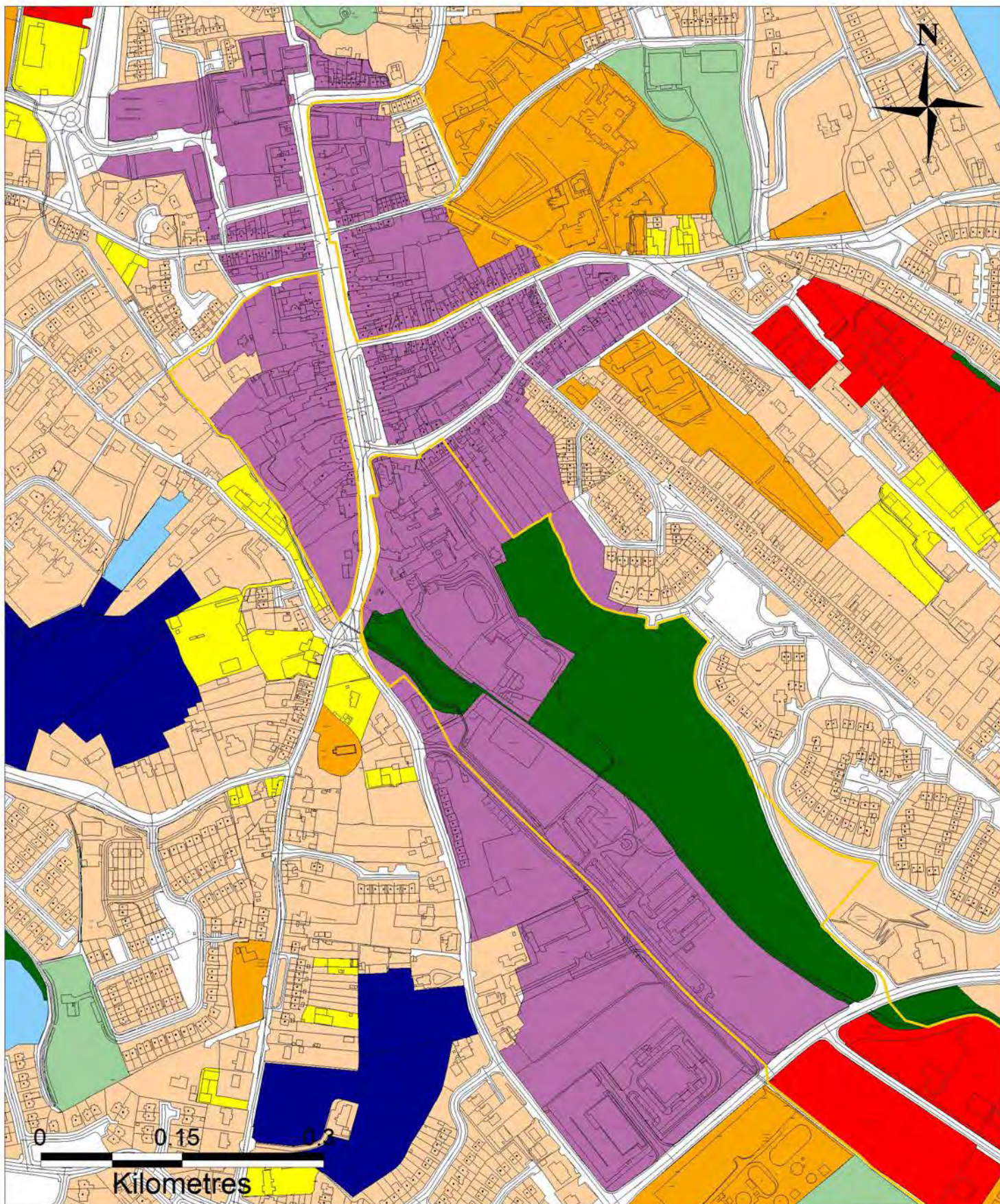




Carrickmacross Town (Map CKDP1)
Monaghan County Development Plan 2025 - 2031 (as amended under Variation No. 2)

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



Carrickmacross Town Centre (Map CKDP2)

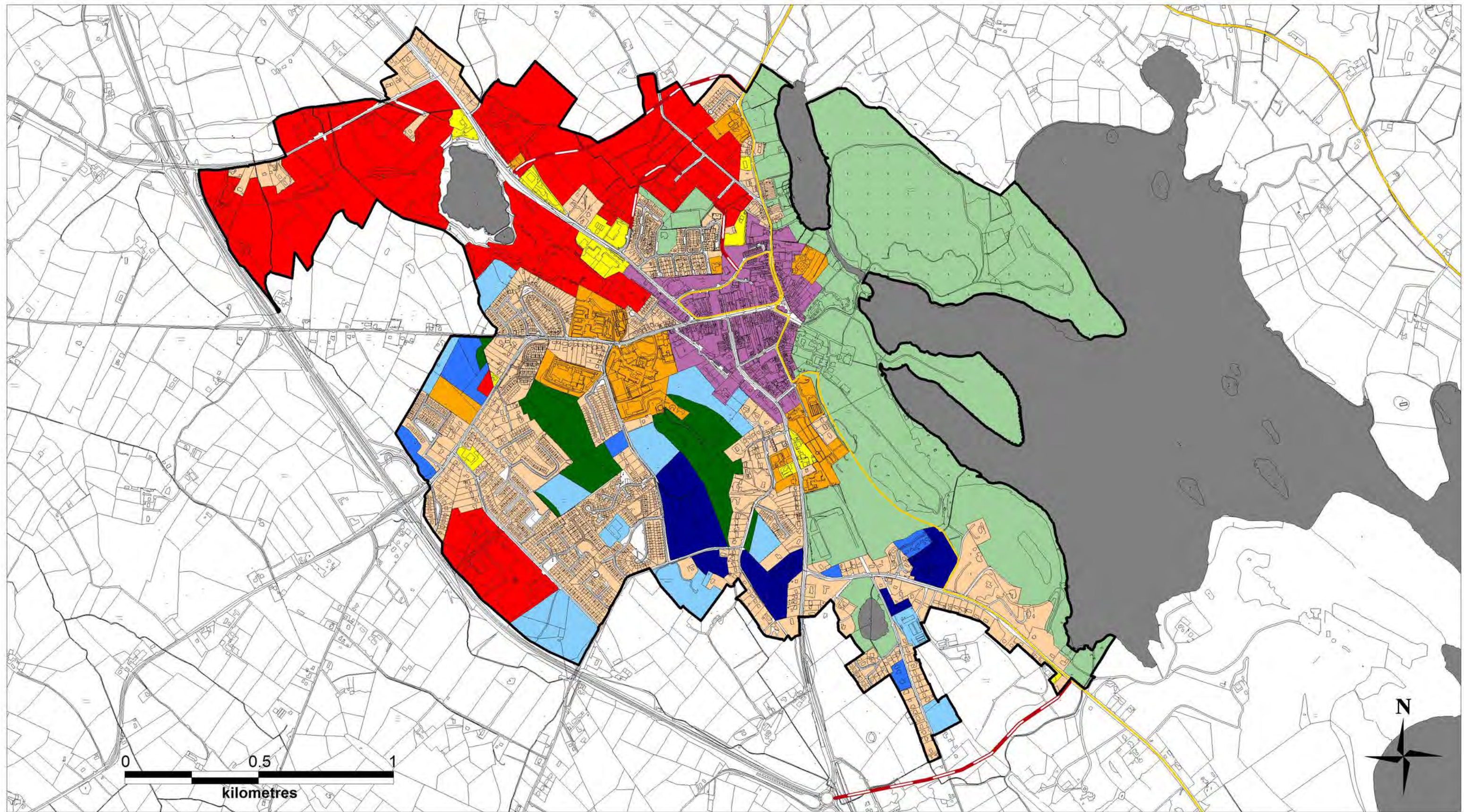
Monaghan County Development Plan 2025 - 2031

(as amended under Variation No. 2)

For Legend - See Map CKDP1

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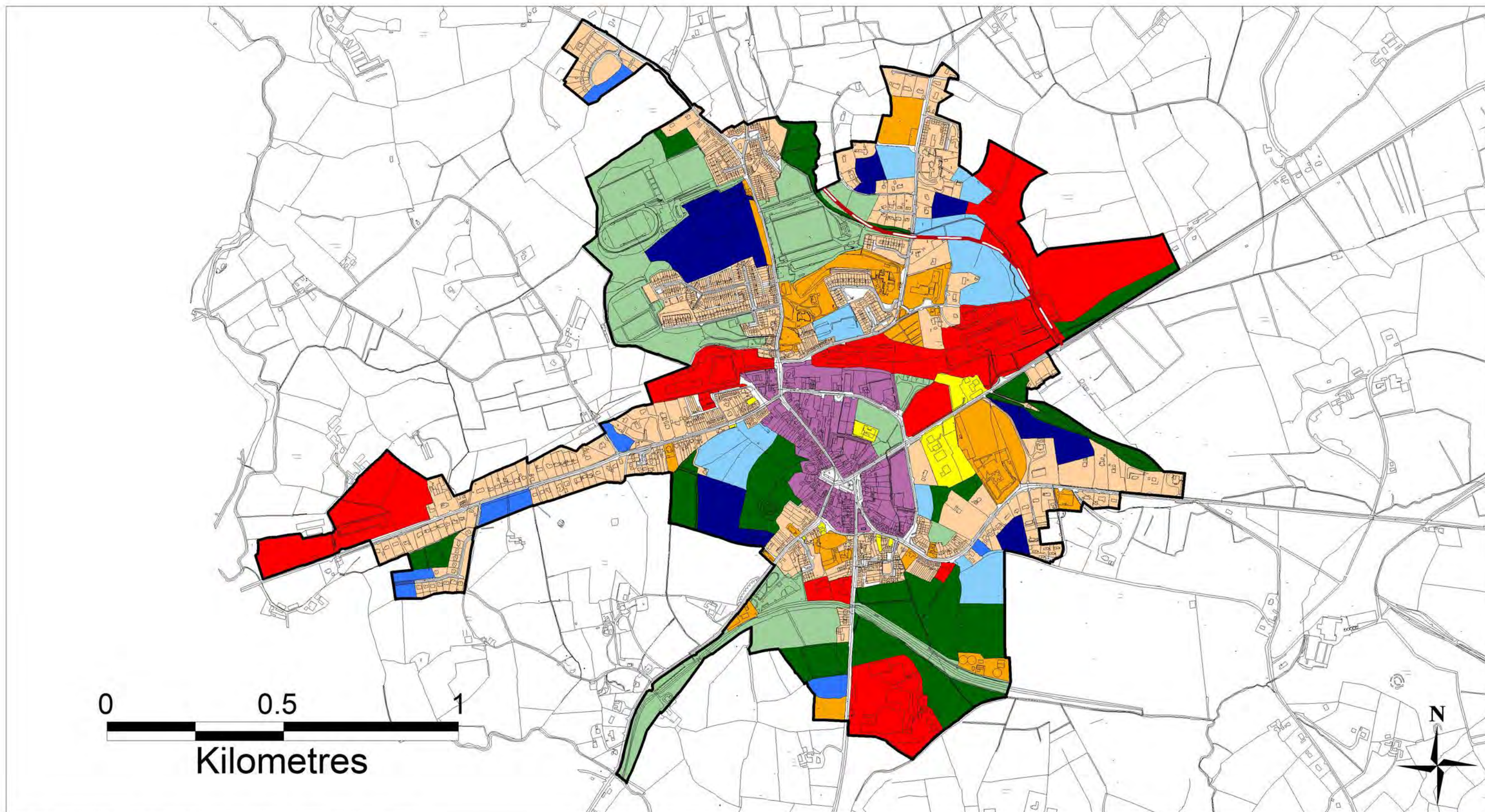


Castleblayney Town (Map CYDP1)

Monaghan County Development Plan 2025 - 2031 (as amended under Variation No.2)

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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



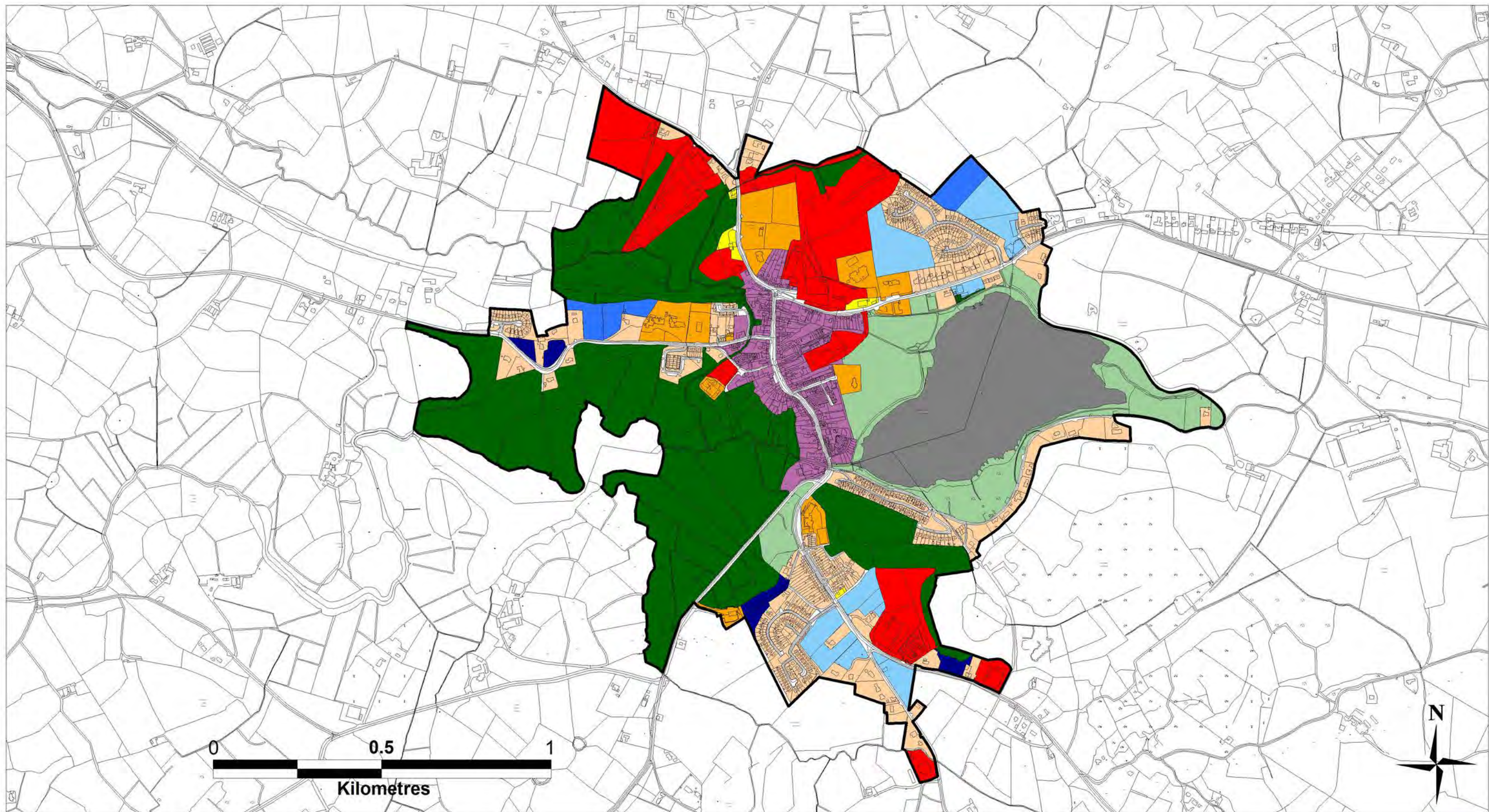
Clones Town (Map CDP1)

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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 BB DP1)

Monaghan County Development Plan 2025 - 2031 (as amended under Variation No. 2)

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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 |