

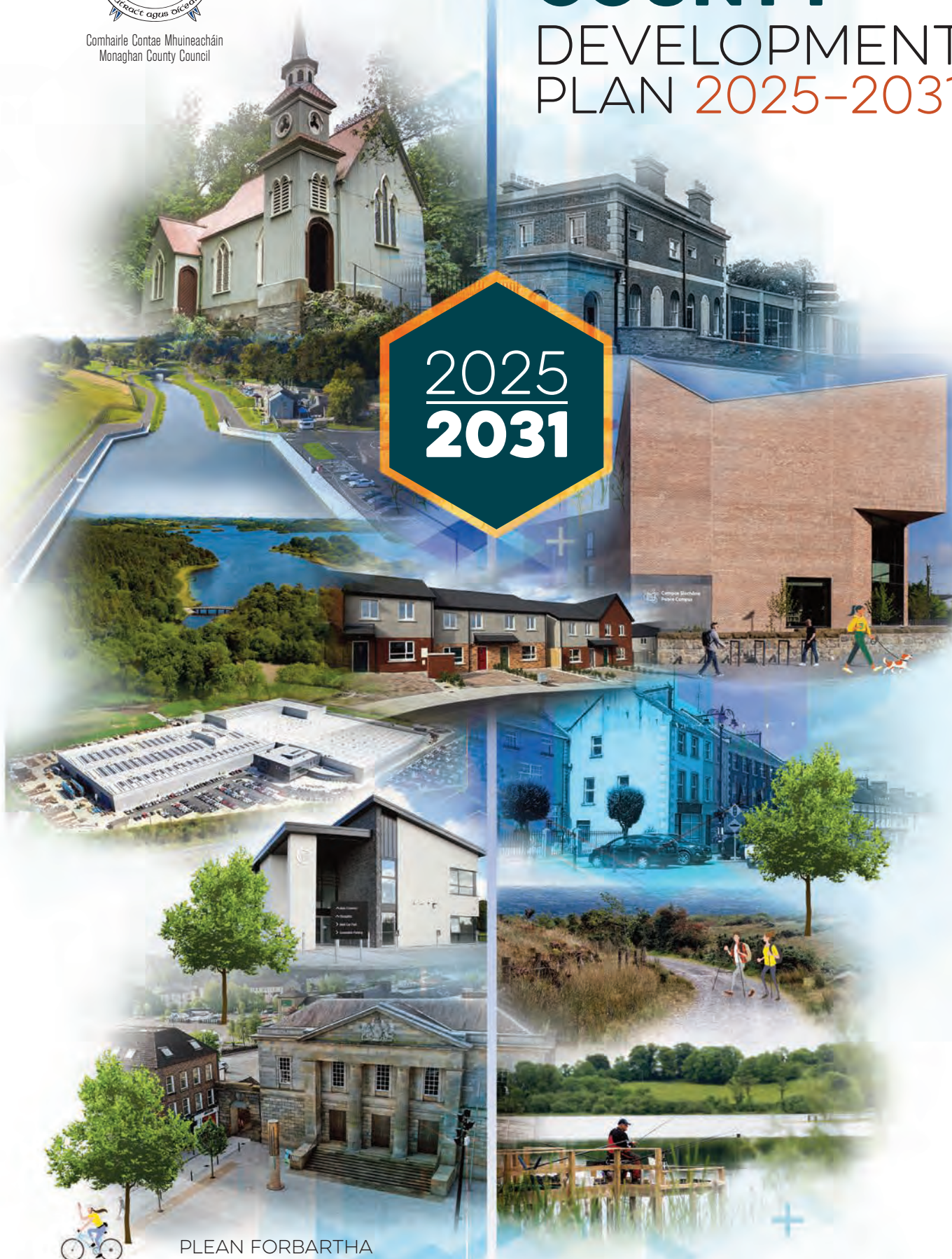


Comhairle Contae Mhuineacháin
Monaghan County Council

MONAGHAN COUNTY

DEVELOPMENT PLAN 2025-2031

2025
2031



PLEAN FORBARTHA
CHONTAE
MHUINEACHÁIN 2025-
2031

Parts as amended by Variation No.2.

CHAPTER 01

INTRODUCTION

**MONAGHAN COUNTY
DEVELOPMENT PLAN
2025 – 2031**

OVERVIEW OF CHANGES

Amendment No.1		
Page No	Chapter / Section	Heading Title
27	1.12	Policy Context

Additional text included within Section 1.12.

Amendment No.2		
Page No	Chapter / Section	Heading Title
30	1.12	Policy Context

Reference to National Planning Framework – First Revision (2025) in Table 1.1 National Policies and Strategies

Amendment No.3		
Page No	Chapter / Section	Heading Title
34	1.12	Policy Context

Additional text to include reference to NPF Implementation: Housing Growth Requirement (DHLGH, 2025)

Amendment No.		
Page No	Chapter / Section	Heading Title
35	1.15	Strategic Flood Risk Assessment (SFRA)

Removal of text.

1.12 POLICY CONTEXT

The Planning and Development Act 2000 (as amended) requires that the Development Plan shall, so far as is practicable, be consistent with national plans, policies, and strategies.

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

- * 50% of overall national population and employment growth to be directed to the five cities of Dublin, Cork, Limerick, Galway and Waterford.
- * Large and smaller towns, villages and rural areas to accommodate the other 50% of population.

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

National Planning Framework-First Revision (2025)

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

The NPF's overarching role remains to guide, where and how Ireland should grow spatially, socially, economically and environmentally over the coming decades. Key aims from the original framework carried through to the revision include, balanced regional development, compact growth and sustainable urban development, co-ordinated infrastructure and services, economic development and job growth as well as environmental protection and sustainability.

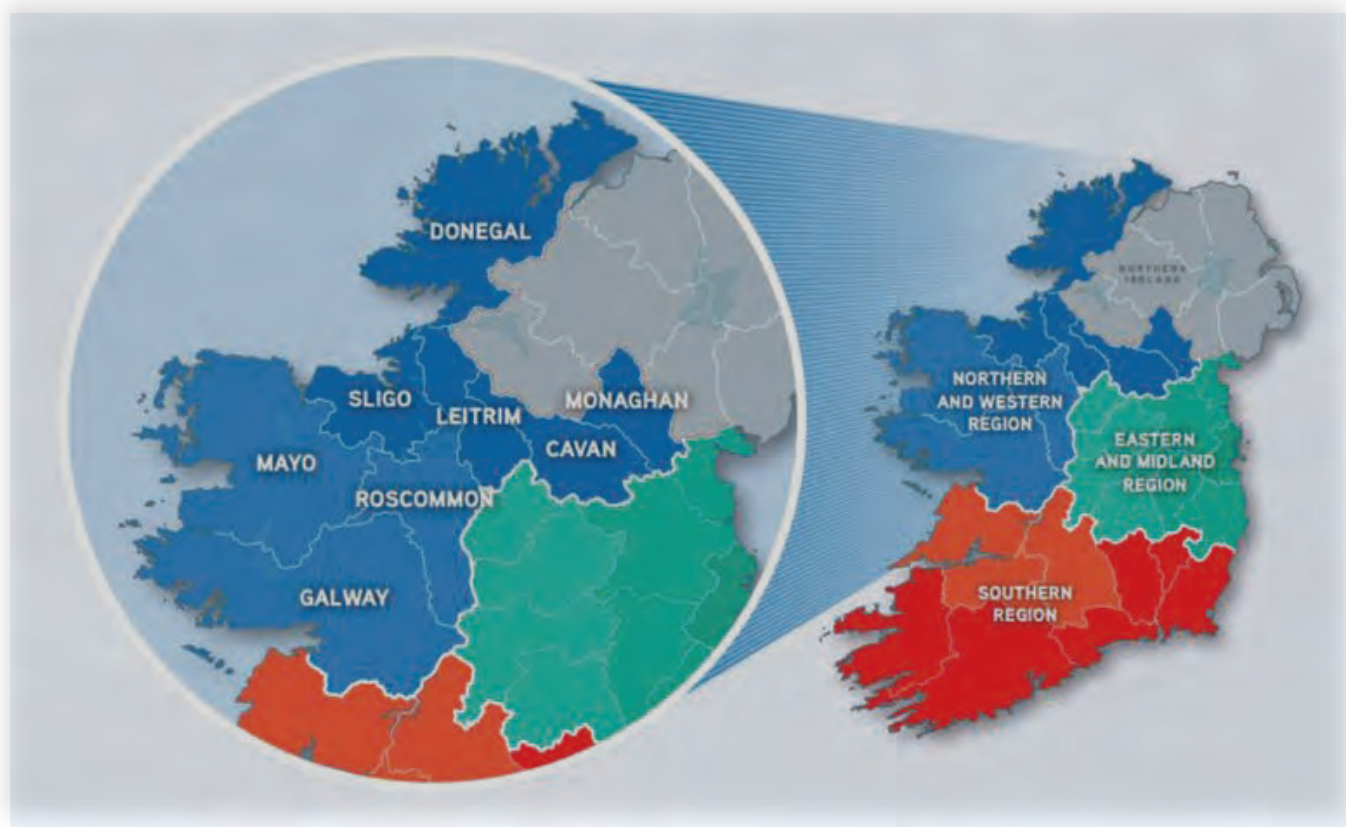
Overall, the NPF serves as a high-level strategic vision document to co-ordinate Ireland's spatial, economic, social and environmental future with the aim of more balanced, sustainable and inclusive growth.

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

County Monaghan is located within the Northern and Western Regional Assembly area (NWRA), along with the counties of Cavan, Donegal, Leitrim, Sligo, Mayo, Roscommon and Galway. Although County Monaghan is located within the NWRA the NPF also recognises that it is also part of a North East functional area where a key driver is the Dublin-Belfast cross border economic corridor.

The Regional Spatial and Economic Strategy 2020-2032 (RSES) provides a high-level development framework for the Northern and Western Region that supports the implementation of the NPF and the relevant economic policies and objectives of Government. It provides a 12-year strategy to deliver the transformational change that is necessary to achieve the objectives and vision of the Regional Assembly. It sets out the key strategic assets, opportunities and challenges for the Northern and Western Regional Assembly as well as setting out the policy responses to ensure that people's needs for housing, jobs, ease of travel and overall well-being are met up to 2032 and beyond.

FIGURE 1.2 REGIONAL ASSEMBLIES



Source: Regional Spatial and Economic Strategy 2020-2032 (RSES).

TABLE 1.1 NATIONAL POLICIES AND STRATEGIES

National Planning Framework – Project Ireland 2040 (NPF)	The National Planning Framework (NPF) is a national high-level strategic plan for shaping the future growth and development of the Country up to 2040. It is a region focused strategy for managing growth and is linked to the National Development Plan (NDP) which is a ten-year investment plan. It is a framework which will guide public and private investment, create and promote opportunities whilst protecting and enhancing the environment.
National Planning Framework - First Revision (2025)	The revised National Planning Framework (NPF) provides the basis for the review and updating of regional strategies and local authority development plans to reflect matters such as updated housing figures, projected job growth and renewable energy capacity allocations, including through the zoning of land for residential, employment and a range of other purposes.
National Development Plan 2021-2030 (NDP)	This Plan sets out the Government's over-arching investment strategy and budget for the period 2021-2030 which will underpin the National Planning Framework and drive its implementation up to 2030. It is a plan that balances the significant demand for public investment across all sectors and regions of Ireland with a major focus on improving the delivery of infrastructure projects to ensure speed of delivery and value for money. This will guide national, regional and local planning and investment decisions to ensure appropriate regional development that will cater for increased population and ongoing employment development, while supporting the Government's climate ambitions.
Our Sustainable Future: A Framework for Sustainable Development for Ireland 2012	A medium to long term framework for advancing sustainable development and the green economy in Ireland. It identifies spatial planning as a key challenge for sustainable development and sets a series of measures to address these challenges.
National Sustainable Mobility Policy	The National Sustainable Mobility Policy sets out a strategic framework to 2030 for active travel (walking and cycling) and public transport journeys to help Ireland meet its climate obligations. It is accompanied by an action plan to 2025 which contains actions to improve and expand sustainable mobility options across the country by providing safe, green, accessible and efficient alternatives to car journeys. It also includes demand management and behavioural change measures to manage daily travel demand more efficiently and to reduce the journeys taken by private car.
National Investment Framework for Transport in Ireland (NIFTI)	Published by the Department of Transport (DoT) in 2021, this policy document recognises the interdependence of transport and spatial planning and supports investment that will help realise compact growth and enhance connectivity.
National Adaptation Framework: Planning for a Climate Resilient Ireland 2024	This framework specifies the national strategy for the application of adaptation measures in different sectors and by local authorities to reduce the vulnerability of Ireland to the negative effects of climate change and to avail of any positive effects that may occur. It sets out an extended suite of guiding principles that underscore the need for smarter, faster and transformative adaptation actions, which demand a pathway planning approach to account for a range of future warming and impact scenarios. It acts as a roadmap for governments, organisations, and communities to plan and implement adaptation strategies. The Framework helps coordinate efforts, allocate resources, and prioritise actions that reduce vulnerability and enhance resilience. A robust framework not only enables more effective responses to immediate climate related challenges but also fosters long-term sustainability by ensuring that adaptation measures are integrated into policymaking, infrastructure development, and local planning.

The White Paper: Ireland's Transition to a Low Carbon Energy Future 2015-2030	This is an update of national energy policy, and it sets out a framework to guide policy and the actions of Government up to 2030.
Climate Action Plan 2024	This Plan sets out the roadmap to deliver on Ireland's climate ambition and is updated annually. It aligns with the legally binding economy wide carbon budgets and sectoral ceilings that will enable Ireland to meet 2030 targets and be well placed to meet mid-century decarbonisation objectives. It provides a detailed plan for taking decisive action to achieve a 51% reduction in overall greenhouse gas emissions by 2030 and reach net-zero emissions by no later than 2050. The Plan lists the actions needed to deliver on Ireland's climate targets and sets indicative ranges of emissions reductions for each sector of the economy.
National Energy and Climate Plan (NECP) 2021-2030	This Plan incorporates all planned policies and measures that were identified up to the end of 2019, and which collectively deliver a 30% reduction by 2030 in non-ETS greenhouse gas emissions (from 2005 levels). It aims to assist in the delivery of net-zero greenhouse gas emissions at EU level by 2050. It will be revised to include policies and measures to bring it in line with Ireland's commitment to achieving a 7% annual average reduction in greenhouse gas emissions between 2021 and 2030.
Ireland's 4th National Biodiversity Action Plan 2023-2030 (NBAP)	This Plan strives for a "Whole-of-Government, Whole-of Society" approach to the governance and conservation of biodiversity. The aim is to ensure an awareness of biodiversity and its importance, of the implications of its loss, and an understanding how to address the biodiversity emergency as part of a renewed national effort to act for nature. The NBAP takes account of the wide range of policies, strategies, conventions, laws and targets at the global, EU and national level that influence our shared environment in order to scale up biodiversity action.
National Broadband Plan (NBP)	The National Broadband Plan (NBP) is the government's initiative to deliver high speed broadband services to all premises in Ireland. This will be delivered through investment by commercial enterprises coupled with intervention by the State in those parts of the country where private companies have no plans to invest.
Water Services Strategic Plan (WSSP); A Plan for the Future of Water Services 2015	This document considers at a national level the way that water services are delivered in Ireland. It sets out strategic objectives for the delivery of water services up to 2040.
Draft Third Cycle Draft River Basin Management Plan 2022-2027	The RBMP sets out the status of waters in the River Basin Districts the proposed environmental objectives and the programme of measures to achieve those objectives by 2027.
People, Place and Policy Growing Tourism to 2025	This was published by the Department of Transport, Tourism and Sport in 2015 and sets out clear targets for the development of Irish Tourism. It is framed within the context of the tourism sector welcoming 10 million visitors by 2025 with associated revenues of €5bn and sustaining 250,000 persons in employment.

Our Rural Future: Rural Development Policy 2021-2025	The vision of this policy is for a thriving rural Ireland which is integral to national economic, social, cultural and environmental wellbeing and development. It highlights the interdependence of urban and rural areas, and recognises the centrality of people, the importance of vibrant and lived in rural places, and the potential to create quality jobs and sustain the environment.
Housing for All- A new Housing Plan for Ireland 2021	Part of the Programme for Government – Our Shared Future, the document Housing for All – a New Housing Plan for Ireland is the government’s housing policy to 2030. The vision over the longer term is to achieve a steady supply of housing in the right locations with economic, social and environmental sustainability built into the system, through increased affordability, eradication of homelessness, increasing housing supply and social housing delivery, and addressing vacancy and underuse of existing stock. The document specifies 213 actions to be taken by government departments, local authorities, state agencies and others.
Regional Spatial and Economic Strategy 2020-2032 (RSES)	TABLE 1.2 REGIONAL POLICIES AND STRATEGIES The RSES provides a high-level development framework for the Northern and Western Region that supports the implementation of the NPF and the relevant economic policies and objectives of Government. It provides a 12 year strategy to deliver the transformational change that is necessary to achieve the objectives and vision of the Regional Assembly. It sets out the key strategic assets, opportunities, and challenges for the Northern and Western Regional Assembly as well as setting out the policy responses to ensure that people’s needs for housing, jobs, ease of travel and overall well-being are met up to 2032 and beyond.
National Waste Management Plan for a Circular Economy (2024-2030)	This Plan seeks to influence sustainable consumption and prevent the generation of waste, improve the capture of materials to optimise circularity and enable compliance with policy and legislation. Sets out policy for future improvement and development of waste management as well as the means to implement and monitor progress.
Strategy for the Future Development of National and Regional Greenways (July 2018)	This Strategy aims to assist in the strategic development of nationally and regionally significant Greenways in appropriate locations constructed to an appropriate standard in order to deliver a quality experience for all Greenways users. It also aims to increase the number and geographical spread of Greenways of scale and quality around the country over the next 10 years with a consequent significant increase in the number of people using Greenways as a visitor experience and as a recreational amenity.

TABLE 1.3 COUNTY MONAGHAN STRATEGIES

Monaghan County Council Corporate Plan 2020-2024	Monaghan County Council’s Corporate Plan sets out the aims and principles that will inform and guide the activities of the Council. The core values of the Council are: * To provide strong governance, be open to scrutiny and transparent in our dealings with stakeholders. * To provide a public service that has a strong customer and citizen focus. * To be professional, competent and progressive in the design and delivery of our services. * To provide clear direction in economic, social and community development.
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**Monaghan Local Economic
and Community Plan
2023-2029**

The LECP sets out the objectives and actions needed to promote and support the economic development as well as the local and community development of the County both by the Council and in partnership with other economic and community development stakeholders. The LECP covers both community and economic elements in an integrated and combined way that reflects the cross-cutting nature of elements across the goals, objectives, outcomes, and actions. The aim of the Monaghan LECP 2023-2029 is, “to develop and promote social and economic opportunities for all people living in and visiting County Monaghan”.

**Monaghan Biodiversity and
Heritage Strategic Plan
2020-2025**

This Plan provides a framework for conserving biodiversity and natural heritage at a local level. It includes actions which serve to raise awareness of and enhance the protection, conservation and management of our natural heritage. The plan has an ambitious vision that the role heritage and biodiversity play in relation to climate change mitigation and adaptation, sustainable communities, functioning ecosystems, and health and well-being will be accepted in the County and embedded in the activities of Monaghan County Council. The mission or purpose of the strategic plan is to protect, conserve and advocate for biodiversity, tangible and intangible heritage, contributing to sustainable development and climate change mitigation and adaptation.

**County Monaghan Tourism
Strategy 2023-2028**

This Strategy identifies a series of actions which are designed to enhance tourism in the County. It sets out a clearly articulated, refreshed vision for driving sustainable, innovative, resilient and inclusive tourism sector growth in Monaghan and advocates the coordinated delivery of tourism products, services and experiences to realise the ambition of the strategy.

**County Monaghan Walking
and Cycling Strategy
2021-2026**

This document is a high-level, strategic look at how Monaghan County Council proposes to develop walking and cycling infrastructure, and to promote walking and cycling as activities which support the economic, cultural, and social wellbeing of the people of County Monaghan. The Strategy looks at walking and cycling both as recreational activities and at the crucial role that they play in helping to address Climate Change through the promotion of Active Travel.

**Monaghan Retail Strategy
2016-2022**

The aim of this Strategy is to promote a vibrant retail sector and to protect the viability and vitality of existing town centres.

**Monaghan Local Authority
Climate Action Plan
(LACAP) 2024 - 2029**

The Climate Action Plan 2024 - 2029 seeks to ensure that it:

- * Supports the implementation of international and national objectives on climate change, and
- * Works closely with the Northern and Western Regional Assembly (NWRA), Climate Action Regional Office (CARO) and other stakeholders to promote climate action policies and objectives, and
- * Promotes spatial planning policies that are consistent with climate mitigation and adaptation.

**Monaghan Land Use and
Transportation Study 2017**

This Study is a short to medium term plan that sets out a transport and land use strategy for Monaghan town.

There are also a number of Guidelines for Planning Authorities issued by Government Departments under Section 28 of the Planning and Development Act 2000 (as amended). Planning Authorities are required to have regard to any guidelines issued and accordingly this Plan has considered the following guidelines:

- * **NPF Implementation: Housing Growth Requirement (DHLGH, 2025)**
- * Architectural Heritage Protection – Guidelines for Planning Authorities (DAHG, 2011)
- * Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (DEHLG, 2009)
- * Childcare Facility Guidelines for Planning Authorities (DELG, 2001)
- * Development Contribution Scheme Guidelines for Planning Authorities (DECLG, 2013)
- * Development Management Guidelines for Planning Authorities (DEHLG, 2007)
- * Development Plan Guidelines for Planning Authorities (DHLGH, 2022)
- * Core Strategy Guidelines (DEHLG, 2010)
- * Spatial Planning and National Roads, Guidelines for Planning Authorities (DECLG, 2012)
- * Landscape and Landscape Assessment-draft (DELG, 2000)
- * The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009)
- * Provision of Schools and the Planning System (DEHLG, 2008)
- * Quarries and Ancillary Activities – Guidelines for Planning Authorities (DEHLG, 2004)
- * Retail Planning Guidelines, Guidelines for Planning Authorities and Retail Design Manual (DECLG, 2012)
- * Strategic Environmental Assessment: Guidelines for Regional Assemblies and Planning Authorities (DHLGH, 2022)
- * Sustainable Rural Housing Guidelines (DEHLG, 2005)
- * Sustainable Residential Development in Urban Areas and Urban Design Manual Best Practice Guide (DEHLG, 2009)
- * Urban Design Manual, A Best Practice Guide (DEHLG, 2009)
- * Sustainable Urban Housing – Design Standards for New Apartments (DHPLG, 2015)
- * Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (DHLGH, January 2024)
- * Telecommunications Antennae and Support Structures Guidelines (DELG, 1996)
- * Tree Preservation Guidelines (DELG, 1994)
- * Wind Energy Development Guidelines 2006 and Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change, (DHPLG, 2017)
- * Best Practice Guidance on Transboundary Consultation and Land Use Plans (DOENI Planning Service, 2010)
- * Domestic Wastewater Treatment Systems (Population Equivalent ≤10) (EPA, 2021)
- * Taking in Charge Procedures for Private Housing Developments (MCC, 2010) and any new or updated/subsequent versions(s) that may be published over the plan period.

1.13 STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

Strategic Environmental Assessment (SEA) is an environmental assessment of plans and is a statutory requirement of the EU SEA Directive (2001/42/EC) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011.

It is a process of systematically evaluating and predicting the likely environmental effects of implementing the Plan and it ensures that these effects are appropriately addressed at the earliest stage of decision making. The formal process of carrying out a SEA is an integral part of the preparation of this County Development Plan. The issues considered by the SEA are:

- * Biodiversity and flora and fauna,
- * Population and human health,
- * Soil (especially on greenfield lands),
- * Water (including flood risk and the status of rivers, lakes, and groundwater),
- * Air and climatic factors (including sustainable mobility and associated effects – energy usage and emissions to air including noise and greenhouse gases),
- * Material assets (including provision of adequate and appropriate wastewater and drinking water services and waste management),
- * Cultural heritage (architectural and archaeological heritage), and
- * Landscape/Geology.

The SEA Environmental Report which accompanies this Plan provides an understanding of the likely environmental consequences of decisions regarding development in County Monaghan. It has guided the preparation of policies and development alternatives for this Plan. A comprehensive suite of environmental mitigation has been developed for the County Development Plan which is presented in Section 8 of the accompanying Strategic Environmental Assessment (SEA). Monaghan County Council commits to implementing these mitigation measures during the lifetime of the Plan. A SEA statement has also been prepared, and this summarises how environmental considerations have been integrated into the Plan, how consultations were taken into account and the reasoning behind the decisions made in light of other reasonable alternatives.

1.14 APPROPRIATE ASSESSMENT (AA)

The EU Habitats Directive (92/43/EEC) requires the Appropriate Assessment (AA) of plans and projects to determine whether the Plan could have significant effects on Natura 2000 sites. This process involves an assessment of the indirect and cumulative impacts of the plan, considered with any current or proposed activities, developments or policies impacting on Natura 2000 sites. This process informs plans of the environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making.

The formal process of Appropriate Assessment has been carried out as part of the preparation of this Plan. Stage 1 involved screening for AA where it was concluded that the Plan could, in the absence of mitigation, result in adverse impacts on the Natura 2000 network. A Stage 2 Appropriate Assessment (Natura Impact Report) was carried out. Any risks to the conservation objectives of the Natura 2000 network have been addressed by the inclusion of mitigation measures that will prioritise the avoidance of impacts in the first place and mitigate impacts where these cannot be avoided. With mitigation measures incorporated, it is considered that the Plan will not have a significant adverse effect on the integrity of the Natura 2000 network. The Natura Impact Report is included in Appendix 23 of the Plan and should be read in parallel with this Plan.

1.15 STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

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

CHAPTER 02

CORE STRATEGY

**MONAGHAN COUNTY
DEVELOPMENT PLAN
2025 – 2031**

OVERVIEW OF CHANGES

Amendment No.5		
Page No	Chapter / Section	Heading Title
43	2.1	National and Regional Policy Context

Additional text included within Section 2.1 referring to National Policy Framework – First Revision (2025).

Amendment No.6		
Page No	Chapter / Section	Heading Title
44	2.2	Housing Supply Targets

Additional text included within Section 2.2 referring to National Policy Framework – First Revision (2025).

Amendment No.7		
Page No	Chapter / Section	Heading Title
60	2.10	Sustainable Residential Densities

Amended Table 2.5 Core Strategy.

Map Updates
• Map 2.2 RAUSUI Monaghan Town • Map 2.3 RAUSUI Carrickmacross Town • Map 2.4 RAUSUI Castleblayney Town • Map 2.5 RAUSUI Clone Town

2.0 INTRODUCTION

Section 10 of the Planning and Development Act 2000 (as amended) requires that a development plan shall include 'a core strategy which shows that development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Planning Framework and the Regional Spatial and Economic Strategy and with specific planning policy requirements specified in guidelines' issued by the Minister.

The core strategy of the County Development Plan recognises the role of settlements in driving the development of the County but also identifies the scope of development possible for the County, while remaining consistent with national and regional policy. It also identifies the quantum and location of development for the plan period, consistent with the population targets and settlement hierarchy that reflects the availability of existing services, planned investment, sequential development and environmental requirements.

CORE STRATEGY STRATEGIC OBJECTIVE

CSSO 1

To ensure that new development within the County will provide for sustainable and balanced development that enables economic growth, delivery of accessible and high-quality infrastructure and services, and guides population growth in accordance with the settlement strategy.

2.1 NATIONAL AND REGIONAL POLICY CONTEXT

The National Planning Framework (NPF) 2040 is a high-level strategy that will shape growth and development in Ireland to the year 2040. As a framework document it sets in sequence a process by which more detailed planning documents must follow, including the relevant Regional Spatial and Economic Strategy (RSES) and County Development Plan. It sets out ten National Strategic Outcomes (NSOs) which underpin the overarching vision for the Country and serve as shared goals, as depicted in Figure 2.1.

The NPF contains a number of National Policy Objectives which set out a framework for making cities, towns and villages more attractive and 'liveable' with a target of 30% of new housing to be within the existing urban footprint of our towns and villages. Within this context, under National Policy Objective 11, the NPF applies a 'presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages' and under National Policy Objective 16 it targets the 'reversal of rural decline in the core of small towns and villages through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes.' Having regard to the foregoing, the main aims of the Core Strategy are:

- * To provide for and support strong and sustainable development over the lifetime of the Plan.
- * To approach the overall development of the County in an inclusive and integrated way to make sure all aspects of development occur in a consistent manner.
- * To ensure the best use of the County's resources to support the sustainable development of infrastructure, amenities and economic investment in the area.
- * To achieve a dynamic and vibrant living and working environment for the County's population by making the most of economic, social and physical development for the benefit of communities and visitors alike.
- * To identify the scope of development needed to support future population growth.
- * To promote and support the integration of land use and transport, public transport accessibility, and to encourage a modal shift to greater use of sustainable modes of transport, including walking, cycling and public transport.
- * To examine and assess existing housing and settlement patterns to ensure all decisions are informed and evidence based.

FIGURE 2.1
NPF NATIONAL STRATEGIC OUTCOMES

Source: National Planning Framework, page 13.



The NPF sets out projected populations for the regions and counties until 2031 (refer to Figure 2.2). The projected population for Monaghan County by 2031 is between 69,000 and 71,000.

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

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

FIGURE 2.2
TRANSITIONAL
REGIONAL AND
COUNTY
POPULATION
PROJECTIONS
TO 2031

Northern and Western Regional Assembly			
Regions and Counties	2016	2026	2031
North-West			
Donegal	159,000	173,500-176,500	179,500-183,500
Sligo	65,500	71,500-72,500	74,000-75,500
Leitrim	32,000	35,000-35,500	36,000-37,000
Subtotal	256,500	280,000-284,500	289,500-296,000
West			
Galway	258,000	300,000-308,500	322,000-334,500
Mayo	130,500	142,000-144,500	147,000-150,500
Roscommon	64,500	70,500-71,500	73,000-74,500
Subtotal	453,000	512,500-524,500	542,000-559,500
Mid-Border			
Cavan	76,000	83,000-84,500	86,000-88,000
Monaghan	61,500	67,000-68,000	69,000-71,000
Subtotal	137,500	150,000-152,500	155,000-159,000
Total	847,442	942,500-986,500	961,500-1,014,500

Source: Implementation Roadmap for the National Planning Framework, Appendix 2, page 14.

One of the five growth ambitions of the Regional Spatial and Economic Strategy (RSES) for the Northern and Western Regional Assembly 2020-2032 states 'Compact growth will be pursued to ensure sustainable growth of more compact urban and rural settlements, supported by jobs, houses, services and amenities, rather than continued sprawl and unplanned, uneconomic growth.' Regional Policy Objective RPO 3.2 aims to 'deliver at least 30% of all new homes that are targeted in settlements with a population of at least 1,500 within the existing built-up footprints', while Regional Policy Objective RPO 3.13 seeks 'to support the role of smaller and medium sized towns, which demonstrate an important role in terms of service provision and employment for their catchments within the economic function of the county. Such settlements will be identified through the Development Plan process as part of the Settlement Hierarchy and the Core Strategy.' Therefore, this Core Strategy seeks to manage the growth of the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay having regard to this target and their respective roles and functions.

Regional Policy Objective RPO 3.4 seeks 'to support the regeneration and renewal of small towns and villages in rural areas', while Regional Policy Objective RPO 3.3 has a target to 'deliver at least 20% of all new housing in rural areas on brownfield sites.' Therefore, this Core Strategy seeks to implement these objectives in a sustainable manner in respect to the villages and rural area.

The aim of this Core Strategy is to provide for sustainable and measured growth in order to meet the projected population growth and housing requirements for County Monaghan over this plan period consistent with both the NPF and RSES.

2.2 HOUSING SUPPLY TARGETS

In 2020 the Housing Supply Target Methodology for Development Planning Guidelines were issued by DHLGH under Section 28 of the Act 2000 (as amended). The purpose of these Guidelines is to assist planning authorities in appropriately integrating, in a consistent and coherent approach, the strategic national and regional population parameters into their statutory planning processes, including the preparation of the County Development Plan and the preparation of the Housing Strategy, informed by the Housing Need and Demand Assessment (HNDA) process.

The Department commissioned the Economic and Social Research Institute (ESRI) to further develop work previously undertaken for the NPF to provide a nationally integrated and standardised evidence base for local authorities to estimate overall housing demand. The ESRI research applied an econometric and demographic projection model to four different development scenarios:

- * Baseline – projecting a 'business as usual' scenario which is based on current trends and medium-term projections for the Irish economy.
- * NPF 50:50 City – consistent with the NPF strategy.
- * High Migration – incorporating assumptions around high international migration flows into Ireland based on higher economic growth than the baseline.

- * Low Migration – incorporating assumptions around lower international migration flows into Ireland based on lower economic growth than the baseline.

The NPF 50:50 City scenario is broadly consistent with the NPF and consequently, the 2018 NPF 'Roadmap' document and the population parameters specified therein. Therefore, the identified NPF 50:50 City scenario is the recommended housing demand scenario to be used in planning for the provision of housing to meet projected levels of demand in accordance with the NPF strategy. The housing demand and supply figures for the County issued with the Guidelines envisages a total of 2,184 houses to be delivered in County Monaghan between 2020 and 2026 and a total of 3,641 houses to be delivered between 2020 and 2031, inclusive of those houses that were not delivered in the years 2017 (77), 2018 (163), and 2019 (13).

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

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

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

To ensure that urban settlements which are peripheral to the larger cities thrive, their development must strike a balance in meeting the needs of modern life in a way that is sensitive and responsive to the landscape in which it is located. In Monaghan Town for example, which had a population of 7,894 in 2022, it is considered difficult to require high densities at site specific level as the density standard should be relative to the area accommodating the development. Furthermore, topographical issues further restrict the density of development that can be achieved. Details of this can be found in Appendix 21.

For the purposes of ascertaining a suitable housing land requirement for County Monaghan and having regard to the range of densities set out in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), it is considered appropriate to apply a density of 30 units per hectare within the larger settlements (Key and Large towns), 25 units per hectare in the medium settlements (Medium and Small towns), and 20 units per hectare in the smaller settlements (Rural town and Villages). It is considered that this is both practical and realistic for the urban settlements of County Monaghan where most of the sites suitable for new residential development have, in the main, extensive topographical challenges.

The Core Strategy provides for the development of lower density houses within the urban settlements. This will be permitted through schemes that provide suitable housing to meet the needs of people who might otherwise seek to build a one-off dwelling in the rural area. Such schemes will only be permitted on suitable lands located within the designated settlement boundaries where it is demonstrated that there is a demand for the development within the settlement and where it contributes to the sequential development of land from the centre of the settlement outwards or represents a consolidation of the settlement footprint.

As Figure 3.1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) indicates that detached /semi-detached housing will be in the density range of 15-30 dwellings per hectare, a lower density assumption of 15 units per hectare (unless where site specific circumstances can justify otherwise), is being proposed for the option of developing low density developments and/or serviced sites in suitable locations within the designated settlements. As the target densities in the revised Core Strategy Table 2.5 are based on average density across Proposed Residential A and Proposed Residential B zonings this does not affect the quantum of lands to be zoned.

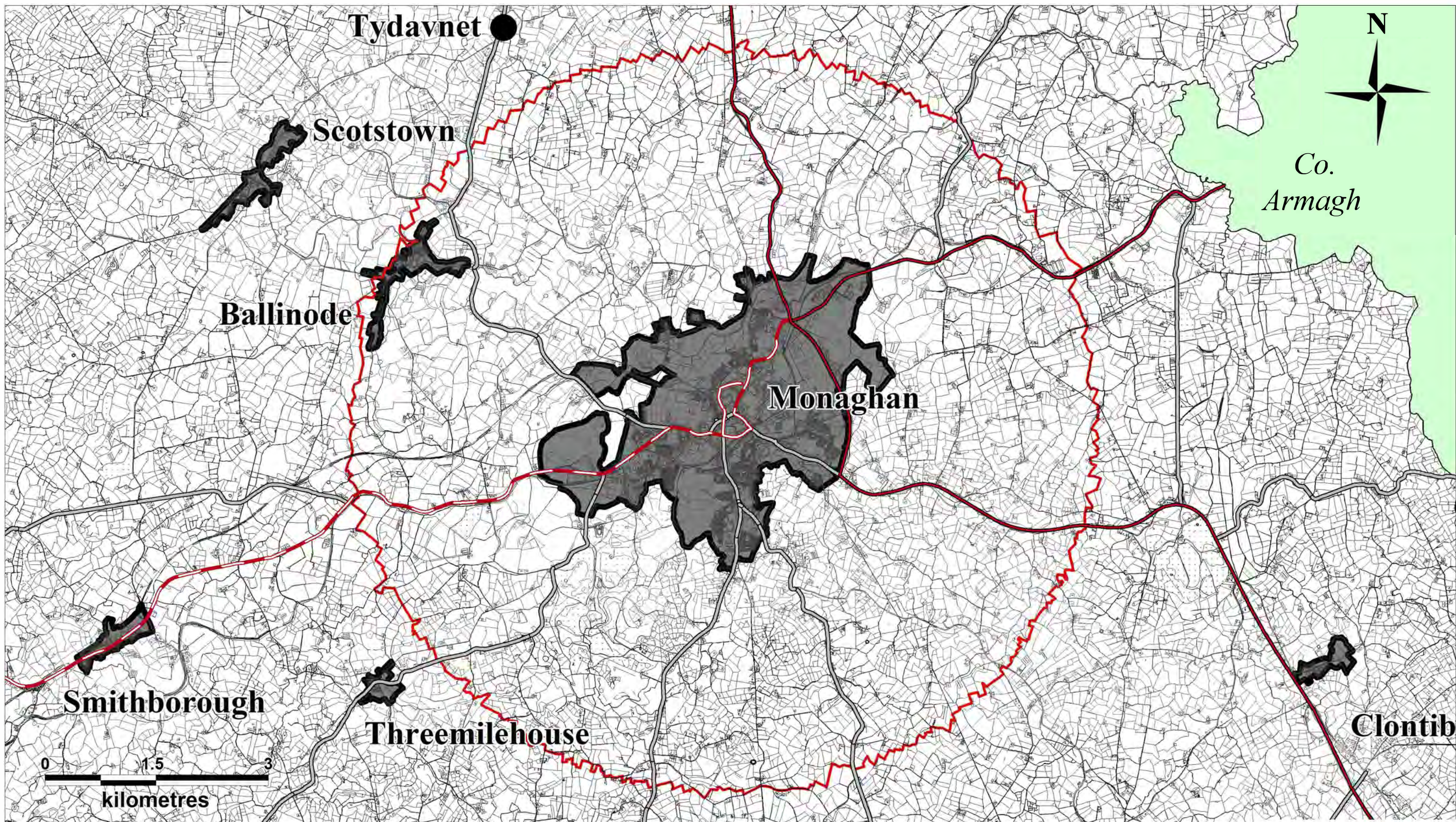
TABLE 2.5 CORE STRATEGY TABLE

Settlement		Population		Land Zoning Required					
Settlement Type	Settlement Name	Census 2022 Population	Census 2022 (%)	Housing Target*** (units)	Housing Target (%)	Target Residential Density (UPH)	Zoned Land Required (ha)	Minimum 30% Infill Lands (ha)	Remaining 70% lands (non-infill) (ha)
County		65288	100	5895	100.0		152.50	45.744	106.736
Key Town (Tier 1)	Monaghan	7894	12.1	1709.55	29.0	30	56.99	17.097	39.893
Self-Sustaining Growth Towns (Tier 2)	Carrickmacross	5745	8.8	1237.95	21.0	30	41.27	12.381	28.889
	Castleblayney								
		3926	6.0	707.4	12.0	25	28.30	8.49	19.81
Self-Sustaining Towns (Tier 3)	Clones	1885	2.9	353.7	6.0	25	14.15	4.245	9.905
	Ballybay								
		1329	2.0	235.8	4.0	20	11.79	3.537	8.253
Villages (Tier 4) *		4833	7.4	471.6	8.0				
Rural Areas (Including Tier 5 & Tier 6 Villages)		39676	60.8	1179	20.0				

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

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

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



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

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



Area Under Strong Urban Influence

Settlement Envelope



National Primary Road



National Secondary Route

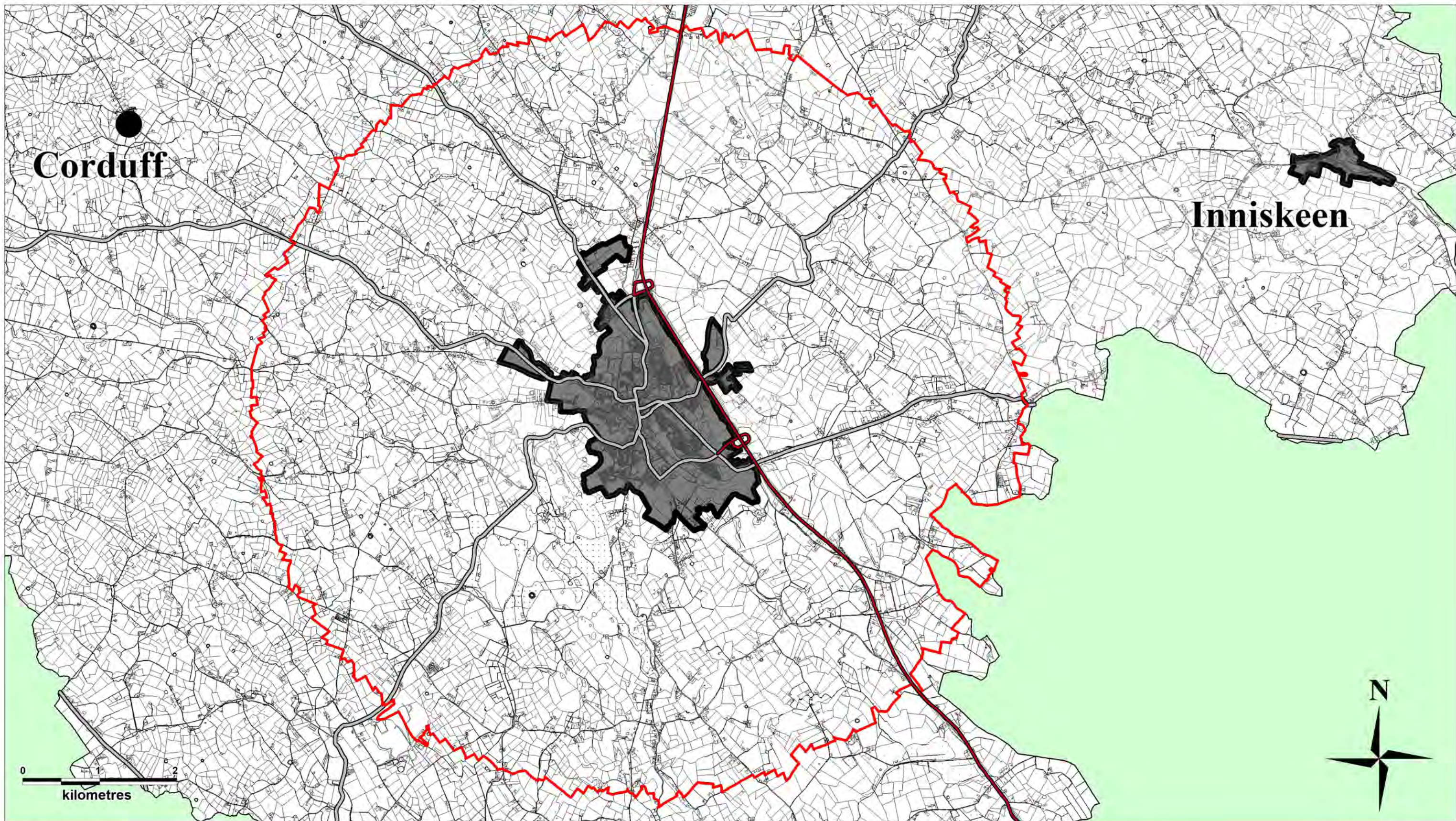


Regional Roads

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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

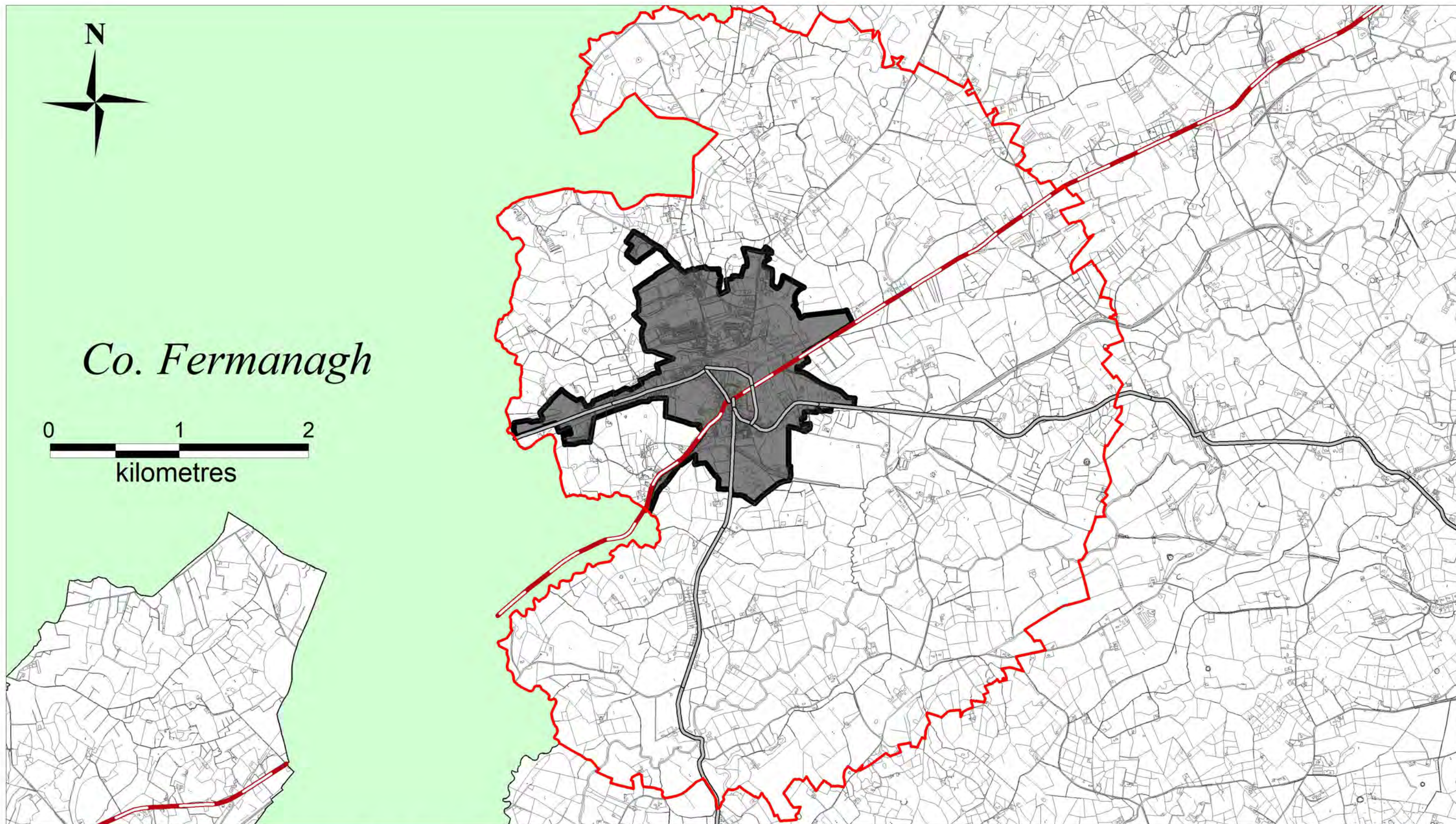


Regional Road

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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



Settlement Envelope



National Secondary Road



Regional Roads

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CHAPTER 05 **COMMUNITY**

**MONAGHAN COUNTY
DEVELOPMENT PLAN
2025 – 2031**

OVERVIEW OF CHANGES

Amendment No.8		
Page No	Chapter / Section	Heading Title
109	5.4	Educational Facilities

Additional text included in Section 5.4 regarding new school sites.

Following the detailed analysis of the socio-economic profile of the County, a consultation process and review of existing policy, six high level goals have been adopted for the Monaghan LECP:

1. Support and promote diversity, equity and respect, to enhance inclusion and wellbeing in communities across the County.
2. Transition to a more sustainable County based around climate action, biodiversity, decarbonisation, clean energy and environmental responsibility.
3. Increase access to training and educational resources to promote opportunities for personal and professional development.
4. Prioritise the targeted regeneration of the County's towns and villages to address economic and community decline in rural areas.
5. Grow and diversify the economy and attract and create high value sustainable employment.
6. Foster, develop and invest in arts, culture, and the creative sector and unlock County Monaghan's tourism potential to support economic growth and sustainable development.

5.3 COMMUNITY FACILITIES

The importance of community participation in the improvement and maintenance of community facilities is recognised by Monaghan County Council. The community voluntary sector in association with relevant statutory bodies sustains vital facilities for the population, playing a vital role in the future development of the County. Community buildings and facilities are vital to fostering a sense of community identity and wellbeing. Continued growth in population has implications for community services as the needs of the population base change. It is essential that through the planning process adequate measures are taken to secure community services to improve the quality of life experienced by the population of County Monaghan. A flexible and supportive approach will be adopted towards proposals for community facilities on suitable sites within other land use zoning categories, where such a proposal is suitably located within the settlement boundary and is easily accessible for all sections of the community. Monaghan County Council shall continue to provide support for local and community initiatives to prevent and mitigate Domestic, Sexual and Gender Based Violence in accordance with the 3rd National Strategy on Domestic Sexual and Gender-Based Violence Implementation Plan to ensure there is zero tolerance in our society for domestic, sexual and gender-based violence.

COMMUNITY FACILITIES OBJECTIVE

CFO 1

To assist and promote community groups in determining local projects that will engage and support local community development, and to support them in any funding application opportunities which may arise.

5.4 EDUCATIONAL FACILITIES

The provision of national and post primary schools in County Monaghan are the responsibility of the Department of Education (DoE). Third Level Education, Youth Reach services, Adult Education and literacy promotion are all operated by the Cavan and Monaghan Education and Training Board (CMETB). The Council will continue to ensure that school sites are made available as required, as well as providing for the expansion of existing school sites by land use zoning provision and by any other means as may be necessary.

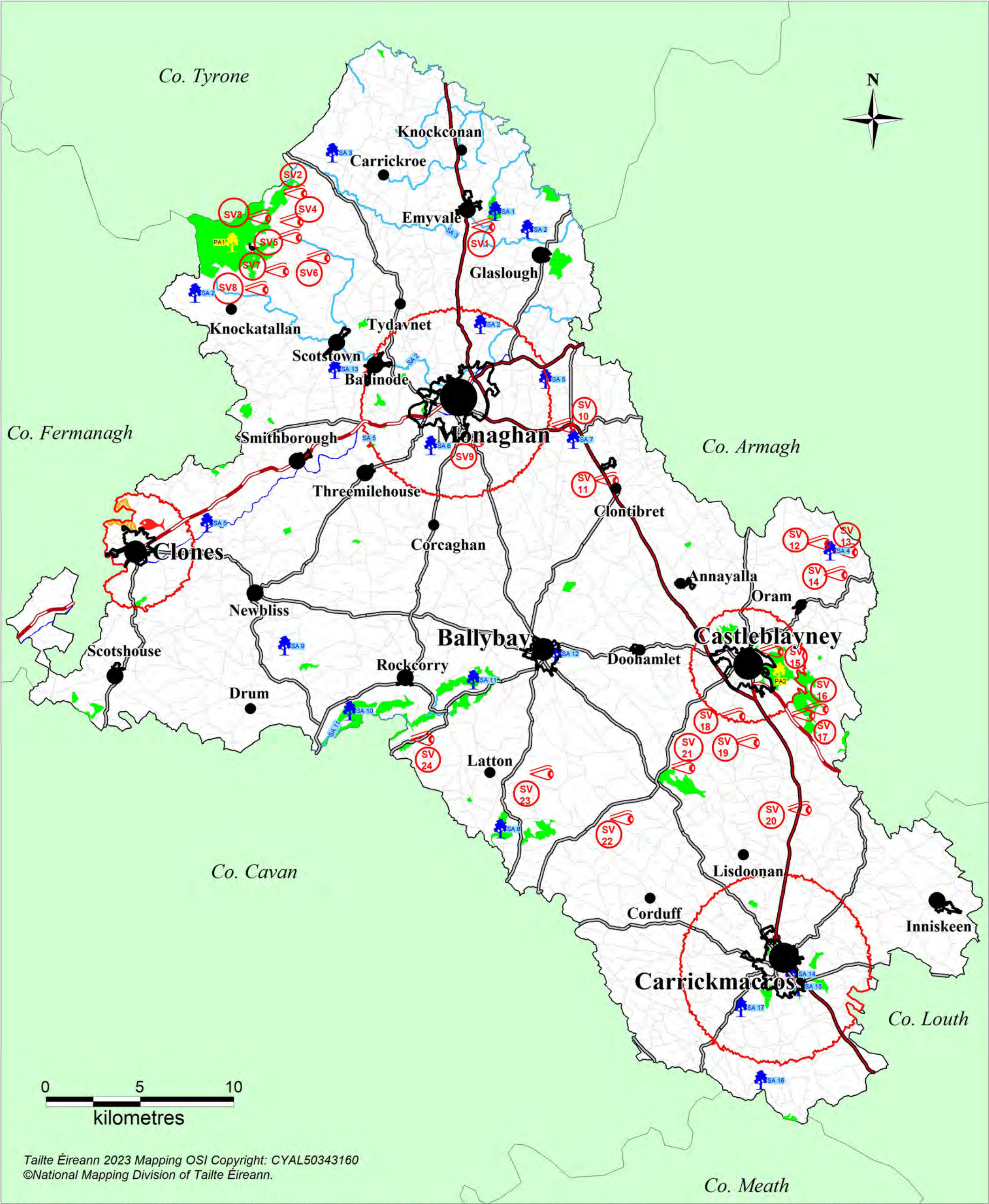
The provision of high quality third level education facilities in County Monaghan is critical to retaining the youth population, who might otherwise leave the County to attend third level institutions elsewhere. It also benefits local employers and industry by providing skilled graduates for the job market. The enhancement of third level facilities provides scope for effective engagement between institutions and employers through access to research, development and innovation.

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.

CHAPTER 06

HERITAGE, CONSERVATION AND LANDSCAPE

**MONAGHAN COUNTY
DEVELOPMENT PLAN
2025 – 2031**



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



CHAPTER 07 **TRANSPORT AND INFRASTRUCTURE**

**MONAGHAN COUNTY
DEVELOPMENT PLAN
2025 – 2031**

OVERVIEW OF CHANGES

Amendment No.9		
Page No	Chapter / Section	Heading Title
193	7.8	Public Water and Wastewater

Additional text included in Section 7.8 regarding engaging with Uisce Éireann where capacity constraints are identified.

UTILITIES ALONG THE TRANSPORTATION NETWORK POLICIES

- UTNP 1** : A licence is required to undertake works on the public transportation network, and the undertaking and reinstatement of those works will be in compliance with the licence.
- UTNP 2** : The licencing or installation of utilities along offroad Active Travel or recreational walking and cycling routes will be considered on a case by case basis, and subject to the utility provider demonstrating that the utility can be managed without adverse impacts on the operation of the route.

7.8 PUBLIC WATER AND WASTEWATER

The responsibility of public water supply and wastewater services was transferred to Uisce Éireann, formerly known as Irish Water, in 2014. As Ireland's national regulated water utility, Uisce Éireann is responsible for the operation of public water services, management of national water assets, maintenance of water infrastructure, planning and investment, capital projects and customer care and billing.

The provision and maintenance of quality wastewater treatment infrastructure is critical in the interest of sustainable development and the protection of water quality. Uisce Éireann is responsible for the treatment and disposal of wastewater in serviced towns and villages. Uisce Éireann's operations are regulated by the Environmental Protection Agency, which sets environmental standards that must be complied with in respect of the provision of waste-water infrastructure. Uisce Éireann's Wastewater Treatment Capacity Register provides an indication of available capacity at Wastewater Treatment Plants (WWTPs) and the Water Supply Capacity Register provides an indication of

available water supply in Monaghan. The registers are updated on an annual basis and are subject to change throughout the year.

In respect of future investment priorities Uisce Éireann has prepared a Water Services Strategic Plan (WSSP) which it will review on a five year basis. Additionally, the Capital Investment Plan (CIP) will set out the investment in water service infrastructure over a cycle of five-six years.

Monaghan County Council will co-operate with Uisce Éireann to provide and maintain an adequate public water supply and waste water infrastructure network to serve the County over the lifetime of this Development Plan and beyond. Future capital investment in infrastructure will be achieved through the Capital Investment Plan.

The 2022 Wastewater Treatment Capacity Register provides an indication of available capacity at Uisce Éireann Wastewater Treatment Plants (WWTPs) in Monaghan.

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.

WATER AND WASTEWATER OBJECTIVES

- WWO 1** : To support and co-operate with Uisce Éireann, as appropriate, to deliver a sustainable water services in line with the objectives set out in the Core Strategy.
- WWO 2** : To co-operate with Uisce Éireann in order to identify, prioritise and advance the delivery of appropriately designed water and wastewater projects at appropriate locations, having due regard to the existing constraints and environmental sensitivities and relevant protections, throughout the County during the Development Plan period.

WATER AND WASTEWATER POLICY

- WWP 1** : To only permit development in instances where there is sufficient capacity in the public water and wastewater infrastructure, subject to executed connection agreement with Uisce Éireann.

CHAPTER 08

ENVIRONMENT, ENERGY AND CLIMATE ACTION

**MONAGHAN COUNTY
DEVELOPMENT PLAN
2025 – 2031**

OVERVIEW OF CHANGES

Amendment No.10		
Page No	Chapter / Section	Heading Title
204	Water Protection Objectives.	Water Protection Objectives

Additional Objective WPO 10.

WATER PROTECTION OBJECTIVES

WPO 1	To protect known and potential groundwater reserves in County Monaghan.
WPO 2	To support the implementation of the relevant recommendations and measures as outlined in the relevant River Basin Management Plan, and associated Programmes of Measures, and any new or updated/subsequent versions.
WPO 3	To contribute towards the protection of existing and potential water resources, and their use by humans and wildlife, including rivers, streams, groundwater and associated habitats and species in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC), the European Union (Water Policy) Regulations 2003 (as amended), the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009) (as amended), the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (Groundwater) Regulations, 2010 (S.I. No. 9 of 2010) (as amended) and other relevant EU Directives, including relevant transposing regulations and policy guidance and any new or updated/subsequent versions.
WPO 4	To encourage the use of catchment-sensitive farming practices, and take cognisance of departmental guidance, in order to meet Water Framework Directive targets and comply with the relevant River Basin Management Plan.
WPO 5	To prevent river fragmentation and to encourage where possible the connectivity or the re-connectivity of fisheries waters in consultation with Inland Fisheries Ireland.
WPO 6	To support the application and implementation of a catchment planning and management approach to development and conservation, including the implementation of Sustainable Drainage System techniques (SuDS) for new development with consideration given to the guidance document 'Planning for watercourses in the urban environment' published by the Department of Housing, Local Government and Heritage (2022).
WPO 7	To encourage collaboration with relevant stakeholders, including government departments, the Environmental Protection Agency and the Irish Farmers Association with the aim of facilitating sustainable development related to intensive farming.
WPO 8	To protect waterbodies and watercourses from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in riverine and wetland areas as appropriate with consideration given to Inland Fisheries Ireland's guidance document 'Planning for watercourses in the urban environment' (2020).
WPO 9	To protect drinking water from the effects of development, in collaboration with relevant statutory authorities, including Uisce Éireann and Northern Ireland Water Ltd.
WPO 10	To have regard for OPW Arterial Drainage Schemes, including channels and benefitting lands. This may include the provision of a 10m maintenance buffer adjacent to arterial drainage channels to facilitate ongoing maintenance. Such buffer areas, where required by the Planning Authority, shall not normally be developed in a manner that would prevent access. A site-specific Flood Risk Assessment of an appropriate stage will be required for any proposed development within Arterial Drainage Scheme Benefitting Lands, having regard for any indication of areas subject to flooding or poor drainage.

CHAPTER 10

MONAGHAN TOWN SETTLEMENT PLAN 2025–2031

**MONAGHAN COUNTY
DEVELOPMENT PLAN
2025 – 2031**

OVERVIEW OF CHANGES

Amendment No.11		
Page No	Chapter / Section	Heading Title
256	10.2	Strategy and Vision.

Reference to quantum of land zoned in Monaghan town for residential purposes, updated.

Amendment No.12		
Page No	Chapter / Section	Heading Title
260	10.7	Industry, Enterprise and Employment.

Reference to quantum of land zoned in Monaghan town for Industry, Enterprise and Employment, updated.

Maps Amended
• Map MTDP1 Monaghan Town. • Map MDP2 Monaghan Town Centre.

Monaghan Town today retains the Diamond and an enhanced open space at Church Square. Whilst the main arteries through the town remain busy, the completion of the town by-pass has diverted north/south bound traffic from the town centre. The landscaping and public realm improvements carried out in the town centre have enhanced its general appearance and added value to new and existing properties.

10.2 STRATEGY AND VISION

The Northern and Western Regional Assembly, Regional Spatial and Economic Strategy 2020-2032 (NWRA RSES) defines Monaghan Town as a ‘Key Town’. Key Towns are regionally strategic employment centres of a significant scale that can act as regional drivers that complement and support the higher order urban areas within the settlement hierarchy. The NWRA RSES also notes that Monaghan Town has the potential to accommodate a significant level of growth in population and employment.

The purpose of this Development Plan is to set out a shared vision of how the sustainable and co-ordinated growth and development of Monaghan Town can be shaped in a planned manner which will also act as a catalyst for the economic, physical, cultural, and environmental development of the town. The Development Plan aims to give direction to the town’s expansion while encouraging an inclusive, transparent and accountable approach to future development during the plan period 2025-2031 and beyond.

The 2022 Census indicates that the population of Monaghan Town is 7,894. This represents an increase of 216 from the 2016 Census, an increase of 2.8%. The Census results also indicated that of the total housing stock available in the town, 22.6% were vacant.

The main employment sectors in Monaghan Town in 2022 were in Commerce and Trade (22%), Professional Services (18%), and Manufacturing Industries (17%). Although the employment figures reinforce the standing of Monaghan Town as the County’s main commercial, administrative and service centre, there is a deficiency in the number of jobs in IT-technology based industries and employment opportunities for graduates. It is hoped that with improved third level educational facilities and the provision of sufficient serviced industrial lands in the town, this form of industry may be attracted to the town.

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

One of the main aims of the Development Plan is to consolidate the town centre as advocated in the National Planning Framework (NPF) and the NWRA RSES. Strong population centres become self-generating in terms of employment, attracting inward investment in industry and commerce, and thus support a wider range and quality of infrastructure, services and facilities.

TABLE 10.1 MONAGHAN TOWN POPULATION PROJECTIONS

2022 POPULATION	POPULATION AS A % OF COUNTY MONAGHAN POPULATION 2022	2031 PROJECTED POPULATION	PROJECTED % OF COUNTY MONAGHAN POPULATION 2031
7,894	12.09%	9,700	13.6%

10.3 EDUCATION

Monaghan Town has five secondary schools and five national schools as well as Monaghan Institute, a further education college. The numbers attending each college are outlined in Table 10.2.

In recognising the strategically important parcel of zoned Industry, Enterprise and Employment lands at Knockaconny, Monaghan County Council will facilitate and promote the sustainable development of the town as well as consolidating, expanding and complementing existing significant enterprise activities at this location.

Approximately 215 hectares of land has been zoned for Industry, Enterprise and Employment development in Monaghan Town as indicated on Map MTDP1 of the Monaghan County Development Plan 2025-2031. The provision of sufficient zoned Industry, Enterprise and Employment lands will provide certainty and clarity for all potential developers and encourage the location of new industries in the town.

MONAGHAN INDUSTRY, ENTERPRISE AND EMPLOYMENT OBJECTIVE

MTO 8

To promote Monaghan Town as the key industrial and employment centre of the County in line with its 'Key Town' status as designated in the Northern and Western Regional Assembly Regional Spatial and Economic Strategy (NWRA RSES).

10.8 POWER AND TELECOMMUNICATIONS

Monaghan Town benefits from good communication infrastructure including Project Kelvin, an extensive submarine and terrestrial cable deployment which connects directly and securely to Canada, the US, UK and mainland Europe.

The Metropolitan Area Network (MAN) has also been provided in Monaghan Town. E-net are the wholesale company charged with maintenance of the MAN network, operating through a series of retail broadband providers. This infrastructure provides access to dedicated high speed and secure, broadband networks. This offers opportunities for the development of e-working centres throughout the region in line with the Smarter Travel policy of reducing the number of journeys to work by car. High speed broadband is also available in the town.

The M:Tek buildings located at Knockaconny are part of the Armagh Monaghan Digital Corridor with a broadband 1Gb link between the A Tek (Armagh) and M:Tek.

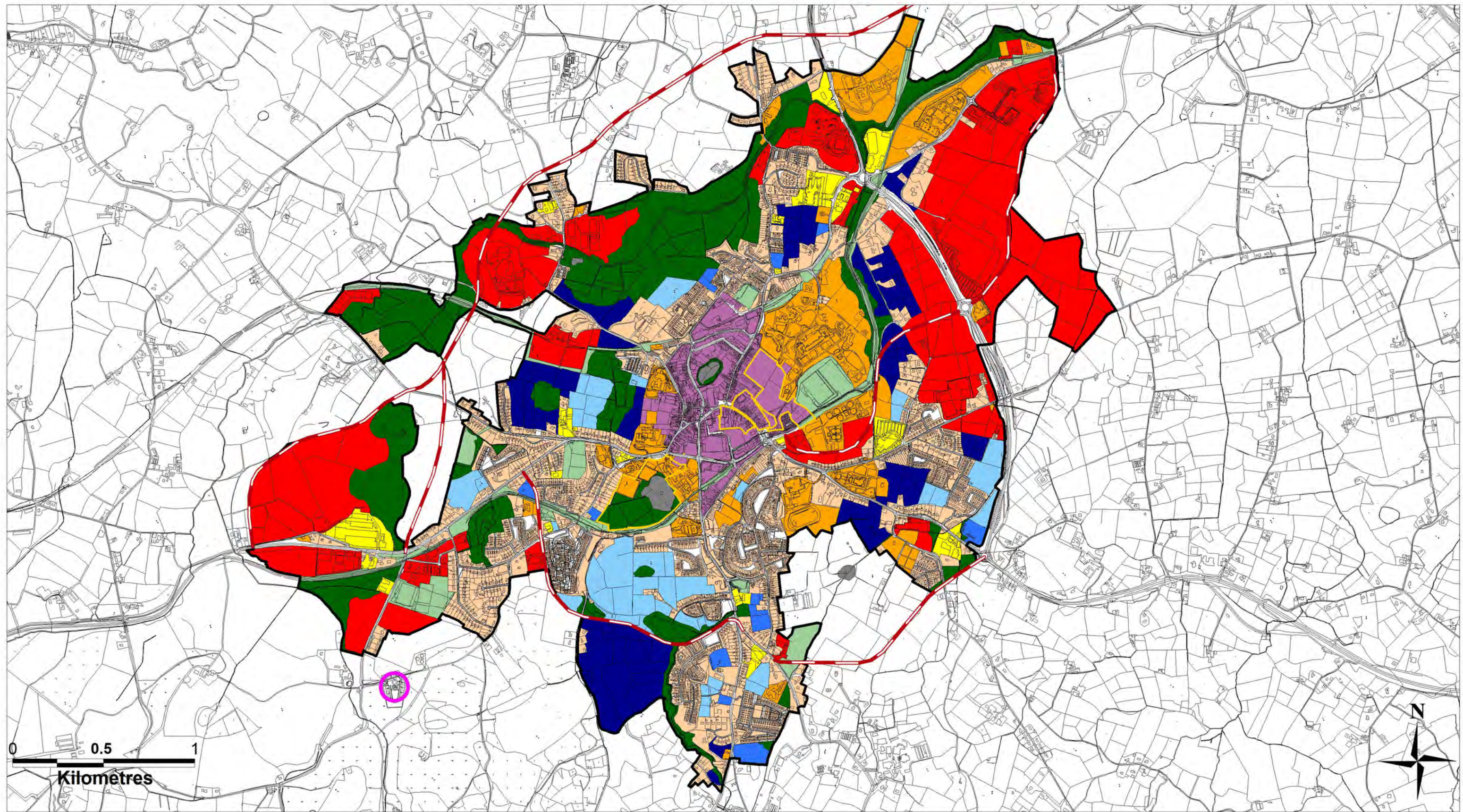
High speed fibre broadband is also available in the town. SIRO, a joint venture between ESB and Vodafone, has completed the build of their full fibre network which can deliver high speed broadband services to homes and business throughout the town. Eir/Openeir has completed the upgrade of their fibre broadband networks within the town area.

10.9 ROADS, TRAFFIC MANAGEMENT AND ACTIVE TRAVEL

Monaghan Town is located at the intersection of the N2 Dublin-Derry/Letterkenny and N12/N54 Belfast-Galway National Routes, linking Dublin to the North-West and Belfast to the Midlands, respectively. The town is also located along a key east-west corridor linking Dundalk and Newry to Sligo and South Donegal. Monaghan Town is linked by the improved national and regional road network to Cavan Town as well as Enniskillen, Omagh, Dungannon and Armagh in Northern Ireland. The M1 Dundalk-Dublin motorway, Carrickmacross by-pass, Castleblayney by-pass, and Monaghan by-pass have strengthened the town's strategic position and connectivity to the Belfast-Dublin Economic Corridor.

The Monaghan Town (N2) by-pass has removed most north-south through traffic from the town centre. However, national road traffic travelling between the N54 and N2/N12 continues to travel through the town centre, as well as traffic using key regional routes. This through traffic presents a challenge when balancing the carrying capacity of those strategic routes and meeting the needs of other road users, commercial activity and residential developments. While traffic management solutions have been implemented such as restrictions on the movement of Heavy Goods Vehicles on some urban streets, direct intervention may be needed to facilitate traffic and transportation, to achieve active travel and climate action targets, and to facilitate the development and growth ambitions of the town.

Government policies now encourage modal shift, where possible, away from private car use and towards more sustainable transport modes such as walking, wheeling or cycling, also known as active travel. Government investment in active travel has increased significantly in recent years. The provision of quality cycling, wheeling and walking facilities can provide an

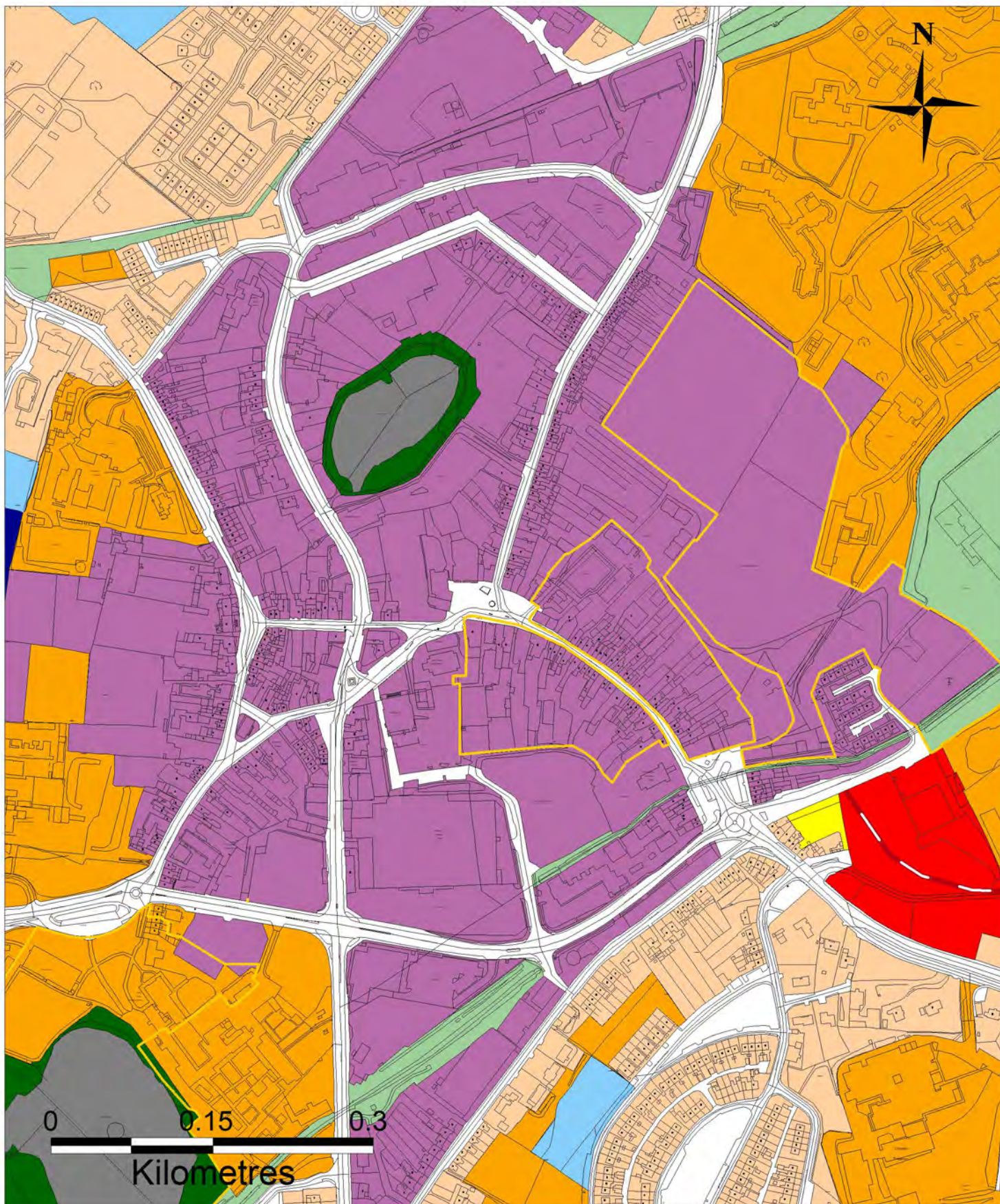


Monaghan Town (Map MTDP1)

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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CHAPTER 11

CARRICKMACROSS TOWN SETTLEMENT PLAN 2025-2031

**MONAGHAN COUNTY
DEVELOPMENT PLAN
2025 – 2031**

OVERVIEW OF CHANGES

Amendment No.13		
Page No	Chapter / Section	Heading Title
270	11.2	Strategy and Vision.

Reference to quantum of land zoned in Carrickmacross town for residential purposes, updated.

Maps Amended
• Map CKDP1 Carrickmacross Town • Map CKDP2 Carrickmacross Town Centre

11.2 STRATEGY AND VISION

In recognition of its role in providing employment, housing and services for the south of the County, Carrickmacross is designated as a town with strategic potential on a regional scale in the Northern and Western Regional Assembly Area Regional Spatial and Economic Strategy (NWRA RSES).

The town performs important retail, residential, service and amenity functions for its rural hinterland as well as its urban population. It is a town that acts as a driver for local economies in the south of the County with well-established economic, administrative and social functions and is strongly positioned to attract businesses that require access to the Belfast/Dublin corridor.

The 2022 Census indicates that the population of Carrickmacross is 5,745 representing an increase of 713 from the 2016 Census.

Census 2022 indicated that 13% of the housing stock was vacant. The main employment sectors in Carrickmacross are commerce and trade (21%), professional services (20.9%), manufacturing (20.4%) and other industry (17%).

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

TABLE 11.1 CARRICKMACROSS TOWN POPULATION PROJECTIONS

2022 POPULATION	POPULATION AS A % OF COUNTY MONAGHAN POPULATION	2031 PROJECTED POPULATION	PROJECTED % OF COUNTY MONAGHAN POPULATION 2031
5,745	8.80%	7,053	9.9%

11.3 EDUCATION

Monaghan County Council will ensure that adequate provision is made for educational infrastructure within Carrickmacross during the plan period. Carrickmacross has four national schools and three secondary schools. The number of students attending each school is shown in the table below. Additionally, there are a number of crèches and pre-schools spread throughout the town.

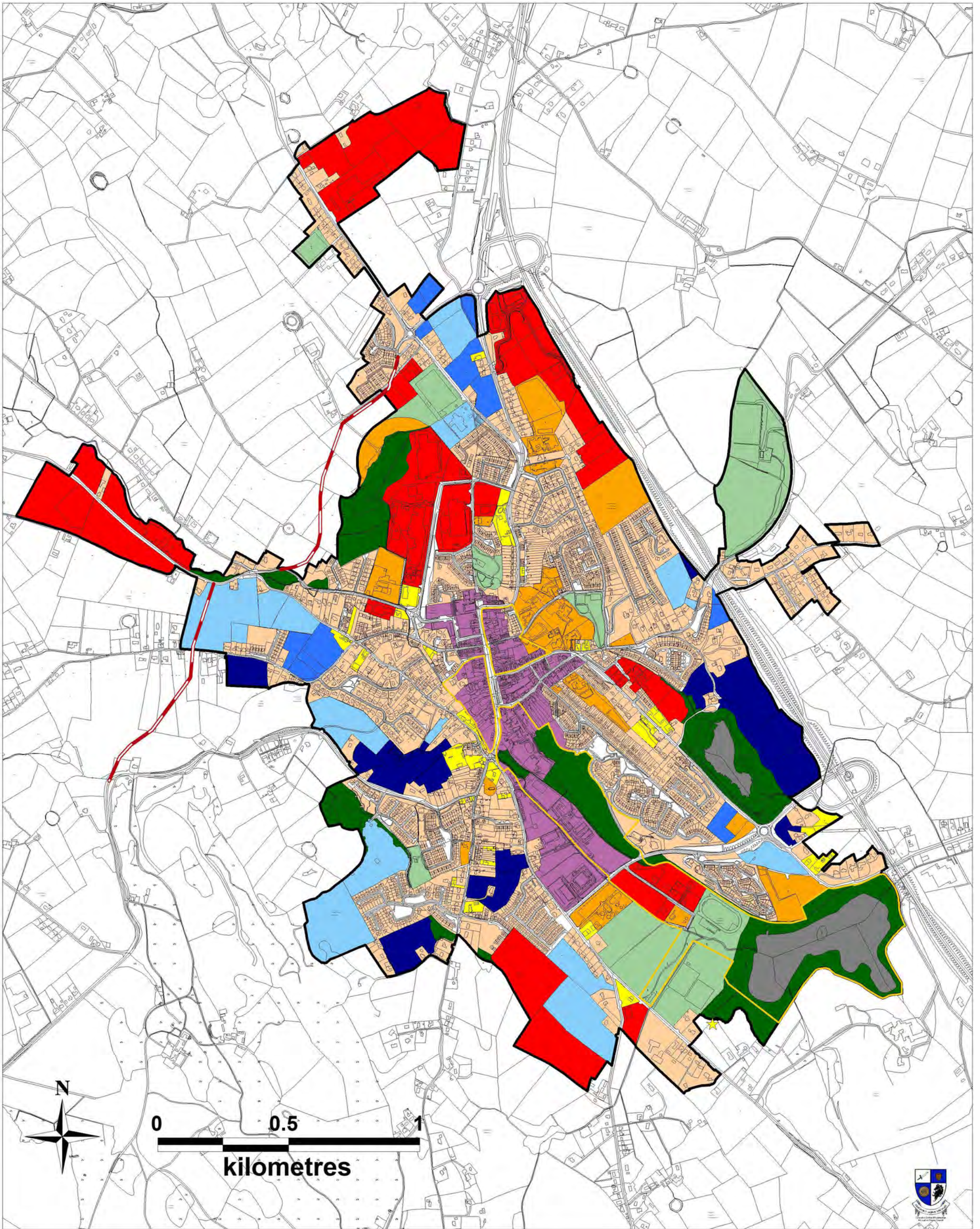
TABLE 11.2 ENROLMENT FIGURES FOR SCHOOLS IN CARRICKMACROSS 2023-2024

NAME OF SCHOOL	No. of Students
ST. JOSEPH’S NATIONAL SCHOOL	248
SCOIL ROIS	252
BUNSCOIL LUGHAI DH NAOFA	269
PATRICIAN BROTHERS HIGH SCHOOL	397
ST. LOUIS CONVENT SECONDARY	421
INVER COLLEGE (C.M.E.T.B)	645

11.4 TOWN CENTRE

Carrickmacross prospers as a service and retail town, functioning as a district centre for South Monaghan. In terms of turnover and selling space, the town ranks second in the County. Due to the increased commercial significance of the town of Monaghan and the growing influence of Dundalk, there is a need for

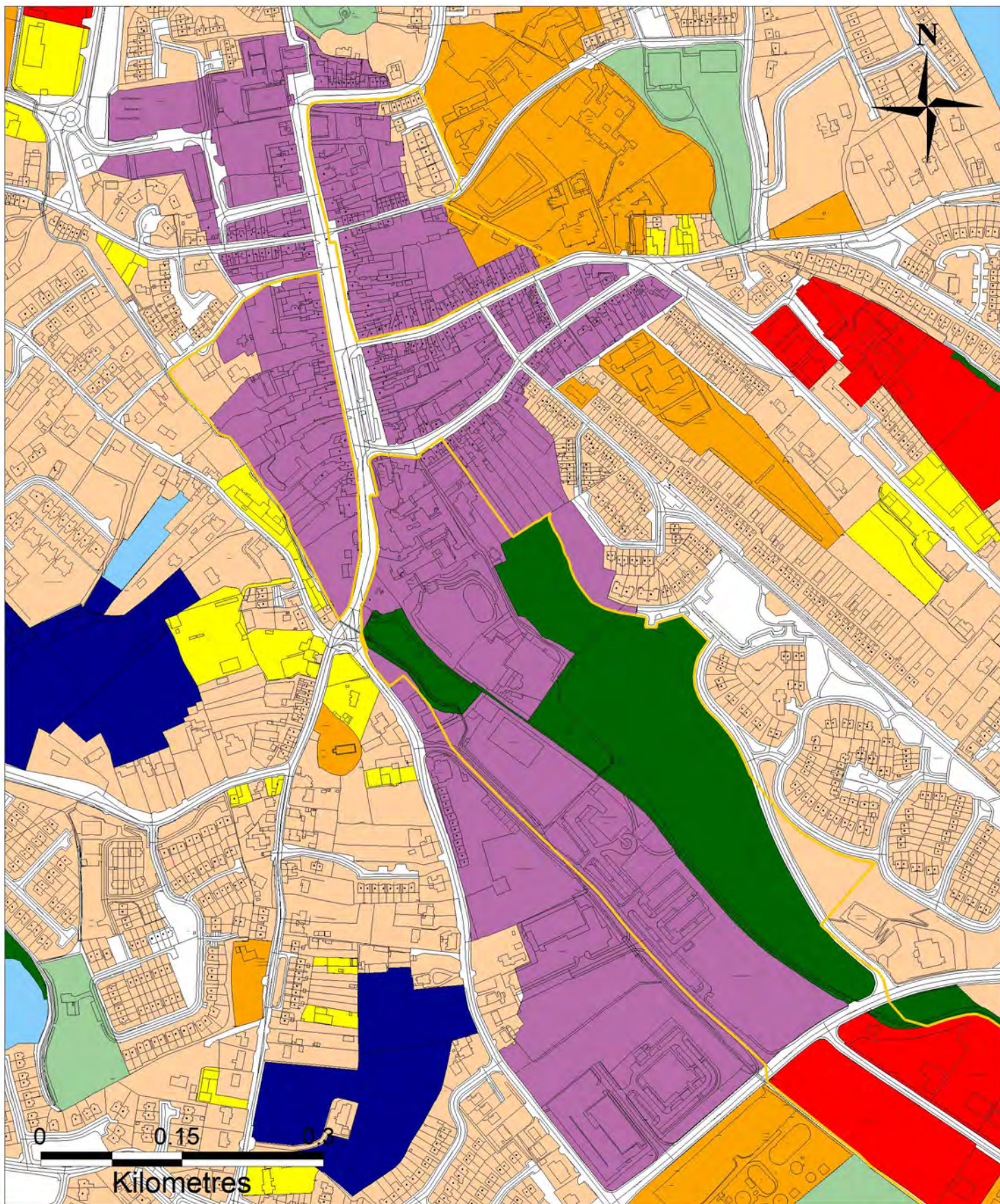
the retail sector to look at expanding the commercial base of the town to meet the needs of an increasing population. This can be achieved by redeveloping backland areas and expanding the retail sector onto other streets, while protecting the built heritage of the town and adding value to the town’s shopping image. By enhancing the experience of the shopper and



Carrickmacross Town (Map CKDP1) Tailte Éireann 2026 Mapping OSI Copyright: CYAL50511187 - © Tailte Éireann – Surveying.

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

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



Carrickmacross Town Centre (Map CKDP2)

Monaghan County Development Plan 2025 - 2031

(as amended under Variation No. 2)

For Legend - See Map CKDP1

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CHAPTER 12

CASTLEBLAYNEY

TOWN

SETTLEMENT

PLAN 2025–2031

MONAGHAN COUNTY
DEVELOPMENT PLAN
2025 – 2031

OVERVIEW OF CHANGES

Amendment No.14		
Page No	Chapter / Section	Heading Title
280	12.2	Strategy and Vision.

Reference to quantum of land zoned in Castleblayney town for residential purposes, updated.

Amendment No.15		
Page No	Chapter / Section	Heading Title
282	12.6	Industry, Enterprise and Employment

Reference to quantum of land zoned in Castleblayney town for Industry / Enterprise / Employment, updated.

Maps Amended
Map CYDP1 Castleblayney Town

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

Recent development levels indicate that the town has recovered and is expanding its residential, retail, industrial and commercial base. It is the aim of this Development Plan to assist and direct development in the town over the plan period with an emphasis on developing the town’s main assets, which include its strategic location, both nationally and in relation to Northern Ireland, and its potential for tourism based in and around Lough Muckno.

TABLE 12.1 CASTLEBLAYNEY TOWN POPULATION PROJECTIONS

2022 POPULATION	POPULATION AS A % OF COUNTY MONAGHAN POPULATION	2031 PROJECTED POPULATION	PROJECTED % OF COUNTY MONAGHAN POPULATION 2031
3,926	6.01%	4,673	6.5%

12.3 EDUCATION

The important educational function performed by the town, for both the people of Castleblayney and its hinterland, is underlined by the fact that currently over 1,900 children attend school in Castleblayney. Catering for a large number of pupils has implications for a range of urban issues in Castleblayney, including, pedestrian safety, traffic management and recreational provision.

There are four national schools and two secondary colleges in Castleblayney. Details of these are set out in Table 12.2. A number of the town’s schools are located close to the town centre, with the Convent Junior School at Laurel Hill, Our Lady’s Secondary School at New Street and Scoil Mhuire na mBuachaillí on the Dublin Road. Both of the post-primary schools have extended their facilities to meet the needs of the area.

TABLE 12.2 ENROLMENT FIGURES FOR SCHOOLS IN CASTLEBLAYNEY 2023-2024

NAME OF SCHOOL	No. of Students
CONVENT JUNIOR SCHOOL	191
SCOIL MHUIRE NA MBUACHAILLÍ	183
SCOIL NA GCAILINI	152
GAELSCOIL LORGAN	144
CASTLEBLAYNEY COLLEGE	407
OUR LADY’S SECONDARY SCHOOL	845

12.4 TOWN CENTRE

Castleblayney town is considered a service town where retailing underpins the function of the town core. It is also an employment and service centre for the wider rural hinterland. The principal axis that dissects the town is West Street (commonly referred to as Main Street). There are a number of key buildings in Castleblayney which act as important focal points at the entrances to the town. They strongly influence the perception of Castleblayney and are visual flagships for the quality of its built environment.

The Old Courthouse/Market House was once an impressive structure in the town and its visual prominence contributed greatly to the townscape character of Castleblayney. The apex setting of the Courthouse helps punctuate the enclosed linear expanse of West (Main) Street at the entrance into Lough Muckno Park. It is also identified closely with the core of the settlement and dominates the most important public space in the town. The two nearby gatehouses are also splendid buildings that perform a vital role in defining the square and in marking the entrance to the parkland.

12.6 INDUSTRY, ENTERPRISE AND EMPLOYMENT

Castleblayney's location on main transport corridors offers significant potential for growth in the industrial sector. Two distinct industrial areas have developed over the past thirty years in Castleblayney. Bree Industrial Estate, which was developed for industry in 1975 by the Industrial Development Authority (IDA), remains home to a number of sizeable industries including Kingspan Insulation Ltd, Shabra Plastics and Recycling Ltd, and M.C. Chemicals Ltd. Direct access to the estate is provided from the N2 Castleblayney bypass.

In addition, a number of industries have developed along the Monaghan Road to the north of the town, including Americold Castleblayney, a cold storage facility and McCaughey Foods, a food manufacturing business. Castleblayney Community Enterprise has been successful in establishing new businesses in the town and operates from the Enterprise Centre on the Dublin Road. The Enterprise Centre provides workspaces and offices for new and expanding enterprises and businesses start-ups and is an invaluable launch pad for the creation of new businesses in the town.

In June 2023, The Ridge Business Enterprise and Technology Hub opened on McGrath Road. A joint initiative with Castleblayney Community Enterprise and Enterprising Monaghan, The Ridge is a modern 3 storey building offering high quality office space facilities in the centre of Castleblayney. There are 24 business units within The Ridge, all of which are currently occupied. Businesses currently operating from The Ridge include NRG Panel, Ashdale Care and Integrity Security Ltd.

A number of small and medium-sized manufacturing businesses are also located on the Monaghan Road, closer to the town centre and on Muckno Street and several serviced industrial sites are located on the Bog Road. Some industrial development has also been carried out on the Ballybay Road.

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

All new industrial development within Castleblayney shall be required to comply with the objectives and policies contained within the Monaghan County Development Plan 2025-2031. A specific objective for Industry, Enterprise and Employment in Castleblayney is as follows:

CASTLEBLAYNEY INDUSTRY, ENTERPRISE AND EMPLOYMENT OBJECTIVE

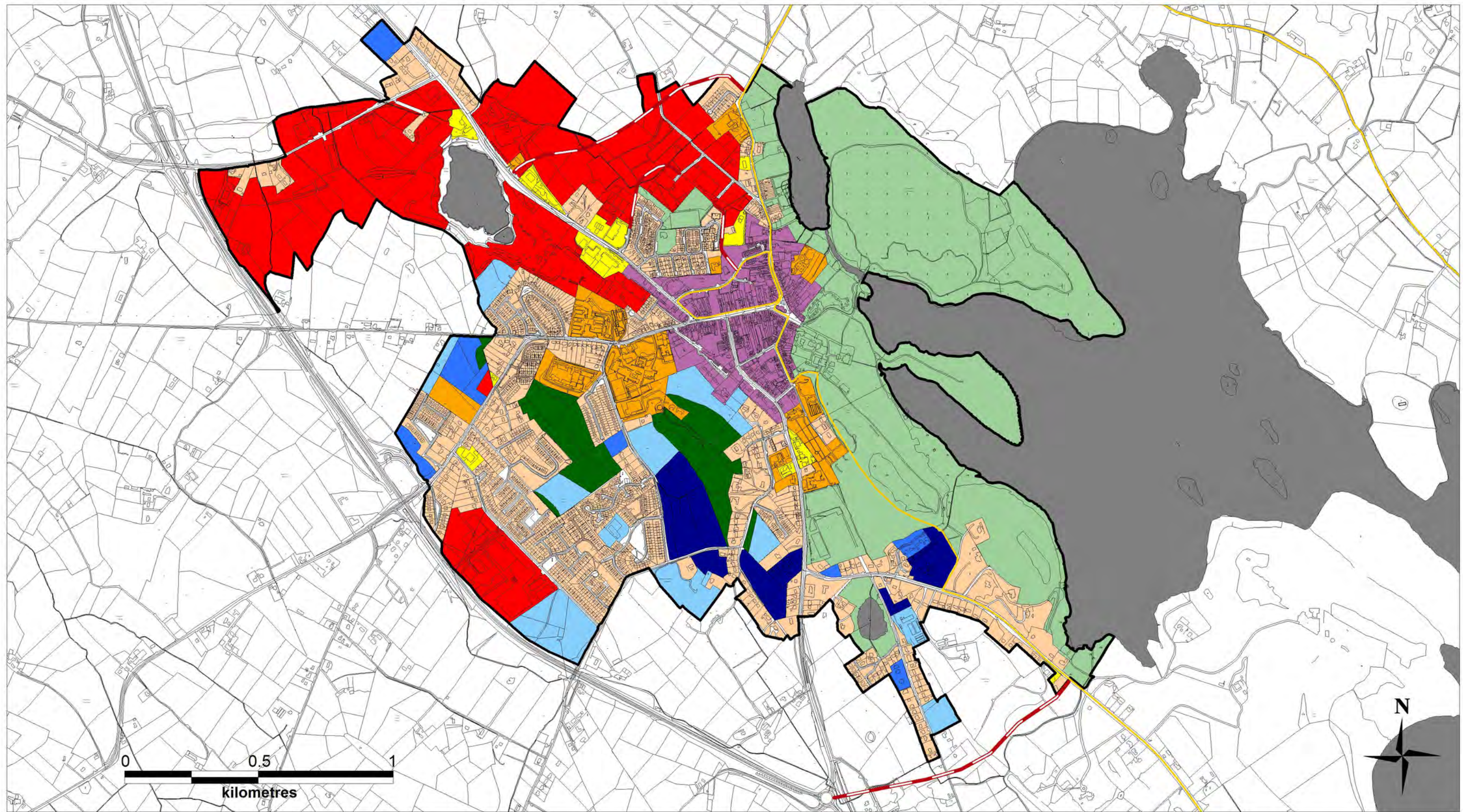
CBO 2 To promote Castleblayney as a key industrial, enterprise and employment centre.

12.7 POWER AND TELECOMMUNICATIONS

Metropolitan Area Networks (MANs) have been provided in Castleblayney. MANs is a network that consists of telecom ducting and fibre optic cable, it allows licensed telecom providers to connect their equipment to commercial premises and buildings. MANs infrastructure provides opportunities for the development of e-working centres thereby reducing the number of journeys to work by car. In addition, broadband is available in Castleblayney Town. The Council will continue to co-operate with statutory and regulated bodies in the provision of power and communication facilities throughout the town.

Castleblayney also has access options to the fibre infrastructure which has been delivered through Project Kelvin. This offers opportunities for industry partners to develop redundant connections for their business networks.

High speed broadband is also available in the town. Eir/Openair has completed the upgrade of their fibre broadband networks within the town.



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

CHAPTER 13

CLONES TOWN

SETTLEMENT

PLAN 2025–2031

MONAGHAN COUNTY
DEVELOPMENT PLAN
2025 – 2031

OVERVIEW OF CHANGES

Amendment No.16		
Page No	Chapter / Section	Heading Title
293	13	Clones Settlement Plan Strategic Objective.

Additional text included in Clones Settlement Plan Strategic Objective CLSO 2.

Amendment No.17		
Page No	Chapter / Section	Heading Title
294	13.3	Strategy and Vision

Text updated to reflect revised quantum of land zoned for residential purposes in Clones.

Maps Amended
Map CDP1 Clones Town

CLONES SETTLEMENT PLAN STRATEGIC OBJECTIVE

CLSO 1

To promote and develop Clones as a service town to create a self-sufficient sustainable and vibrant community which will act as a local economic and service centre for the Border and the West Monaghan catchment hinterlands whilst protecting the significant built and archaeological heritage of the town.

To ensure that the following priorities for the town are delivered within the lifetime of the development plan:-

CLSO 2

- 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

13.0 LOCATION AND CONTEXT

Clones Town serves the economic needs of a large rural hinterland, which extends into County Fermanagh. The overall character of Clones is typified by a contrast of the grandiose formal buildings fronting onto The Diamond and the small scale residential and retail properties adjacent to this. Due to the topography of the town, the surrounding landscape is often visible, and this provides a rich contrast to the developed town and built form. The streets vary in character from a built-up urban form such as with Fermanagh Street, to the rural nature of Ball Alley, typified by the high dry-stone wall which surrounds the abbey ruins set against views into the adjacent landscape. An interesting feature throughout the historic town of Clones are the number of arches and archways that link the backland areas of the main streets with interesting and appealing spaces, once vibrant and full of residential activity. The town has retained the feel of a principal town, typified by the dominance of the two churches and the scale of the public space at its heart. The planned nature of its layout, and the scale of its civic buildings, particularly in The Diamond, harks to a more prosperous past than most towns.

Clones, located along the N54 midway between the towns of Cavan and Monaghan, and 35km from Enniskillen, must increase its population and develop its weak urban structure, to sustain its role as a service and employment centre. The development of the town as a vibrant, residential centre is critical to its future. In addition, Clones must provide social, recreational and economic facilities that encourage residential development in and around the town.

13.1 HISTORICAL CONTEXT

Clones is associated with the monastic settlement of its patron, Saint Tiarnach, who established a Church and monastery named Cluain Eois in the sixth Century. However, the ring fort located on the hill overlooking these ruins indicates a much earlier pre-Christian settlement on this site. The Abbey (of Saints Peter and Paul) was established by Saint Augustine's canons in the early twelfth century and the ruins of this Abbey are still to be found at the junction of Abbey Street and Mac Curtain Street. A Norman Motte and Bailey located to the west of The Diamond exists from this era and a Planter's castle erected and garrisoned by English settlers in the 17th century overlooks O'Duffy's Street

In recent centuries much of the development of the modern town and surrounding abbey can be traced to the efforts of the agents who represented its absentee landlords, the Barrett-Lennards. Linen production was successfully introduced to the town and its environs, and Clones assumed its position as the market centre for a wide hinterland in both counties Monaghan and Fermanagh.

During the first half of the nineteenth century St. Tiarnach's Church of Ireland was built in a commanding position at the top of The Diamond. The completion of the courthouse and a new and more substantial market house provides evidence of affluence and confidence. Such confidence was encouraged by the opening of the Ulster Canal in 1841 and by the immediate arrival of the railway. As it entered the twentieth century, Clones was comfortably situated, with its by then well-established market and rail communications with Belfast and Dublin. This was the situation until the partition of Ireland changed the relative geographical location and importance of Clones when it became a border town with its commercial hinterland almost sliced into two halves.

13.2 REGENERATION OF CLONES

Clones Regeneration Partnership (CRP) was formed in December 1999 and with support from Clones Town Council sought to break the cycle of decline and contribute to good quality of life by generating and retaining the confidence of those living and willing to invest in the town, as well as those willing to provide services and facilities. CRP produced the Regeneration Strategy Report for the town which outlined a way forward for the continued regeneration of the economy of the town and its hinterland.

The years since the establishment of CRP have seen positive advancements in infrastructure and property developments in Clones arising out of the vision of the Strategy including the Clones Business Technology Park, which focused upon attracting technology-based industries into the town, the provision of broadband, the development of the Peace Link facility and the redevelopment of the Canal Stores. The principal achievement of the CRP was to revive hope and vision within the community of Clones. The Clones Regeneration Partnership was replaced with the Clones Town Team in October 2017, who in turn developed a Town Plan for Clones.

The Ballybay-Clones Erne East Partnership (BCEEP) was established in June 2014 and involves collaboration between Fermanagh and Omagh District Council and Monaghan County Council. The primary objective of the Partnership is to provide a mechanism to work together on issues of commonality to achieve more effective solutions on a cross-border basis and in order to try collectively to impact on the social and economic improvement of the area.

The Clones Renewal Scheme, an award-winning project, has reinvigorated Clones Town by transforming derelict sites and providing social housing in the centre of the town. Various sites were acquired by Monaghan County Council through negotiated purchase and the provisions of the Derelict Sites Act 1990 to resolve the derelict nature of properties in the town centre. The scheme resulted in the renewal or replacement of eleven derelict buildings across six sites and the construction of twenty four housing units of varying tenures, with each building configured to address the unique urban pattern and challenging topography of Clones. The scheme has delivered multiple positive impacts, and has helped to sustain the town population, improve the vibrancy and vitality of the town and help to stimulate development opportunities on adjoining sites.

CLONES REGENERATION OBJECTIVE

- CLO 1** To support Clones Town Team and encourage development which will reverse the economic and social decline of the town and provide an improved quality of life for the people of Clones and its hinterland population.

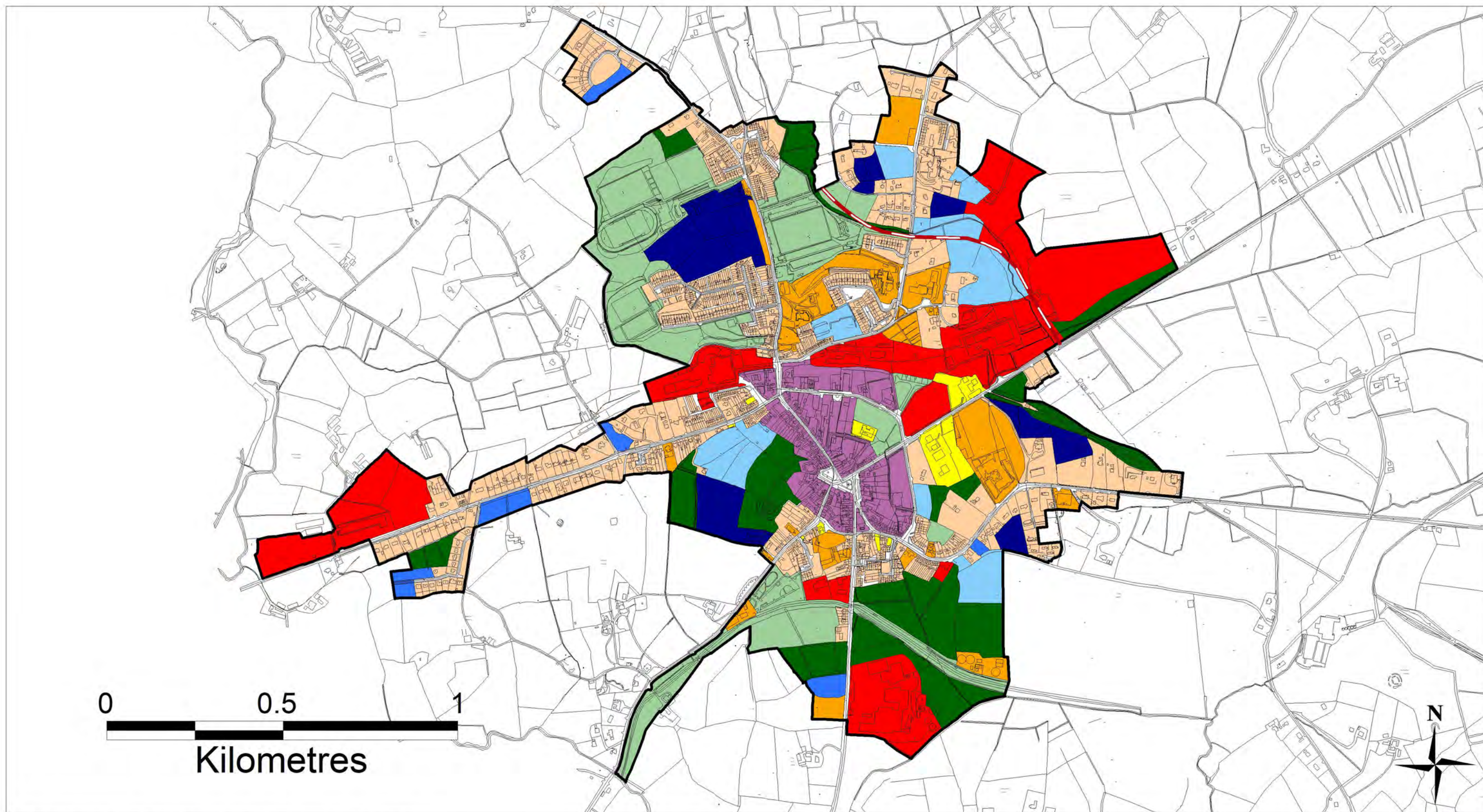
13.3 STRATEGY AND VISION

The purpose of the Clones Settlement Plan is to support the regeneration of Clones Town Centre and facilitate the development of the town by supporting the expansion of services to meet the needs of its locality.

Census 2022 recorded a population of 1,885 for the settlement of Clones, an increase of 205 persons from the previous census recording in 2016 and representing a significant population increase of 12%.

Of the total housing stock for Clones Town, Census 2022 recorded a vacancy rate of 18%, a decrease in vacancy rates of 2% from the previous Census results. It is an objective of this plan to address vacancy rates by encouraging residential development within the settlement including the regeneration of brownfield sites and derelict properties.

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



Clones Town (Map CDP1)

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

CHAPTER 14

BALLYBAY TOWN SETTLEMENT PLAN 2025–2031

**MONAGHAN COUNTY
DEVELOPMENT PLAN
2025 – 2031**

OVERVIEW OF CHANGES

Amendment No.18		
Page No	Chapter / Section	Heading Title
306	14.2	Strategy and Vision

Maps Amended
• Map BBDP1 Ballybay Town.

14.2 STRATEGY AND VISION

This Development Plan sets out to support the development of Ballybay by supporting the expansion of services to meet the needs of its locality, as well as developing the potential for tourism based on the recreational facilities on offer.

The 2016 Census recorded that the population of Ballybay declined by 15% in the period 2011–2016, from 1461 to 1241 persons. Census 2022 however, recorded a 1.2% increase in the population of Ballybay for the period 2016–2022 from 1,241 persons to 1,329 persons. The Census also revealed that almost 39% of the total housing stock in the settlement is vacant.

It is an objective of this Plan to redress this trend by encouraging residential development within the settlement as well as the regeneration of brownfield sites and derelict properties.

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

TABLE 14.1 BALLYBAY TOWN POPULATION PROJECTIONS

2022 POPULATION	POPULATION AS A % OF COUNTY MONAGHAN POPULATION 2022	2031 PROJECTED POPULATION	PROJECTED % OF COUNTY MONAGHAN POPULATION 2031
1,329	2.04%	1,578	2.2%

In the Core Strategy, Ballybay is identified as a Tier 3 town which provides a range of retail and educational services. In accordance with this Strategy, it is proposed that Ballybay is developed as a residential centre as well as a service centre for the surrounding hinterland. Monaghan County Council aims to address the future sustainable development of the town through:

- * The establishment of a viable and growing population, sufficient to support a wide variety of employment and services,
- * The development of infrastructure where necessary to accommodate growth within the town,

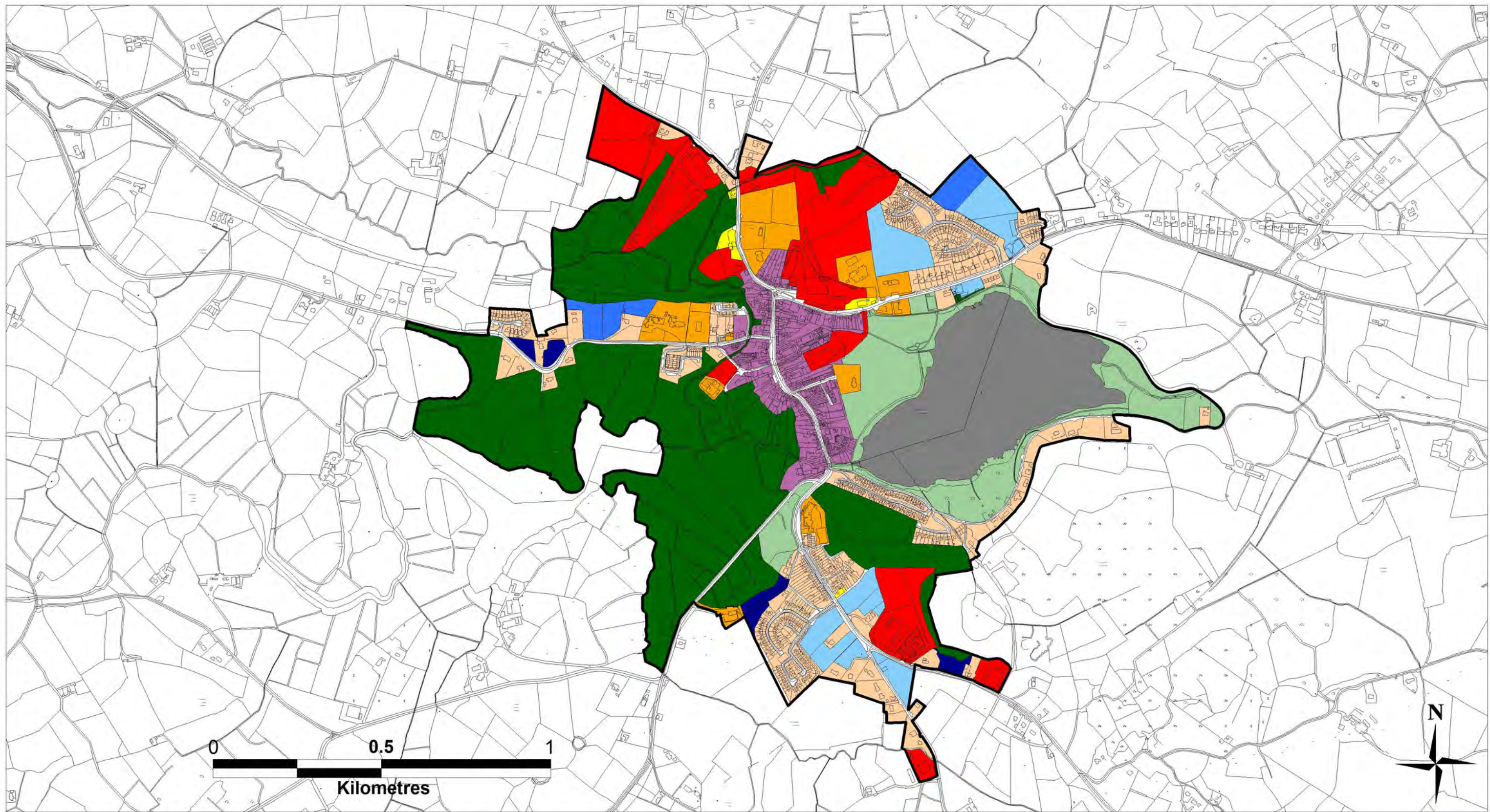
- * Improved transport links both within the county and to destinations outside it,
- * The encouragement of re-development of backlands and derelict sites throughout the town,
- * The provision of sufficient parking within the town centre, and
- * The facilitation of the development of Lough Major and the Dromore River System as tourist assets along with the provision of further amenity areas.

14.3 EDUCATION

Ballybay has three national schools and one secondary school. The number of students attending each school is shown in Table 14.2.

TABLE 14.2 ENROLMENT FIGURES FOR SCHOOLS IN BALLYBAY TOWN 2023–2024

NAME OF SCHOOL	No. of Students
BALLYBAY COMMUNITY COLLEGE	363
SCOIL EANNA	211
BALLYBAY CENTRAL NATIONAL SCHOOL	59
MONAGHAN WALDORF SCHOOL	15



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 |

CHAPTER 15

DEVELOPMENT MANAGEMENT STANDARDS

**MONAGHAN COUNTY
DEVELOPMENT PLAN
2025 – 2031**

OVERVIEW OF CHANGES

Amendment No.19		
Page No	Chapter / Section	Heading Title
326	15.8.10	Residential Development in Tier 4 Settlements.

Text updated to include reference to National Planning Framework – First Revision.

15.8.9 SINGLE DWELLINGS ON LANDS ZONED AS PROPOSED RESIDENTIAL (A AND B) AND STRATEGIC RESIDENTIAL RESERVE

Proposals for single dwellings on lands zoned as Proposed Residential (A and B) and Strategic Residential Reserve shall comply with the following criteria:

- a) It is satisfactorily demonstrated, through the submission of a Concept Master Plan, that the proposed development of one site within a larger land bank can be carried out without affecting the comprehensive development of the entire land bank.
- b) The development will represent the sustainable and efficient use of existing infrastructure and services, or proposed infrastructure and services for which funding has already been secured, and
- c) It is demonstrated that the required infrastructure can be provided for at the developer's expense.
- d) In respect of proposed single dwellings on lands zoned as strategic residential reserve, that a satisfactory justification has been provided in accordance with the requirements of Table 9.1, Chapter 9, LUO 5, Strategic Residential Reserve, Land Use Zoning Objective.

SINGLE DWELLINGS ON LANDS ZONED AS PROPOSED RESIDENTIAL (A AND B) AND STRATEGIC RESIDENTIAL RESERVE POLICY

SDPRP 1

Proposals for single dwellings on lands zoned as Proposed Residential A and B and Strategic Residential Reserve, shall comply with Section 15.8.9 of the Monaghan County Development Plan 2025-2031.

15.8.10 RESIDENTIAL DEVELOPMENT IN TIER 4 SETTLEMENTS

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

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

Notwithstanding the requirements of criteria a-c above for Tier 4 settlements and Section 15.8 'Multi Unit Residential Developments' of the Monaghan County Development Plan 2025-2031, and taking into account the objectives of '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.

RESIDENTIAL DEVELOPMENT IN TIER 4 SETTLEMENTS POLICY

RDSP 1

Proposals for residential developments within Tier 4 settlements shall comply with Section 15.8.10 of the Monaghan County Development Plan 2025-2031.