REPORT TO INFORM SEA SCREENING

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Abstract: Fehily Timoney and Company is pleased to submit this Report to Inform SEA Screening to Monaghan County Council.

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1. INTRODUCTION

To ensure alignment with the objectives of the Revised National Planning Framework, Monaghan County Council (MCC) proposes to vary the Monaghan County Development 2025-2031 (CDP) in accordance with Section 58 of the Planning and Development Act 2024. This Variation is Proposed Variation No. 2 and will include:

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

MCC appointed Fehily Timoney and Company (FT) to complete a Report to Inform SEA Screening of the Proposed Variation. This document presents the SEA Screening Assessment undertaken to identify the need for full SEA for the Proposed Variation. This report should be read in conjunction with the corresponding Report to Inform AA Screening of the Proposed Variation.

2. SEA SCREENING METHODOLOGY

2.1 Overview of SEA

Strategic Environmental Assessment (SEA) is a process for the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme, before a decision is made to adopt the plan or programme.

SEA aims to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans with a view to promoting sustainable development.

SEA of plans and programmes is required by European Directive 2001/42/EC ('the SEA Directive'). For a specific range of land-use plans, this Directive is transposed into Irish law by S.I. No. 456 of 2025 European Union (Land Use Planning-Strategic Environmental Assessment) Regulations 2025.

For all other relevant plans and programmes in Ireland (including other types of plans in the land-use planning sector), the SEA Directive is transposed into Irish law by S.I. No. 435 of 2004 European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, as amended by S.I. No. 200 of 2011 European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2005 and S.I. No. 463 of 2025 European Union (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2005.

2.2 Overview of the SEA Process

The SEA process comprises the following steps:

- Screening – the process whereby a decision is made on whether a particular plan or programme, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would require SEA. This report relates to this stage of the SEA process.

The following steps are necessary if a plan or programme requires SEA:

- Scoping – Scope and level of detail in the environmental assessment is decided upon, in consultation with the identified statutory bodies;
- Environmental Assessment - An assessment of the likely significant impacts on the environment as a result of the relevant plan or programme;
- Preparation of an Environmental Report;
- Consultation of the plan or programme and associated Environmental Report;
- Evaluation of the submission and observations made on the plan or programme and environmental report; and
- Provision of an SEA Statement, identifying how environmental considerations and consultation have been integrated into the final plan or programme

SEA is intended to provide the framework for influencing decision-making at an earlier stage when plans or programmes – which give rise to individual projects – are being developed. It is noted that SEA should result in more sustainable development through the systematic appraisal of policy options.

2.3 Legislative Context

The Proposed Variation needs to be screened for SEA in accordance with the requirements of S.I. No. 456 of 2025 European Union (Land Use Planning-Strategic Environmental Assessment) Regulations 2025, in particular Schedule 2 Criteria for determining whether a plan or programme is likely to have significant effects on the environment.

2.4 Overview of the SEA Screening Process

The first step of the SEA process is to carry out SEA Screening to determine the need for SEA of a plan or programme

The first stage in determining whether a plan or programme (or Variation to a County Development Plan in this instance) requires SEA is the carrying out of a 'Pre-screening Check' (also known as a 'Stage 1 Applicability'). This allows rapid screening-out of a plan or programme that is clearly not going to have any environmental impact and screening-in of those that do require SEA. The second stage in determining whether a plan or programme requires SEA is known as 'Stage 2 Screening.' The purpose of this stage is to determine whether a plan or programme is likely to have significant effects on the environment and whether SEA must be carried out in conjunction with a plan or programme. The application of environmental significance criteria is important in determining whether an SEA is required. Annex II of Directive 2001/42/EC sets out the statutory criteria that should be addressed when undertaking this stage. This process is typically undertaken following a broad 8-step approach, as depicted in Figure 2-1.

The first environmental significance criterion relates to the characteristics of the plan or programme, having regard to: the degree to which the plan or programme sets out a framework for other projects and activities; the influence of the plan or programme on other projects, plans or activities; the role of the plan for integrating environmental considerations to promote sustainable development; environmental issues of relevance to the plan or programme and the relevance of the plan or programme for the implementation of EU legislation on the environment.

The second environmental significance criterion refers to the characteristics of the effects and area likely to be affected, having regard to; the probability, duration, frequency and reversibility of the effects; the cumulative nature of the effects; the transboundary nature of the effects; the value and vulnerability of the area likely to be affected due to special natural characteristics or cultural heritage, exceeded environmental quality standards or limit values or intensive use; the effects on areas or landscapes which have a recognised national, European or international protection status.

Note: Reference to a Plan or Programme is taken to relate to the Proposed Variation in this instance.

Figure 2-1: SEA Screening steps as per the EPA's Good Practice Guidance on SEA Screening

2.5 Relevant SEA Guidance

This SEA Screening has been carried out in accordance with and having appropriate regard to the following guidance documents primarily:

- Good Practice Guidance on SEA Screening (EPA, 2021).
- Strategic Environmental Assessment: Guidelines for Regional Assemblies and Planning Authorities (DHLGH, 2022)
- SEA of Local Authority Land-Use Plans - EPA Recommendations and Resources (EPA, 2024).

2.6 Appropriate Assessment and Relationship to SEA Screening

The EU Habitats Directive (92/43/EEC) requires an 'Appropriate Assessment' (AA) be carried out where a plan or project is likely to have a significant impact on a Natura 2000 Site. Nature 2000 Sites in Ireland include Special Areas of Conservation (SACs) and Special Areas of Protection (SPAs).

The first step is to establish whether AA is required for the particular plan or project (or Proposed Variation in this instance). This is referred to as Screening for AA and the purpose is to determine, on the basis of a preliminary assessment and objective criteria, whether a plan or project, alone and in combination with other plans or projects, is likely to have significant effects on a Natura 2000 site in relation to the site's conservation objectives.

Screening for AA is relevant to Screening for SEA where is it found that a plan is likely to have a significant effect on the conservation status of a Natura 2000 Site, or where likely, significant effects cannot be ruled out taking a precautionary approach, an AA of the Plan must be carried out, and in any case where a SEA is not otherwise required.

Article 3(c) of the SEA Directive requires that an SEA is carried out on a plan or programme wherever such a plan or programme requires an AA under the EU Habitats Directive (92/43/EEC).

Therefore, where the Proposed Variation requires an AA, it will also require an SEA.

This Report to Inform SEA Screening is accompanied by a Report to Inform AA Screening, which should be read in conjunction with this document. The Report to Inform AA Screening concluded 'beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information, that the plan, individually or in combination with other plans and projects, is not likely to have a significant (negative) effect on European sites.'

3. THE PROPOSED VARIATION

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

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

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

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

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

Subsequentially a Chief Executive report in response to the NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities was presented to Elected Members of Monaghan County Council on the 2nd March 2026. The Elected Members endorsed the recommendations of the Chief Executive:

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

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

To ensure alignment with the objectives of the Revised National Planning Framework, MCC proposes to vary the Monaghan County Development 2025-2031 in accordance with Section 58 of the Planning and Development Act 2024. The Proposed Variation will include:

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

A full breakdown of amendments made to the CDP is provided in Section 8 of MCC's Background Report: National Planning Framework (NPF) Implementation: Housing Growth Requirements, Proposed Variation No.2 of Monaghan County Development Plan 2025 - 2031.

An amended Clones Settlement Plan Strategic Objective - CLSO 2 - has also been proposed under the Variation. The updated CLSO 2 is presented in Table 3-1. Amendment text is presented in Green.

Table 3-1: CLSO 2 - Clones Settlement Plan Strategic Objective

Clones Settlement Plan Strategic Objective	
CLSO 2	To ensure that the following priorities for the town are delivered within the lifetime of the development plan:- - the preparation and implementation of a Sustainable Urban Mobility Plan for the town. - the preparation and implementation of a Town Centre First Plan for the town. - the preparation of a feasibility study in respect of proposed road links within the town. - the preparation and implementation of a Masterplan for the lands adjoining the indicative new road in Clones, extending from the Monaghan Road (N54) to the Roslea Road (LP2110). The Masterplan will guide sustainable residential and industrial development while safeguarding environmental and natural resources. 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.

3.1 Relationship with other Relevant Plans and Programmes

The Proposed Variation to the Monaghan CDP 2025 - 2031 sits within a hierarchy of plans and has been informed by and is consistent with the aims and objectives of other plans, programmes and strategies developed at national, regional and local levels. These include, but are not limited to, the following:

National Level

- National Planning Framework First Revision (2025).
- National Sustainable Mobility Policy.
- Climate Action Plan (2025).
- The 4th National Biodiversity Plan 2023 - 2030 (2024).
- Water Action Plan 2024 - A River Basin Management Plan for Ireland.

Regional and Local Level

- Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly 2020 - 2032.
- The Monaghan Local Authority Climate Action Plan 2024 - 2029.
- The Monaghan Biodiversity and Heritage Strategic Plan 2020-2025.
- Monaghan County Local Economic Community Plan 2023 – 2029.

3.2 SEA Screening Consultations and Finalisation of Variation

This document is a consolidated version of the SEA Screening Report which has been updated in response to the submissions received during the consultation period. No amendments were made to the Proposed Variation. Monaghan County Council consulted with the following Environmental Authorities and adjoining local authorities:

- Environmental Protection Agency
- Minister for Housing, Local Government and Heritage
- Minister for Housing, Local Government and Heritage, Development Applications Unit
- Minister for Climate, Energy and the Environment
- Minister for Agriculture, Food and the Marine
- Department of Agriculture, Environmental and Rural Affairs, SEA Team (Northern Ireland)
- Cavan County Council
- Meath County Council
- Louth County Council

A copy of the Proposed Variation and the Draft SEA and AA Screening Reports were sent to the above authorities, who were given four weeks to make submissions on the Proposed Variation and the accompanying environmental reports. Four submissions were received in total; from the EPA, the Department of Housing, Local Government and Heritage, the NIEA (DAERA, Northern Ireland), and Meath County Council. These submissions, along with consultation responses for queries or issues, have been included in Appendix 1 of this report.

4. STRATEGIC ENVRIONMENTAL ASSESSMENT SCREENING

This section of the report documents the SEA Screening undertaken.

Stage 1 Applicability Analysis was undertaken initially. This analysis is detailed in Section 4.1 of this report (Table 4-1 and Table 4-2).

Stage 2 Screening Analysis was then undertaken. This analysis is detailed in Section 4.2 of this report (Table 4-3, Table 4-4, Table 4-5 and Table 4-6).

4.1 Stage 1 - SEA Applicability Analysis

Note: Reference to a Plan or Programme is taken to relate to the Proposed Variation in this instance.

Table 4-1: SEA Applicability Analysis

SEA Applicability Analysis	
Status of Plan/Programme (P/P) Maker	
Is the P/P prepared and/or adopted by an authority at national, regional or local level or prepared by an authority for adoption through a legislative procedure by Parliament or Government?	The Proposed Variation is being made by Monaghan County Council through legislative procedure.
Is the P/P required by legislative, regulatory, or administrative provisions?	The Proposed Variation is required to ensure alignment with the National Planning Framework First Revision (2025).
Nature of the Plan/Programme	
Is the P/P prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use?	The Proposed Variation is being made to the Monaghan County Development Plan 2025 - 2031 which relates to town planning and land use.
Does the P/P provide a framework for the development consent for projects listed in the EIA Directive?	Yes.
Is the P/P likely to have a significant effect on a Natura 2000 site which leads to a requirement for Article 6 or 7 assessments?	No.
Exemptions	
Is the sole purpose of the P/P to serve national defence or civil emergency or is it a financial/budget P/P or is it co-financed by the current SF/RDF programme?	No.

Table 4-2: Summary of SEA Applicability Analysis

Summary of SEA Applicability Analysis	
Applicability Analysis Criterion	**Outcome (Yes or No)**
Is the P/P prepared and/or adopted by an authority at national, regional or local level or prepared by an authority for adoption through a legislative procedure by Parliament or Government?	Yes
Is the P/P required by legislative, regulatory, or administrative provisions?	Yes
Is the P/P prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use?	Yes
Does the P/P provide a framework for the development consent for projects listed in the EIA Directive?	Yes
Is the P/P likely to have a significant effect on a Natura 2000 site which leads to a requirement for Article 6 or 7 assessments?	No
Is the sole purpose of the P/P to serve national defense or civil emergency or is it a financial/budget P/P or is it co-financed by the current SF/RDF programme?	No
Conclusion	
Having regard to the SEA Screening Process defined in Section 2.4, it has been concluded that Stage 2 SEA Screening Analysis is required to determine whether the plan is likely to have significant effects on the environment, and whether a full SEA of the plan is needed.	

4.2 Stage 2 - SEA Screening Analysis

An evaluation of the components of the Proposed Variation that may have environmental implications is presented in Tables 4-3 and 4-4.

Table 4-3: Evaluation of Potential Environmental Effects of Core Strategy and Objective Changes Proposed under the Variation

Amendment	Overview of Amendment	SEA Screening: Assessment of Likely Significant Effects
Core Strategy	The Core Strategy of the CDP has been updated to account for the additional quantum of land zoned for residential use. The following elements have been updated: • Housing Targets • Zoned Land Required (ha) • Minimum 30% Infill Lands (ha) • Remaining 70% lands (non-infill) (ha)	The amendments to the Core Strategy will result in increased and expedited residential development at lands in and around settlements in the County, including the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay. The majority of zoning changes relate to expediting residential developments at lands (e.g., changing Strategic Residential Reserve lands to Proposed Residential A lands). These lands would have been considered and assessed for residential development and supporting infrastructure under the SEA and AA of the existing CDP. Appropriate mitigation measures governing development at these lands were embedded and integrated into the CDP to ensure appropriate environmental protection. Some additional lands have been zoned for residential use. These lands are situated close to town centres and adjacent to existing built-up residential areas. An evaluation of proposed zoning changes has been carried out (See Table 4-4) and it has been concluded that the zoning changes will not introduce likely, significant environmental effects (including cumulative effects) beyond the ambit of environmental effects already considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at these towns. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at the relevant lands.

Amendment	Overview of Amendment	SEA Screening: Assessment of Likely Significant Effects
Amended CLSO 2	To ensure that the following priorities for the town are delivered within the lifetime of the development plan:- - the preparation and implementation of a Sustainable Urban Mobility Plan for the town. - the preparation and implementation of a Town Centre First Plan for the town. - the preparation of a feasibility study in respect of proposed road links within the town. - the preparation and implementation of a Masterplan for the lands adjoining the indicative new road in Clones, extending from the Monaghan Road (N54) to the Roslea Road (LP2110). The Masterplan will guide sustainable residential and industrial development while safeguarding environmental and natural resources. 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.	This amendment proposes the preparation of a Masterplan for the relevant lands. This Masterplan will provide a locally specific framework for guiding development on these lands. The broad proposal to prepare a Masterplan does not introduce sources of environmental impact in and off itself. The Masterplan for the lands will also be subject to its own SEA and AA. Flood risk criteria for the relevant lands have also been defined. These criteria are protective in nature and require that development proposals at the lands adhere to general flood risk requirements. The introduction of these criteria does not introduce sources of environmental impact.

Table 4-4: Evaluation of Potential Environmental Effects of the Zoning Changes Proposed under the Variation

Ref.	Original Zoning	New Zoning	Area (Ha)	SEA Screening: Assessment of Likely Significant Effects
MT209	Industry / Enterprise / Employment	Strategic Residential Reserve	21.523	It is proposed that the zoning of this site be amended from Industry/Enterprise/Employment to Strategic Residential Reserve. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. The development of buildings and infrastructure and intensified operational phase activity has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.
MT219	Strategic Residential Reserve	Proposed Residential A	7.404	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.
MT239	Strategic Residential Reserve	Proposed Residential A	1.162	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.

Ref.	Original Zoning	New Zoning	Area (Ha)	SEA Screening: Assessment of Likely Significant Effects
MT247	Strategic Residential Reserve	Proposed Residential A	1.566	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.
MT388	Strategic Residential Reserve	Proposed Residential A	1.201	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.
MT928	Strategic Residential Reserve	Proposed Residential A	9.259	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.

Ref.	Original Zoning	New Zoning	Area (Ha)	SEA Screening: Assessment of Likely Significant Effects
MT948	Strategic Residential Reserve	Proposed Residential A	4.358	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.
MT958	Strategic Residential Reserve	Proposed Residential A	0.401	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.
MT1022	Rural Area	Proposed Residential A	0.952	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. This site is situated in a built up area and close to the town centre. It is directly adjacent to existing residential development. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.

Ref.	Original Zoning	New Zoning	Area (Ha)	SEA Screening: Assessment of Likely Significant Effects
MT1023	Rural Area	Landscape Protection / Conservation	0.218	It is proposed that the zoning of this site be amended from Rural Area to Landscape Protection/Conservation. This zoning change will not support or drive the carrying out of any development and will not introduce any environmental impacts.
MT1024	Rural Area	Landscape Protection / Conservation	0.773	It is proposed that the zoning of this site be amended from Rural Area to Landscape Protection/Conservation. This zoning change will not support or drive the carrying out of any development and will not introduce any environmental impacts.
MT1025	Rural Area	Existing Residential	0.061	It is proposed that the zoning of this site be amended from Rural Area Existing Residential. This zoning change has been made to account for existing development present in the receiving environment. This zoning change will not introduce any environmental impacts
MT1026	Rural Area	Proposed Residential A	0.418	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. This site is situated in a built up area and close to the existing urban core. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.
MT1027	Strategic Residential Reserve	Existing Residential	0.421	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Existing Residential. This zoning change has been made to account for existing development present in the receiving environment. This zoning change will not introduce any environmental impacts.

Ref.	Original Zoning	New Zoning	Area (Ha)	SEA Screening: Assessment of Likely Significant Effects
MT1028	Community Services / Facilities	Proposed Residential A	0.126	It is proposed that the zoning of this site be amended from Community Services/Facilities to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. The development of buildings and infrastructure and intensified operational phase activity has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.
MT1029	Strategic Residential Reserve	Proposed Residential A	1.181	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.
CS25	Landscape Protection / Conservation	Proposed Residential A	0.800	It is proposed that the zoning of this site be amended from Landscape Protection/Conservation to Proposed Residential A. This site is situated in a built up area and close to the existing urban core. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.

Ref.	Original Zoning	New Zoning	Area (Ha)	SEA Screening: Assessment of Likely Significant Effects
CS101	Strategic Residential Reserve	Proposed Residential A	2.328	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.
CS107	Landscape Protection / Conservation	Proposed Residential A	1.250	It is proposed that the zoning of this site be amended from Landscape Protection/Conservation to Proposed Residential A. This site is situated in a built up area and close to the existing urban core. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.
CS1006	Landscape Protection / Conservation	Proposed Residential A	1.598	It is proposed that the zoning of this site be amended from Landscape Protection/Conservation to Proposed Residential A. This site is situated in a built up area and close to the existing urban core. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.

Ref.	Original Zoning	New Zoning	Area (Ha)	SEA Screening: Assessment of Likely Significant Effects
CS1007	Industry / Enterprise / Employment	Proposed Residential A	0.464	It is proposed that the zoning of this site be amended from Industry/Enterprise/Employment to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. The development of buildings and infrastructure and intensified operational phase activity has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.
CS1008	Rural Area	Proposed Residential A	0.158	It is proposed that the zoning of this site be amended from Rural Area to Strategic Residential Reserve. This site is situated close to the town centre and directly adjacent to existing residential development. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.

Ref.	Original Zoning	New Zoning	Area (Ha)	SEA Screening: Assessment of Likely Significant Effects
CS1009	Landscape Protection / Conservation	Proposed Residential A	0.551	It is proposed that the zoning of this site be amended from Landscape Protection/Conservation to Proposed Residential A. This site is situated in a built up area and close to the existing urban core. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.
CS1010	Landscape Protection / Conservation	Industry / Enterprise / Employment	0.476	It is proposed that the zoning of this site be amended from Landscape Protection/Conservation to Industry/Enterprise/Employment. This site is situated in a built up area and close to the existing urban core. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.

Ref.	Original Zoning	New Zoning	Area (Ha)	SEA Screening: Assessment of Likely Significant Effects
CS1011	Landscape Protection / Conservation	Industry / Enterprise / Employment	0.355	It is proposed that the zoning of this site be amended from Landscape Protection/Conservation to Industry/Enterprise/Employment. This site is situated in a built up area and close to the existing urban core. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.
BB445	Strategic Residential Reserve	Proposed Residential A	0.407	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.
BB455	Strategic Residential Reserve	Proposed Residential A	0.864	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.

Ref.	Original Zoning	New Zoning	Area (Ha)	SEA Screening: Assessment of Likely Significant Effects
BB457	Strategic Residential Reserve	Proposed Residential A	2.433	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.
BB468	Proposed Residential B	Proposed Residential A	1.376	It is proposed that the zoning of this site be amended from Proposed Residential B to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.
BB901	Strategic Residential Reserve	Proposed Residential A	0.629	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.

Ref.	Original Zoning	New Zoning	Area (Ha)	SEA Screening: Assessment of Likely Significant Effects
BB1002	Rural Area	Proposed Residential B	1.331	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential B. This site is situated in a built up area and close to the town centre. It is directly adjacent to existing residential development. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.
CY1012	Rural Area	Proposed Residential A	1.278	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. This site is directly adjacent to existing residential development. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.

Ref.	Original Zoning	New Zoning	Area (Ha)	SEA Screening: Assessment of Likely Significant Effects
CY1013	Rural Area	Proposed Residential A	1.599	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. This site is situated in a built up area and close to the town centre. It is directly adjacent to existing residential development. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.
CY1014	Industry / Enterprise / Employment	Proposed Residential A	4.986	It is proposed that the zoning of this site be amended from Industry/Enterprise/Employment to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. The development of buildings and infrastructure and intensified operational phase activity has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.

Ref.	Original Zoning	New Zoning	Area (Ha)	SEA Screening: Assessment of Likely Significant Effects
CY1015	Rural Area	Strategic Residential Reserve	1.771	It is proposed that the zoning of this site be amended from Rural Area to Strategic Residential Reserve. This site is situated close to the town centre and directly adjacent to existing residential development. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.
CY1016	Rural Area	Strategic Residential Reserve	4.437	It is proposed that the zoning of this site be amended from Rural Area to Strategic Residential Reserve. This site is situated close to the town centre and directly adjacent to existing residential development. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.

Ref.	Original Zoning	New Zoning	Area (Ha)	SEA Screening: Assessment of Likely Significant Effects
CY1017	Rural Area	Proposed Residential A	2.767	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. This site is directly adjacent to existing residential development. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.
CY1018	Rural Area	Existing Residential	0.435	It is proposed that the zoning of this site be amended from Rural Area Existing Residential. This zoning change has been made to account for existing development present in the receiving environment. This zoning change will not introduce any environmental impacts
CY1019	Rural Area	Strategic Residential Reserve	0.929	It is proposed that the zoning of this site be amended from Rural Area to Strategic Residential Reserve. This site is situated close to the town centre and directly adjacent to existing residential development. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.

Ref.	Original Zoning	New Zoning	Area (Ha)	SEA Screening: Assessment of Likely Significant Effects
CY1020	Rural Area	Proposed Residential A	1.098	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. This site is directly adjacent to existing residential development. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.
CY1021	Rural Area	Proposed Residential A	1.219	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. This site is directly adjacent to existing residential development. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.
CM707	Proposed Residential A	Strategic Residential Reserve	2.804	It is proposed that the zoning of this site be amended from Proposed Residential A to Strategic Residential Reserve. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.

Ref.	Original Zoning	New Zoning	Area (Ha)	SEA Screening: Assessment of Likely Significant Effects
CM764	Strategic Residential Reserve	Proposed Residential A	1.844	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.
CM768	Strategic Residential Reserve	Proposed Residential A	0.258	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.
CM783	Strategic Residential Reserve	Proposed Residential A	1.696	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.

Ref.	Original Zoning	New Zoning	Area (Ha)	SEA Screening: Assessment of Likely Significant Effects
CM924	Strategic Residential Reserve	Proposed Residential A	1.533	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.
CM1003	Rural Area	Proposed Residential A	7.266	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. This site is directly adjacent to existing residential development. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.
CM1004	Strategic Residential Reserve	Proposed Residential A	0.332	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.

Ref.	Original Zoning	New Zoning	Area (Ha)	SEA Screening: Assessment of Likely Significant Effects
CM1005	Rural Area	Proposed Residential A	5.213	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. This site is directly adjacent to existing residential development. At Plan-level, this zoning change does not have the potential to introduce a likely, significant effect, beyond the ambit of environmental effects considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at the town. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at this site.
CM1030	Strategic Residential Reserve	Proposed Residential A	3.541	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the SEA and AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection.

Table 4-5: Criteria for Determining the Likely Significance of Environmental Effects - Characteristics of the Plan

Potential Significant Effects	
Characteristics of the Plan or Programme having regard, in particular to:	
The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The Proposed Variation will increase and expedite residential development in the County in and around settlements in the County, including the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay. The majority of zoning changes relate to expediting residential developments at lands (e.g., changing Strategic Residential Reserve lands to Proposed Residential A lands). These lands would have been considered and assessed for residential development and supporting infrastructure under the SEA and AA of the existing CDP. Appropriate mitigation measures governing development at these lands were embedded and integrated into the CDP to ensure appropriate environmental protection. Some additional lands have been zoned for residential use. These lands are situated close to town centres and adjacent to existing built-up residential areas. It has been concluded that the zoning changes will not introduce likely, significant environmental effects (including cumulative effects) beyond the ambit of environmental effects already considered, assessed and mitigated in the SEA and AA of the existing CDP, which proposed the carrying out of sequential development at these towns. The Proposed Variation does not propose any change to land use planning criteria governing development in the County, apart from the amendment of CSLO 2, which requires the preparation of a Masterplan and appropriate consideration of flood risk at the lands that CSLO 2 relates to. The degree to which the Proposed Variation sets a framework for projects is minor relative to proposals and the existing framework of land use planning criteria in the current CDP.
The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.	The Proposed Variation will have minimal influence on any potential lower-order plans.
The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	A robust framework of mitigatory measures has been incorporated into the existing Monaghan CDP through the SEA and AA processes for the CDP. This framework of mitigation applies to zoning changes proposed under the Variation and covers the ambit of environment effects associated with implementation of the Variation. The zoning changes under the Variation do not introduce any likely, significant effects, beyond the ambit of environmental effects already considered, assessed and mitigated in the SEA and AA of the existing CDP. There is therefore no requirement to integrate any further environmental considerations into the Proposed Variation.
Environmental problems relevant to the plan or programme.	The Proposed Variation does not create any conflicts with existing Strategic Environmental Objectives for the Monaghan CDP and will not contribute to or exacerbate any environmental problems, considering adherence to the existing framework of land use planning criteria/environmental mitigation in the current CDP.

Potential Significant Effects	
Characteristics of the Plan or Programme having regard, in particular to:	
The relevance of the plan or programme for the implementation of European Union legislation on the environment (e.g., plans linked to waste-management or water protection).	The Proposed Variation is not intended to give effect to any European Union legislation on the environment.

Table 4-6: Criteria for Determining Potential for Significant Effects - Characteristics of the Effects

Potential for Significant Effects	
Characteristics of the Effects and the Area likely to be affected, having regard in particular to:	
The probability, duration, frequency and reversibility of the effects.	The Proposed Variation does not introduce likely, significant effects beyond the ambit of environmental effects already considered, assessed and mitigated in the SEA and AA of the existing CDP. The Proposed Variation does not create any conflicts with existing Strategic Environmental Objectives for the Monaghan CDP, considering adherence to the existing framework of land use planning criteria/mitigation in the current CDP.
The cumulative nature of the effects.	The Proposed Variation does not introduce likely, significant cumulative effects beyond the ambit of environmental effects already considered, assessed and mitigated in the SEA and AA of the existing CDP. The Proposed Variation does not create any conflicts with existing Strategic Environmental Objectives for the Monaghan CDP, considering adherence to the existing framework of land use planning criteria/mitigation in the current CDP.
The transboundary nature of the effects.	The Proposed Variation does not introduce likely, significant transboundary effects beyond the ambit of environmental effects already considered, assessed and mitigated in the SEA and AA of the existing CDP. The Proposed Variation does not create any conflicts with existing Strategic Environmental Objectives for the Monaghan CDP, considering adherence to the existing framework of land use planning criteria/mitigation in the current CDP.
The risks to human health or the environment (e.g., due to accidents).	The Proposed Variation will not give rise to likely significant effects on the environment that have the potential to create risks to human health or the environment.
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).	The Proposed Variation does not introduce likely, significant effects beyond the ambit of environmental effects already considered, assessed and mitigated in the SEA and AA of the existing CDP.

Potential for Significant Effects	
Characteristics of the Effects and the Area likely to be affected, having regard in particular to:	
The value and vulnerability of the area likely to be affected due to: • Special natural characteristics or cultural heritage; • Exceeded environmental quality standards or limit values; • Intensive land-use.	The Proposed Variation does not introduce likely, significant effects beyond the ambit of environmental effects already considered, assessed and mitigated in the SEA and AA of the existing CDP.
The effects on areas or landscapes which have a recognized national, community or international protection status.	The Proposed Variation does not introduce likely, significant effects beyond the ambit of environmental effects already considered, assessed and mitigated in the SEA and AA of the existing CDP.

Table 4-7: Summary of SEA Screening Analysis

Summary of SEA Screening Analysis
Having regard to the evaluation undertaken in Table 4-3 and Table 4-4 and the Stage 2 Screening Analysis undertaken in Table 4-4, Table 4-5 and Table 4-6, it is concluded that the Proposed Variation will not result in any likely, significant effects beyond the ambit of environmental effects already considered, assessed and mitigated in the SEA and AA of the existing CDP.

5. CONCLUSIONS

An SEA Screening Assessment was undertaken to determine the need for an SEA for the Proposed Variation to the Monaghan County Development Plan 2025 - 2031 (CDP). It has been concluded that there is no real likelihood of significant environmental effects occurring as result of the implementation of the Proposed Variation. The principal reasons for this are as follows:

- The Proposed Variation does not introduce likely, significant effects beyond the ambit of environmental effects already considered, assessed and mitigated in the SEA and AA of the existing CDP.
- The Proposed Variation does not create any conflicts with existing Strategic Environmental Objectives for the Monaghan CDP, considering adherence to the existing framework of land use planning criteria/mitigation in the current CDP.
- The Proposed Variation does not require the integration of any environmental considerations, considering adherence to the existing framework of land use planning criteria/mitigation in the current CDP.
- The Proposed Variation is in alignment with higher-order and inter-related plans and programmes.

All SEA Screening Consultation submissions have been considered when finalising this report. An overview of these submissions and how they have been responded to is presented in Appendix 1.

A full SEA of the Proposed Variation No. 2 to the Monaghan County Development Plan 2025-2031 is not required.

Amendments to Proposed Variation No. 2

This document is a consolidated version of the SEA Screening Report which has been updated in response to Amendments to Proposed Variation during the Variation-making process. These Amendments have been subject to further SEA Screening. This SEA Screening is presented in Appendix 2. It has been concluded that the Amendments will not introduce any likely significant effects on the environment.

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APPENDIX 1

SEA Screening Consultation Responses from Prescribed Environmental Authorities Received on Proposed Variation No. 2

Overview

The following table presents the consultation submissions received from prescribed Environmental Authorities on the Proposed Variation, as part of the SEA Screening Consultations.

Table 1: Consultation Submissions from Prescribed Environmental Authorities

Consultee	Summary of Consultation Submission	Response
Environmental Protection Agency Ireland (EPA)	**SEA Determination:** • An SEA Determination should be made regarding whether the implementation of the plan or programme would be likely to have significant effect on the environment, in accordance with the SEA Regulations.	Noted with thanks. SEA and AA Screening Determinations will be made by MCC upon the finalisation of the Proposed Variation.
	Alignment with the NPF (First Revision): • Where existing zoning in the CDP does not accommodate the proposed increase in housing targets, as set out in the NPF (First Revision) for the county and has not been assessed under SEA, AA and SFRA at appropriate level, consideration should be given to the assessment for additional zoning and/or rezoning of lands that have potential for significant environmental effects. • The potential for significant negative effects on population and human health, water quality and flood risk, biodiversity, flora and fauna , landscape and soil, and climatic factors. • Reference to the Environmental Monitoring set out in Table 7.1 of the NPF's SEA Statement is made. This monitoring should be reflected in the context of future, environmental monitoring and related reporting associated with the revised CDP implementation.	Noted with thanks. The assessment has concluded that the Proposed Variation will not introduce any likely significant effects beyond the ambit of the environmental effects already considered, assessed and mitigated in the SEA and AA of the existing CDP, including for the listed environmental components.
	Sustainable Development: The plan or programme should be consistent with the need for proper planning and sustainable development. It should be aligned with national commitments on climate change mitigation and adaptation and any other key relevant higher-level plans and programmes, including OPW guidelines for flood risk.	Noted with thanks. The Proposed Variation is aligned with the National Sustainable Mobility Policy and the Climate Action Plan (2025) nationally. The Proposed Variation is consistent with the Local Authority Climate Action Plan for Monaghan at a regional/local level.

Consultee	Summary of Consultation Submission	Response
		An SFRA has been prepared for the Proposed Variation, which is in compliance with the requirements of the OPW Guidelines.
	The EPA has listed a list of available resources for consideration.	Noted with thanks.
	<u>Further amendments to the plan or programme:</u> • Changes made to the plan or programme prior to finalisation should be screened for the potential for likely significant effects in accordance with the SEA Regulations.	Noted with thanks. There are no amendments proposed to the Proposed Variation.
	<u>Appropriate Assessment:</u> The plan or programme should comply with the requirements of the Habitats Directive where relevant.	Noted with thanks. The Proposed Variation has been subject to Screening for Appropriate Assessment.
	<u>Environmental Authorities:</u> Prior to the making of the determination, consultations should be undertaken with the prescribed environmental authorities. A copy of the final determination should be shared with the authorities.	Noted with thanks. MCC, in accordance with the SEA Regulations, has notified prescribed environmental authorities regarding the Proposed Variation. Copies of the final Screening Determinations and Screening Reports will be shared with the prescribed environmental authorities upon adoption of the Variation.
Meath County Council	Meath County Council has no comment to make in relation to the Proposed SEA and AA Screenings of Variation No. 2 of the Monaghan County Development Plan 2025-2031.	Noted with thanks.
DAERA – NIEA (Northern Ireland)	**<u>Consideration of Likely Significant Effects:</u>** • DAERA SEA Team agrees that the Strategy is unlikely to have significant environmental effects on NI.	Noted with thanks.

Consultee	Summary of Consultation Submission	Response
	NED Comments: • NED agree with the conclusions of the screenings for the variation. • The Responsible Authority must be content that the assessments in the original SEA, Habitats Regulation Assessment (HRA) adequately cover the proposed changes. • NED notes the proposal for the Southern Link Road in Monaghan town, and the RA should ensure that any infrastructure development of this scale should be subject to EIA and HRA. • In reference to a road proposal in the Clones area, this road proposal does not currently have planning permission, and the RA must ensure that all environmental processes are undertaken as appropriate. Where any potential environmental effects on Northern Ireland are identified, engagement with relevant NI authorities should be undertaken. • Proposed changes involving the rezoning of lands from conservation to residential use may give rise to localised environmental impacts. The RA should be mindful of the importance of ecological corridors and stepping stones and ensure any rezoning of 'conservation' to 'residential' use. The RA should be mindful that the rezoning of conservation/landscape areas do no not result in the loss of any ecological corridors and stepping stones.	Noted with thanks. The Proposed Variation has been subject to Screening for Appropriate Assessment in compliance with the requirements of Article 6(3) of the Habitats Directive. As outlined in Chapter 15 Development Management Standards of the MCDP, any lower-tier projects shall be subject to a range of assessments. These will include, at a minimum, the Environmental Impact Assessment and Appropriate Assessment processes (including Screenings). Additional assessments may be required as part of the planning proposals, such as flood risk assessment, traffic and transport assessment, visual impact assessment, etc.
	Habitats Regulations Assessment (HRA): • NED agrees that given the separation distances between the zoning proposals and receiving UK Natura 2000 sites, the proposed variation is unlikely to result in significant impacts on qualifying features. • All lower-tier plans and projects should be subject to an AA, and mitigation contained within the NIR of the CDP should be considered in relation to the UK National Site Network as well. • The NED are content that further AA will be required at project level and advise continued and early engagement with relevant bodies in NI as required in case of any transboundary effects. • It is advised that should the NIR change in respect to impacts to the UK National Site Network, the NED should be re-consulted.	

Consultee	Summary of Consultation Submission	Response
Department of Housing, Local Government and Heritage	**<u>Nature Conservation:</u>** • The Department states that, in general, no areas should be identified or targeted for development through land-use zoning, re-zoning or other strategies without the availability of basic information on the ecological sensitivities of lands concerned. The precautionary principle should apply.	Noted. The precautionary principle has been applied in the Screening for SEA and AA for the Proposed Variation. The zoning proposals in the Proposed Variation will not introduce any likely, significant effects beyond the ambit of the environmental effects already considered, assessed and mitigated in the SEA and AA of the existing CDP. Chapter 6 (Heritage, Conservation and Landscape) of the MCDP includes various policies and objectives to ensure the protection of biodiversity, flora and fauna, as well as interacting components including air, soils, water, landscape and cultural heritage. At a minimum, Policy HCLP 5 requires that '*Monaghan County Council shall complete Appropriate Assessment, where required as a Competent Authority, in accordance with Article 6 of the Habitats Directive; and shall only grant consent for developments projects after having ascertained that such projects will not adversely affect the integrity of any Natura 2000 site'*. Wetland policies (WLP1, WLP2, WLP3) will resist any development that will destroy or degrade wetlands and require an Ecological Impact Assessment and Appropriate Assessment where a development may require the infilling or reclaiming a wetland area.

Consultee	Summary of Consultation Submission	Response
	Built Heritage: • For site CM1005, the proposed zoning is not covered within the current CDP. The assessment of likely significant effects within the SEA Screening does not make reference to the site's location directly adjoining the demesne woodland of Lough Fea House, which is included in the Record of Protected Structures. The proposed development of this site will remove any green area between the demesne and the urban development of Carrickmacross. The assessment of this zoning proposal should be considered in light of relevant policies and objectives as set out in the MCDP. • Regard should also be had for Ministerial Guidelines 'Architectural Heritage Protection for Planning Authorities'.	Noted. The MCDP contains several objectives and policies to ensure the protection and enhancement of built heritage. The Lough Fea Estate is additionally designated a Historic House/Demesne in the CDP, with Policy DLP 1 seeking '*To ensure that any new development will not adversely affect the site, setting or views to and from historic houses, gardens and designed landscapes*', and Policy DLP 2 stating '*To require that any proposals for new development in the vicinity of historic houses or demesnes landscapes are accompanied by an evaluation of the impact of the development on the landscape, designed views and vistas to /from such a site*.' Furthermore, Site CM1005 is separated by a distance that exceeds 500 m from the estate. In cognisance of this separation distance and the protections imparted by the policies and objectives in the CDP, it is concluded that the development of this site will not introduce any likely significant effects beyond the ambit of environmental effects already considered, assessed and mitigated against in the SEA and AA of the existing CDP.
	Archaeology: • As general policy, MCC should seek to protect the archaeological heritage of the county from damage. MCC should consider the advice and recommendations of the Heritage and Planning Division with regards to the granting/refusing of planning permission and the issuing of archaeological conditions the permission should be subject.	Noted. As noted above, any lower-tier projects shall be subject to the Development Management Process for the County and subject to the requirement of appropriate environmental assessments. This includes, where required, an Archaeological and Heritage Impact Assessment.

Consultee	Summary of Consultation Submission	Response
	• Any development either above or below ground, within the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting.	During the development planning process for lower-tier projects, consultations will be undertaken with the Heritage and Planning Division to inform the planning assessment and subsequent decision and planning conditions relating to the development proposals. This will be carried out for all proposals with the potential to give rise to effects on heritage assets and to support compliance with legislative conservation requirements and heritage policy contained within the CDP.
	<u>Clones:</u> • Site CS25 – the Department has reservations about the proposed rezoning of Landscape Protection/Conservation to Proposed Residential A and recommends that the current zoning be retained. • The Department also recommends that the area to the south-west of the RMP be rezoned to Landscape Protection/Conservation. • Site CS101 – the Department recommends that a suitable buffer zone be established around RMP MO011-006--- Earthwork Site.	Noted. Site CS25 is located at a separation distance that exceeds 100 m from the identified features. The Council notes the proximity of Site CS101 to identified feature MO011-0066. These features are afforded protection under the CDP through Policy PMP1 ('*Development adjacent to an archaeological monument or site will only be acceptable where it is sited in a manner which minimises the impact on the monument and its setting. Development which is likely to have an adverse impact upon an archaeological monument or site or its setting shall be resisted*') and PMP3 ('*To protect the setting of archaeological sites and monuments which are listed in the Record of Monuments and Places in Appendix 4 (and any subsequent additions by the National Monuments Service) from being adversely impacted upon, co-operating with all of the recommendations of statutory bodies in the achievement of this objective*').

Consultee	Summary of Consultation Submission	Response
		As Section 15.1.3 *Assessments Required* of the CDP notes, additional assessments, including a project-level Archaeological and Heritage Impact Assessment will be carried out for development proposals at each of the zoning proposal sites. These assessments will inform site-specific mitigation strategies for the conservation of heritage assets, in compliance with CDP land-use planning framework protections. In cognisance of the above, it is concluded that the development of this site will not introduce any likely significant effects beyond the ambit of environmental effects already considered, assessed and mitigated against in the SEA and AA of the existing CDP.

Environmental Protection Agency
An Ghníomhaireacht um Chaomhnú Comhshaoil

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Mr Adrian Hughes
Senior Planner
Forward Planning Team,
Monaghan County Council,
Planning Office,
1 Dublin Street,
Monaghan

20th April 2026 Our Ref: 260304

Re. SEA Screening for Proposed Variation No 2 to the Monaghan County Development Plan 2025-2031

Dear Mr Hughes,

We acknowledge your notice, dated 25th March 2026 in relation to the Proposed Variation No 2 to the Monaghan County Development Plan 2025-2031 and associated Strategic Environmental Assessment (SEA) screening.

In our role as an SEA environmental authority under the SEA Regulations, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into plans and programmes[1] and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan or programme. Our functions do not include approving or enforcing SEAs or plans or programmes.

As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via our guidance document '*SEA of Local Authority Land Use Plans – EPA Recommendations and Resources*'. This document is updated regularly and sets out our key recommendations

[1] 'Plan or programme' is defined in the SEA Directive as including modifications to plans or programmes, which in the Irish context, includes material amendments/alterations, variations etc.

for integrating environmental considerations into Local Authority land use plans. In finalising your SEA screening determination, we suggest that you take this guidance document into account and incorporate the relevant recommendations as relevant and appropriate to the plan or programme.

SEA Determination

If a proposed SEA determination hasn't been made regarding the plan or programme, you should determine whether implementing the plan or programme would be likely to have significant effects on the environment.

The SEA Regulations, Schedule 2 (S.I. No. 456 of 2025) or Schedule 1 (S.I. No. 435 of 2004, as amended), as appropriate, set out the '*Criteria for determining whether a Plan is likely to have significant effects on the environment*' to use to determine whether the plan or programme would be likely to have significant effects on the environment.

Guidance on the SEA process, including an SEA pack and checklist, is available on our website at: https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-resources-and-guidance-/ .

We recommend that you take the available guidance into account in making your SEA Screening Determination and incorporate the relevant recommendations as relevant and appropriate to the plan or programme.

EPA SEA Screening Guidance

Our *Good Practice Guidance for Strategic Environmental Assessment (SEA) Screening* (EPA, 2021) provides specific stand-alone guidance to assist plan or programme makers and SEA practitioners. It focuses primarily on plans/programmes in the non-land use sector in Ireland and includes an elaboration of the steps needed for screening, the legislative landscape underpinning SEA screening, and step-by-step process and templates to assist in preparing the required documentation.

Strategic Environmental Assessment: Guidelines for Planning Authorities

The *Strategic Environmental Assessment: Guidelines for Regional Assemblies and Planning Authorities* (DHLGH, 2022) provides advice on carrying out SEA in the land-use planning sector. These plans comprise regional, county and local plans, including Regional Spatial and Economic Strategies, County or City Development Plans, variations of Development Plans, Local Area Plans and Planning Schemes for Strategic Development Zones. The Guidelines replace previous guidance for Regional Authorities and Planning Authorities published in 2004.

Alignment with the National Planning Framework First Revision

National Policy Objective 1 of the National Planning Framework (NPF) First Revision[2] requires that all plans, projects and activities requiring consent arising from the NPF are subject to the relevant environmental assessment requirements including SEA, EIA, SFRA

[2] DHLGH, 2025. The National Planning Framework

and AA as appropriate. Where existing zoning in the County Development Plan (CDP) does not accommodate the proposed increase in housing targets, as set out in the NPF, for the county and has not been previously assessed under SEA, AA, and SFRA at an appropriate level, then consideration should be given to these assessments for additional zoning and/or rezoning of lands that have potential for significant environmental effects.

In particular, we highlight potential for significant negative effects on population and human health, water quality (see Water Action Plan[3]) and flood risk, biodiversity, flora and fauna, landscape and soil. In addition, climatic factors should be considered with reference to the most up to date Climate Action Plan and relevant Flood Risk Management Plan. The availability and capacity of existing critical infrastructure including wastewater and water supply should be considered in the context of the likely population increase associated with the prosed housing target being accommodated.

You're also referred to the Environmental Monitoring set out in Table 7.1 of the NPF's SEA Statement[4]. This monitoring should be reflected, where relevant and appropriate, in the context of future, environmental monitoring and related reporting associated with the revised CDP implementation.

Sustainable Development

In proposing and in implementing the plan or programme, you should ensure that the plan or programme is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the plan or programme.

In considering the plan or programme, you should take into account the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans.

You should also ensure that the plan or programme aligns with any key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework First Revision and the relevant Regional Spatial and Economic Strategy.

The Plan should also align with the OPW's 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (OPW, 2009), as relevant and appropriate, in the zoning and development of lands.

Ireland's State of the Environment Report 2024

In 2024, the EPA published the latest iteration of our 4-yearly State of the Environment Report. This report should be considered, and relevant aspects integrated as

[3] DHLGH, 2024. River Basin Management Plan 2022 - 2027

[4] DHLGH, 2025. First Revision of the National Planning Framework SEA Statement

appropriate, in implementing the Plan outputs/ recommendations. It is available at: https://www.epa.ie/our-services/monitoring--assessment/assessment/state-of-environment-report-/.

Available Guidance & Resources

Our website contains various SEA resources and guidance, including:

- SEA process guidance and checklists;
- Inventory of spatial datasets relevant to SEA;
- Topic and sector specific SEA guidance (including *SEA and Integration Guidance* (EPA, 2025), *Good practice note on Cumulative Effects Assessment* (EPA, 2020), *Developing and Assessing Alternatives in SEA* (EPA, 2015), and *Integrated Biodiversity Impact Assessment* (EPA, 2012)).

You can access these guidance notes and other resources at: https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance-/

EPA SEA WebGIS Tool

Our SEA WebGIS Tool has been updated recently and is now available at https://gis.epa.ie/EPAMaps/SEA. It allows an indicative report on key aspects of the environment in a specific geographic area to be produced. It is intended to assist public authorities in SEA screening and scoping exercises.

Catchments.ie

Our https://www.catchments.ie/maps/ website provides a single point of access to water quality and catchment data from the National WFD monitoring programme.

Future amendments to the plan or programme

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

Appropriate Assessment

You should ensure that the plan or programme complies with the requirements of the Habitats Directive where relevant. Where an Appropriate Assessment is required, the key findings and recommendations should be incorporated into the SEA and the plan or programme.

EPA AA GeoTool

Our AA GeoTool application has been developed in partnership with the National Parks and Wildlife Service. It allows users to a select a location, specify a search area and gather available information for each European Site within the area. It is available at: https://gis.epa.ie/EPAMaps/AAGeoTool .

Environmental Authorities

Under the SEA Regulations, prior to making your SEA determination you should consult with:

- Environmental Protection Agency;
- Minister for Housing, Local Government and Heritage,
- Minister for Climate, Energy and the Environment; and,
- Minister for Agriculture, Food, and the Marine.

For land use plans covered under S.I. No. 456 of 2025, you should also consult with:

- any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

SEA Determination

As soon as practicable after making your determination as to whether SEA is required or not, you should make a copy of your decision, including, if appropriate, the reasons for not requiring an environmental assessment, available for public inspection in your offices and on your website. You should also send a copy of your determination to the relevant environmental authorities consulted.

If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.

Yours Sincerely,

Deirdre French
SEA Section
Office of Radiation Protection and Environmental Monitoring

Strategic Environmental Assessment Team
DAERA - NIEA
Clare House
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The Forward Planning Unit,
Planning Department,
1 Dublin Street,
Monaghan Town,
H18 X982
Ireland
Email: devplan@monaghancoco.ie

22nd April 2026

Re: SEA and AA Screening of Proposed Variation No 2 to the Monaghan County Development Plan 2025-2031

Thank-you for your email dated 25th March 2026 regarding the Strategic Environmental Assessment (SEA) and AA Screening of Proposed Variation No 2 to the Monaghan County Development Plan 2025-2031. The Department of Agriculture, Environment and Rural Affairs Northern Ireland (DAERA) and (supported with a service level agreement) DfC Historic Environment Division (HED), has considered the consultation and associated documents and our opinions are set out below. Please note HED returned a nil response.

Consideration of Likely Significant Effects

We have considered whether the Strategy is likely to have significant environmental effects in line with the requirements of Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004.

DAERA SEA Team agrees with the responsible authority and the conclusions of the Strategic Environmental Assessment Screening Report that the Strategy is unlikely to have significant environmental effects on NI.

NED Comments

The proposed variation outlines how Monaghan County Council intends to incorporate the revised housing growth requirements of the National Planning Framework (NPF)

into the Monaghan County Development Plan (MCDP) 2025–2031 through Variation No. 2. This will result in an increase in housing capacity for the County Council, including the 50% uplift, equating to approximately 6,000 additional dwellings over the plan period. Accordingly, an assessment of zoned residential land capacity has been undertaken.

We agree with the conclusions of the screening for the variation, namely that the proposed changes are unlikely to give rise to significant environmental effects. The screening report notes that the mitigation measures identified in the previous Strategic Environmental Assessment (SEA) remain applicable, and in this regard, we refer to our previous response dated 14 November 2024. The RA must be content that the assessments in the original SEA, HRA adequately cover the proposed changes.

We note the proposal for the Southern Link Road in Monaghan town. The Responsible Authority (RA) should ensure that any infrastructure development of this scale is subject to the appropriate environmental assessments, including Environmental Impact Assessment (EIA) and Habitats Regulations Assessment (HRA), as required.

In addition, reference is made to a road proposal in the Clones area (page 7 of the Screening Report). We note that this road proposal does not currently have planning permission. The RA should ensure that all relevant environmental assessments, including EIA and HRA, are undertaken as appropriate. Where any potential environmental effects on Northern Ireland are identified, engagement with the relevant Northern Ireland authorities should be initiated at the earliest possible opportunity.

We further note that some of the proposed changes involve the rezoning of lands from conservation to residential use, which may give rise to localised environmental impacts. The council should be mindful of the importance of ecological corridors and stepping stones and ensure any rezoning of conservation/landscape areas do not result in the loss of these important ecological features particularly if they result in potential isolation of wildlife.

Should any environmental impacts arising from development affect Northern Ireland, the relevant Northern Ireland authorities should be consulted at the earliest possible opportunity.

Habitats Regulations Assessment (HRA)

NED notes and welcomes the inclusion of Northern Ireland designated sites within the Appropriate Assessment (AA) Screening. We have reviewed the information relating to Northern Ireland designated sites and agree that, having regard to the separation distances involved, the proposed variations are unlikely to result in significant impacts on qualifying features.

As outlined in our previous response dated 14 November 2024, provided the mitigation contained within the NIR including that all lower tier plans and projects are subject to an

Appropriate Assessment (AA) is applied to UK National Site Network sites which would have been screened into the assessment NED is content. We welcome the recognition that further AA will be required at project level and advise continued and early engagement with the relevant bodies in NI as appropriate should there be any potential transboundary effects on NI.

NED advises that should the NIR change in respect to impacts upon UK National Site Network sites then NED should be re-consulted.

Yours sincerely,

Jonathan Blair

Higher Scientific Officer
Countryside, Coast and Landscape
Northern Ireland Environment Agency

An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Planning Ref: Variation No 2 to the Monaghan County Development Plan 2025-2031
(Please quote in all related correspondence)

22 April 2026

Monaghan County Council,
Planning Office,
The Glen,
Glen Road,
Tirkeenan,
Monaghan

Re: Notification under Article 28 (Part 4) or Article 82 (Part 8) of the Planning and Development Regulations, 2001, as amended.

Proposed Development: SEA and AA Screening of Proposed Variation No 2 to the Monaghan County Development Plan 2025-2031

A Chara

I refer to correspondence received in connection with the above.
Outlined below are heritage-related observations/recommendations of the Department co-ordinated by the Development Applications Unit under the stated headings.

Nature Conservation

The Department notes that the proposed variation to the Monaghan County Development Plan relates primarily to the rezoning of lands within the five core settlements to incorporate the revised Housing Growth Requirement figures in line with the updated National Planning Framework (2025).

The Strategic Environmental Assessment of the biodiversity, flora and fauna, and related features (such as water, soil *etc*.) should be undertaken by or in conjunction with a suitably qualified ecologist(s) and other specialists as necessary, and in conjunction with the Natura Impact Statement (or Natura Impact Report, in the case of a land-use plan being prepared pursuant to the Planning and Development Acts). Appropriate Assessment (AA) proceeds parallel with and informs the SEA process to evaluate the scale of any possible detrimental effects on European sites and allows for the incorporation into any plan subject to SEA of measures to avoid adverse effects on these sites. This will facilitate full integration of all

Aonad na nIarratas ar Fhorbairt, Oifigí an Rialtais, Bóthair an Bhaile Nua, Loch Garman, Y35 AP90
Development Applications Unit, Government Offices, Newtown Road, Wexford, Y35 AP90
manager.dau@npws.gov.ie
www.gov.ie/housing

biodiversity issues and concerns, particularly in relation to nature conservation sites, protected species, and ecological corridors and stepping stones. The EPA's *Integrated Biodiversity Impact Assessment Practitioner's Manual* is of particular relevance in this regard. The Environmental Report is required by the SEA Directive (2001/42/EC) to contain information on the environmental characteristics of the areas likely to be significantly affected by the plan or programme, or modification thereof.

In general, no areas should be identified or targeted for development through land use zoning, re-zoning or other strategies without the availability of basic information on the ecological sensitivities of the lands in question, such as a habitat map, *i.e.* the precautionary principle should apply. This will also serve to ensure that other parties, in the absence of knowledge on any potentially significant ecological constraints that arise, do not develop expectations that may not or are unlikely to materialise, of the potential for development in such areas.

Built Heritage

In respect of **Site Number CM1005**, this is a new proposed zoning which was not covered within the current County Development Plan. The 'Report to inform SEA Screening' describes this site as being directly adjacent to existing residential development. However, the assessment of likely significant effects, does not make reference to the sites location directly adjoining the demesne woodland of Lough Fae House, which is included in the Record of Protected Structures, RPS Reference Number 3 in Monaghan County Development Plan 2025-2031 (a protected structure, includes the land lying with the curtilage of the structure). The proposed development of this site will remove any green area between the demesne and the urban development of Carrickmacross.

The assessment of likely significant effects of this proposal will need to be considered in light of relevant policies and objectives set out Monaghan County Development Plan 2025-2031 including the following;

- Protected Structure Policies: BHP 1 – BHP 6
- Protected Structure Objectives: BHO 1 – BHO 6
- Designed Landscape Policies: DL 1 –DL 2
- Development Management Standards: Section 15.3.1 Protected Structures
- Heritage Conservation, Biodiversity and Landscape Objective: HCLSO 1
- Built Heritage for Town Settlements – Section 11.12 (Carrickmacross)

Regard shall be had for Ministerial Guidelines, 'Architectural Heritage Protection for Planning Authorities'. Chapter 13 Curtilage and Attendant Grounds, sets out general principles as well as detailed considerations and assessment requirements when addressing development within the curtilage or attendant grounds of a protected structure.

Archaeology

As a general policy with regard to this variation the Council should seek to protect the archaeological heritage of Co Monaghan from damage. The Planning Authority will also take into account the advice and recommendations of The Heritage & Planning Division with regard to granting/refusing of planning permission and the issuing of archaeological conditions to which permission, if granted, should be subject.

Any development either above or below ground, within the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting.

Clones
Vicinity of RMP- **Site Ref. No. CS25**- This Department has serious reservations about the proposed re- zoning. We would recommend that current zoning of Landscape Protection/Conservation remain.
(We would strongly recommend that the area to the South West of RMP be rezoned to Landscape Protection/Conservation)

Site Ref. No CS101-recommend that a suitable buffer zone be established around RMP MO011-006--- Earthwork Site.

It is recommended that the Council take cognizance of the above in relation to this Proposed Variation.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at referrals@npws.gov.ie, where used, or to the following address:

The Manager, Development Applications Unit (DAU), Government Offices, Newtown Road, Wexford Y35 AP90

Is mise, le meas

David O'Connor
Development Applications Unit
Administration

FEHILY TIMONEY

DESIGNING AND DELIVERING A SUSTAINABLE FUTURE

APPENDIX 2

SEA Screening of Amendments to Proposed Variation No. 2

Amendment	SEA Screening Assessment	SEA Screening Conclusions
That a new objective, WPO 10, is included within Chapter 8 of the Monaghan County Development Plan 2025-2031 as follows: **To have regard for OPW Arterial Drainage Schemes, including channels and benefitting lands. This may include the provision of a 10m maintenance buffer adjacent to arterial drainage channels to facilitate ongoing maintenance. Such buffer areas, where required by the Planning Authority, shall not normally be developed in a manner that would prevent access.** **A site-specific Flood Risk Assessment of an appropriate stage will be required for any proposed development within Arterial Drainage Scheme Benefitting Lands, having regard for any indication of areas subject to flooding or poor drainage.**	This amendment clarifies that requirement to have appropriate regard to maintenance of OPW Arterial Drainage Schemes when planning development. It does not introduce likely, significant effects on the environment.	Screen Out
It is recommended that lands identified in the map booklet associated with proposed Variation No. 2 for Carrickmacross CM 783 shall remain as 'Strategic Residential Reserve' (SRR).	This amendment results in lands at CM 783 remaining. as 'Strategic Residential Reserve'. This does not introduce likely, significant effects on the environment.	Screen Out

<table>
<tr><th>Amendment</th><th>SEA Screening Assessment</th><th>SEA Screening Conclusions</th></tr>
<tr><td>It is recommended that Proposed Amendment No. 13 as shown in green text, bold and underlined is amended to include a transport assessment as follows:
<table>
<tr><th colspan="2">Clones Settlement Plan Strategic Objectives</th></tr>
<tr><td>CLSO 2</td><td>To ensure that the following priorities for the town are delivered within the lifetime of the development plan:-

- the preparation and implementation of a Sustainable Urban Mobility Plan for the town.
- the preparation and implementation of a Town Centre First Plan for the town.
- the preparation of a feasibility study in respect of proposed road links within the town.
- the preparation and implementation of a Masterplan for the lands adjoining the indicative new road in Clones, extending from the Monaghan Road (N54) to the Roslea Road (LP2110). The Masterplan will guide sustainable residential and industrial development while safeguarding environmental and natural resources. <u>The masterplan shall include a transport assessment to identify how the site should be served, with a particular regard to sustainable</u></td></tr>
</table></td><td>This amendment introduced the requirement for a Masterplan for the lands adjoining the indicative new road in Clones. This amendment does not drive development or introduce any likely, significant effects on the environment. Such a Masterplan will be subject to its own SEA and AA.</td><td>Screen Out</td></tr>
</table>

Amendment			SEA Screening Assessment	SEA Screening Conclusions
		transport modes. No development shall be permitted to proceed until the following requirements are met: • The level of risk associated with the unmodelled watercourse is identified and classified. • Where flood risk is identified, highly vulnerable development will not be permitted within zones A or B and only water compatible uses will be permitted within flood zone A. • All proposals shall comply with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and any subsequent updates. • **The masterplan should also take account of the opportunities for nature-based solutions to reduce runoff and provide other benefits such as to water quality, biodiversity and the environment*.**		

Amendment	SEA Screening Assessment	SEA Screening Conclusions
*Please note Objective CLSO 2 has also been amended to reflect the recommendation of the Office of Public Works (MN-C46-PV2-16) with respect the opportunity to provide nature-based solutions.		
It is recommended that the following text should be added to Chapter 5, Section 5.4 Education Facilities. **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.**	This amendment clarifies that Monaghan County Council will support the development of school sites where a need has been identified. The amendment does not introduce likely, significant effects beyond those that have been identified, assessed and mitigated under the current County Development Plan (CDP).	Screen Out
It is recommended that lands identified in the map booklet associated with Proposed Variation No. 2 for Monaghan identified as MT 948 shall remain as 'Strategic Residential Reserve' (SRR).	This amendment results in lands at MT 948 remaining. as 'Strategic Residential Reserve'. This does not introduce likely, significant effects on the environment.	Screen Out

Amendment	SEA Screening Assessment	SEA Screening Conclusions
That a new objective, WPO 10, is included within Chapter 8 of the Monaghan County Development Plan 2025-2031 as follows: **To have regard for OPW Arterial Drainage Schemes, including channels and benefitting lands. This may include the provision of a 10m maintenance buffer adjacent to arterial drainage channels to facilitate ongoing maintenance. Such buffer areas, where required by the Planning Authority, shall not normally be developed in a manner that would prevent access. A site-specific Flood Risk Assessment of an appropriate stage will be required for any proposed development within Arterial Drainage Scheme Benefitting Lands, having regard for any indication of areas subject to flooding or poor drainage.**	This amendment clarifies that requirement to have appropriate regard to maintenance of OPW Arterial Drainage Schemes when planning development. It does not introduce likely, significant effects on the environment.	Screen Out
That the following recommendations are proposed: **Tier 4 Villages** • That Proposed Amendment No. 16 is amended as detailed below: **15.8.10 Residential Development in Tier 4 Settlements** Residential development and serviced sites on suitable lands located within any of the defined Tier 4 settlements which have capacity within existing public foul drainage and public/group water systems, will be considered subject to compliance with the following:	This amendment contemporises and clarifies detail relating to the national Planning Framework and social housing. It does not introduce likely, significant effects on the environment.	Screen Out

Amendment	SEA Screening Assessment	SEA Screening Conclusions
a) The submission of evidence to the satisfaction of the Planning Authority that there is demand for the proposed residential development taking account of the extent, nature and status of extant permissions for residential development, and vacant residential properties in the settlement. b) The proposal contributes to the sequential development of land from the centre of the settlement outwards and/or represents an infilling of the existing settlement envelope. c) The scale and density of the development accords with the character of the village. Notwithstanding the requirements of criteria a-c above for Tier 4 settlements and Section 15.8 'Multi Unit Residential Developments' of the Monaghan County Development Plan 2025-2031 and taking into account the objectives of the 'Housing for All – A New Housing Plan for Ireland' **and the National Planning Framework First Revision** to address the shortage of housing, the Planning Authority may favourably consider proposals for **social** housing developments which are outside the defined Tier 4 settlement limit where a clear demonstrable need is proven to the satisfaction of the Planning Authority, and where the lands are contiguous to the settlement limit and can be adequately serviced.		

Amendment	SEA Screening Assessment	SEA Screening Conclusions
~~**As the preparation of Tier 4 Village Plans, required under Objective VIO4 and SHO5 of this Plan may result in amendments to the settlement envelopes of the Tier 4 Villages, proposals for housing developments outside the existing settlement envelopes will only be considered prior to the completion of an individual Village Plan.**~~		
The Chief Executive accepts the recommendation of the office and Site CY1012 in Castleblayney is removed from the proposed Variation No 2.	This amendment removes CY1012 from the scope of the Proposed Variation. It does not introduce likely, significant effects on the environment.	Screen Out
It is recommended that the following text should be added to Chapter 7, Section 7.8 Public Water and Wastewater: **Where capacity constraints are identified by Uisce Éireann, Monaghan County Council will engage proactively with Uisce Éireann to facilitate the resolution of such issues, to ensure that development is not unduly restricted or delayed.**	This amendment clarifies Monaghan County Council's requirement to engage with Uisce Éireann during development management processes, with a view to ensuring development happens in conjunction with the provision of water supply and wastewater treatment capacity. This is an inherent part of the development management process and does not introduce any likely, significant effects on the environment.	Screen Out
Proposal – Castleblayney Town • Having considered the Chief Executive's Report and contrary to the recommendation contained within it, it is proposed to **make** Variation No 2 to the Monaghan County Development Plan 2025-2031 **with** the proposed Map Alterations Reference: CY1012 Castleblayney.	This amendment will reduce the density of development at Site CY1012. It does not introduce likely significant effects on the environment.	Screen Out

<table>
<tr><th>Amendment</th><th>SEA Screening Assessment</th><th>SEA Screening Conclusions</th></tr>
<tr><td>

- The Material Alteration will change the proposed Variation No. 2 zoning objective from ‘Proposed Residential A’ to ‘Proposed Residential B’ (Lower density).
- The Material Alteration will change the adopted Monaghan County Development Plan 2025-2031 from currently no zoning, as the lands sits outside the currently settlement boundary, to ‘Proposed Residential B’ (CY1012 – Page 32 of the Map booklet).

<table>
<tr><th>Site Reference Ref:</th><th>Area in Hectares</th><th>Location (Map Booklet)</th></tr>
<tr><td>CY1012</td><td>1.278ha (Lands to be Zoned Residential B)</td><td>Lands at Castleblayney (Page 32)</td></tr>
</table>

</td><td></td><td></td></tr>
<tr><td>

<u>Proposal – Carrickmacross Town</u>

- Having considered the Chief Executive’s Report and contrary to the recommendation contained within it, it is proposed to **make** the Variation No 2 to the Monaghan County Development Plan 2025-2031 **with** the proposed Map Alteration Reference: CM1006.
- The Material Alteration will change the existing lands from ‘Industry/Enterprise and Employment’ to ‘Proposed Residential A’ (Lands identified in submission ref MN-C46-PV2-3).

</td><td>This amendment does not introduce likely, significant effects beyond the ambit of environmental effects already considered, assessed and mitigated in the SEA of the existing CDP.</td><td>Screen Out</td></tr>
</table>

Amendment			SEA Screening Assessment	SEA Screening Conclusions
Submission Reference:	**Area in Hectares**	**Location**		
MN-C46-PV2-3 CM1006	4.321 ha (Lands to be Zoned Residential A)	Lands at Magheross, Carrickmacross		

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APPENDIX 3

SEA Screening Consultation Responses from Prescribed Environmental Authorities Received on the Proposed Material Alterations to the Proposed Variation

Overview

The following table presents the consultation submissions received from Prescribed Environmental Authorities on the Proposed Material Alterations to the Proposed Variation, as part of the SEA Screening Consultations.

Table 1: Consultation Submissions received from Prescribed Environmental Authorities on the Proposed Material Alterations to the Proposed Variation

Consultation Reference	Consultee	Summary of Consultation	Response to submission
MN-C52-PV2MA-3	Environmental Protection Agency	The EPA submission recommends that available guidance be taken into account while preparing the SEA Screening Determination and incorporate the relevant recommendations as relevant and appropriate to the Variation. A list of available guidance has been included.	Noted with thanks. SEA and AA Screening Determinations will be made by MCC upon the finalisation of the Proposed Variation prior to its adoption.
		Alignment with the National Planning Framework First Revision The EPA notes that National Policy Objective 1 of the NPF First Revision be subject to all relevant environmental assessment requirements. Where the existing zoning in the CDP does not accommodate the proposed increase in housing targets and has not been considered in the existing SEA, AA and SFRA, consideration must be given to these assessments for additional zoning / rezoning of lands that have the potential for significant environmental effects. The EPA highlights the potential for significant negative effects on population and huma health, water quality and flood risk, biodiversity, flora and fauna, landscape and soil, and climatic factors. The availability and capacity of existing critical infrastructure such as wastewater and water supply should be considered in the context of the likely population increased associated with the housing targets being accommodated. Environmental Monitoring set out in Table 7.1 of the NPF's SEA is referred to, and this monitoring should be reflected as appropriate, in the context of future environmental monitoring and related reporting associated with the revised CDP.	Noted with thanks. The assessment has concluded that the Proposed Variation (inclusive of Proposed Material Alterations and minor modifications thereof) will not introduce any likely significant effects beyond the ambit of the environmental effects already considered, assessed and mitigated in the SEA and AA of the existing CDP, including for the listed environmental components.

Consultation Reference	Consultee	Summary of Consultation	Response to submission
		Sustainable Development The Variation should be consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or required to be put in place to service any development proposed and authorised over the lifetime of the Variation. The variation must also align with OPW guidelines ('*The Planning System and Flood Risk Management Guidelines for Planning Authorities*' (OPW, 2009)) for zoning and development of lands.	Noted with thanks. The Proposed Variation is aligned with the National Sustainable Mobility Policy and the Climate Action Plan (2025) nationally. The Proposed Variation is consistent with the Local Authority Climate Action Plan for Monaghan at a regional/local level. An SFRA has been prepared for the Proposed Variation, which is in compliance with the requirements of the OPW Guidelines.
		Where changes to the Variation have been made prior to finalisation, or where modifications to the Variation are proposed following its adoption, these should be screened for potential for likely significant effects.	Noted with thanks. Any Amendments (Proposed Material Alterations and minor modifications thereof) have been subject to SEA and AA processes.
		Appropriate Assessment The Variation must comply with the requirements of the Habitats Directive where relevant.	Noted with thanks. The Proposed Variation (inclusive of Proposed Material Alterations and minor modifications thereof) has been subject to Screening for Appropriate Assessment.
		Environmental Authorities Prior to making the SEA Determination, consultations must be conducted with prescribed environmental authorities as outlined in the SEA Regulations.	Noted with thanks. MCC, in accordance with the SEA Regulations, has notified prescribed environmental authorities regarding the Proposed Variation. Copies of the final Screening Determinations and Screening Reports will be shared with the prescribed environmental authorities upon adoption of the Variation.
		SEA Determination A copy of the decision (SEA Determination) must be made available for public inspection in MCC offices and on the official website. A copy of this determination must be sent to the prescribed environmental authorities.	
MN-C52-PV2MA-9	Newry Mourne and Down District Council	The Development Plan Team at Newry Mourne and Down District Council has no comment to make on the Proposed Material Alterations to the Variation.	Noted with thanks.
MN-C52-PV2MA-10	Meath County Council	The Meath County Council Planning Department has no comment to make on the Proposed Material Alterations to the Variation.	Noted with thanks.

Consultation Reference	Consultee	Summary of Consultation	Response to submission
MN-C52-PV2MA-12	SEA Team (DAERA, Northern Ireland)	**Consideration of Likely Significant Effects** The SEA Team agrees with MCC on the conclusions of the SEA Screening Report that the proposed material alternations to the Variation is unlikely to have significant environmental effects, and therefore an SEA is not required.	Noted with thanks.
		Natural Environment Division Comments The division agrees that the proposed material alterations are unlikely to have significant environmental effects. The submissions makes reference to previous comments made in a submission dated 22nd April 2026.	Noted with thanks.
		Air Quality and Biodiversity Unit Response • Consideration should be given to construction and traffic related activities associated with alterations to the Plan and if they might trigger a significant air quality effect on nearby sensitive habitats or species. Activities within 200 m of sensitive habitats to air pollution should be assessed for potential effects from NOx and dust. • Further information on the impacts of aerial pollution on habitats and species is available within the Air Pollution Information System (APIS)	Noted with thanks. As outlined in Chapter 15 Development Management Standards of the Monaghan CDP, any lower-tier projects shall be subject to a range of assessments. These will include, at a minimum, the Environmental Impact Assessment and Appropriate Assessment processes (including Screenings). Additional assessments may be required as part of the planning proposals, such as flood risk assessment, traffic and transport assessment, visual impact assessment, etc.
		Marine and Fisheries Division Response Inland Fisheries notes that the information provided and is satisfied that the Proposed Material Alterations on the Variation are unlikely to significantly affect fisheries interests within DAERA's jurisdiction. Any planning applications arising form the Variation with potential transboundary impacts will be consulted with DAERA through the usual process, and Inland Fisheries will continue to provide statutory advise on fisheries impacts, as required. The Marine Licencing Branch have no comments to make at this stage.	

Environmental Protection Agency
An Ghníomhaireacht um Chaomhnú Comhshaoil

Headquarters, PO Box 3000
Johnstown Castle Estate
County Wexford, Ireland

Ceanncheathrú, Bosca Poist 3000
Eastát Chaisleán Chaile Sheáin
Contae Loch Garman, Éire

T: +353 53 916 0600
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E: info@epa.ie
W: www.epa.ie
LoCall: 1890 33 55 99

Email: devplan@monaghancoco.ie

Mr Adrian Hughes
The Forward Planning Unit,
Planning Department,
1 Dublin Street,
Monaghan Town

29th July 2026 Our Ref: 260304.2

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

Dear Mr Hughes,

We acknowledge your notice, dated 16th July 2026 in relation to the Proposed Material Alterations to Proposed Variation No. 2 of the Monaghan County Development Plan 2025-2031 and associated Strategic Environmental Assessment (SEA) screening.

In our role as an SEA environmental authority under the SEA Regulations, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into plans and programmes[1] and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan or programme. Our functions do not include approving or enforcing SEAs or plans or programmes.

As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via our guidance document '*SEA of Local Authority Land Use Plans – EPA Recommendations and Resources*'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use plans. In finalising your SEA screening determination, we suggest that you take this guidance

[1] 'Plan or programme' is defined in the SEA Directive as including modifications to plans or programmes, which in the Irish context, includes material amendments/alterations, variations etc.

document into account and incorporate the relevant recommendations as relevant and appropriate to the plan or programme.

SEA Determination

If a proposed SEA determination hasn't been made regarding the plan or programme, you should determine whether implementing the plan or programme would be likely to have significant effects on the environment.

The SEA Regulations, Schedule 2 (S.I. No. 456 of 2025) or Schedule 1 (S.I. No. 435 of 2004, as amended), as appropriate, set out the '*Criteria for determining whether a Plan is likely to have significant effects on the environment*' to use to determine whether the plan or programme would be likely to have significant effects on the environment.

Guidance on the SEA process, including an SEA pack and checklist, is available on our website at: https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-resources-and-guidance-/ .

We recommend that you take the available guidance into account in making your SEA Screening Determination and incorporate the relevant recommendations as relevant and appropriate to the plan or programme.

EPA SEA Screening Guidance

Our *Good Practice Guidance for Strategic Environmental Assessment (SEA) Screening* (EPA, 2021) provides specific stand-alone guidance to assist plan or programme makers and SEA practitioners. It focuses primarily on plans/programmes in the non-land use sector in Ireland and includes an elaboration of the steps needed for screening, the legislative landscape underpinning SEA screening, and step-by-step process and templates to assist in preparing the required documentation.

Strategic Environmental Assessment: Guidelines for Planning Authorities

The *Strategic Environmental Assessment: Guidelines for Regional Assemblies and Planning Authorities* (DHLGH, 2022) provides advice on carrying out SEA in the land-use planning sector. These plans comprise regional, county and local plans, including Regional Spatial and Economic Strategies, County or City Development Plans, variations of Development Plans, Local Area Plans and Planning Schemes for Strategic Development Zones. The Guidelines replace previous guidance for Regional Authorities and Planning Authorities published in 2004.

Alignment with the National Planning Framework First Revision

National Policy Objective 1 of the National Planning Framework (NPF) First Revision[2] requires that all plans, projects and activities requiring consent arising from the NPF are subject to the relevant environmental assessment requirements including SEA, EIA, SFRA and AA as appropriate. Where existing zoning in the County Development Plan (CDP) does not accommodate the proposed increase in housing targets, as set out in the NPF,

[2] DHLGH, 2025. The National Planning Framework First Revision

for the county and has not been previously assessed under SEA, AA, and SFRA at an appropriate level, then consideration should be given to these assessments for additional zoning and/or rezoning of lands that have potential for significant environmental effects.

In particular, we highlight potential for significant negative effects on population and human health, water quality (see Water Action Plan[3]) and flood risk, biodiversity, flora and fauna, landscape and soil. In addition, climatic factors should be considered with reference to the most up to date Climate Action Plan and relevant Flood Risk Management Plan. The availability and capacity of existing critical infrastructure including wastewater and water supply should be considered in the context of the likely population increase associated with the prosed housing target being accommodated.

You're also referred to the Environmental Monitoring set out in Table 7.1 of the NPF's SEA Statement[4]. This monitoring should be reflected, where relevant and appropriate, in the context of future, environmental monitoring and related reporting associated with the revised County Development Plan implementation.

Sustainable Development

In proposing and in implementing the plan or programme, you should ensure that the plan or programme is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the plan or programme.

In considering the plan or programme, you should take into account the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans.

You should also ensure that the plan or programme aligns with any key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework First Revision and the relevant Regional Spatial and Economic Strategy.

The Plan should also align with the OPW's 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (OPW, 2009), as relevant and appropriate, in the zoning and development of lands.

Ireland's State of the Environment Report 2024

In 2024, the EPA published the latest iteration of our 4-yearly State of the Environment Report. This report should be considered, and relevant aspects integrated as appropriate, in implementing the Plan outputs/ recommendations. It is available at:

[3] DHLGH, 2024. River Basin Management Plan 2022 - 2027

[4] DHLGH, 2025. First Revision of the National Planning Framework SEA Statement

https://www.epa.ie/our-services/monitoring--assessment/assessment/state-of-environment-report-/.

Available Guidance & Resources

Our website contains various SEA resources and guidance, including:

- SEA process guidance and checklists;
- Inventory of spatial datasets relevant to SEA;
- Topic and sector specific SEA guidance (including *SEA and Integration Guidance* (EPA, 2025), *Good practice note on Cumulative Effects Assessment* (EPA, 2020), *Developing and Assessing Alternatives in SEA* (EPA, 2015), and *Integrated Biodiversity Impact Assessment* (EPA, 2012)).

You can access these guidance notes and other resources at: https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance-/

EPA SEA WebGIS Tool

Our SEA WebGIS Tool has been updated recently and is now available at https://gis.epa.ie/EPAMaps/SEA. It allows an indicative report on key aspects of the environment in a specific geographic area to be produced. It is intended to assist public authorities in SEA screening and scoping exercises.

Catchments.ie

Our https://www.catchments.ie/maps/ website provides a single point of access to water quality and catchment data from the National WFD monitoring programme.

Future amendments to the plan or programme

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

Appropriate Assessment

You should ensure that the plan or programme complies with the requirements of the Habitats Directive where relevant. Where an Appropriate Assessment is required, the key findings and recommendations should be incorporated into the SEA and the plan or programme.

EPA AA GeoTool

Our AA GeoTool application has been developed in partnership with the National Parks and Wildlife Service. It allows users to a select a location, specify a search area and gather available information for each European Site within the area. It is available at: https://gis.epa.ie/EPAMaps/AAGeoTool .

Environmental Authorities
Under the SEA Regulations, prior to making your SEA determination you should consult with:

- Environmental Protection Agency;
- Minister for Housing, Local Government and Heritage,
- Minister for Climate, Energy and the Environment; and,
- Minister for Agriculture, Food, and the Marine.

For land use plans covered under S.I. No. 456 of 2025, you should also consult with:

- any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

SEA Determination
As soon as practicable after making your determination as to whether SEA is required or not, you should make a copy of your decision, including, if appropriate, the reasons for not requiring an environmental assessment, available for public inspection in your offices and on your website. You should also send a copy of your determination to the relevant environmental authorities consulted.

If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.

Yours sincerely,

Deirdre French
Strategic Environmental Assessment Unit
Office of Radiation Protection and Environmental Monitoring

[redacted]

From: [redacted]
Sent: Wednesday 12 August 2026 16:58
To: Development Plan
Subject: FW: Proposed Material Alterations to Proposed Variation No.2 to the Monaghan County Development Plan 2025-2031.
Attachments: Notice - Proposed Material Alterations to Proposed Variation No.2 to MCDP 2025-2031.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Sir/Madam,

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

Newry, Mourne and Down District Council welcomes the opportunity to comment on the proposed material alterations to Variation No. 2 to the Monaghan County Development Plan 2025–2031. As a neighbouring local authority sharing a cross-border boundary, the Council recognizes the importance of coordinated regional development, environmental protection, and strategic infrastructure planning.

The Development Plan team having reviewed the proposed material alterations consider that these do not raise any significant cross-boundary impacts or strategic issues for our district. Consequently, Newry, Mourne and Down District Council have no comment to make on the proposed material alterations under Variation No. 2.

Regards

Michael McQuiston MRTPI
Senior Planning Officer (Local Development Plan)

Comhairle Ceantair an Iúir, Mhúrn agus an Dúin
Newry, Mourne and Down District Council
Newry Office,
Haughey House,
Unit 19
Rampart Road
Greenbank Industrial Estate
Newry,
BT35 2QU

[redacted]

www.newrymournedown.org
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comhairle chontae na mí
meath county council

Teach Buvinda, Bóthar Átha Cliath, An Uaimh, Contae na Mí. C15 Y291
Buvinda House, Dublin Rd., Navan, Co.Meath. C15 Y291

Planning Department

12th August 2026

Forward Planning Unit,
Planning Department,
Monaghan County Council,
1 Dublin Street,
Monaghan Town,
H18 X982.

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

A Chara,

Thank you for your correspondence in relation to the Proposed Material Alterations to Proposed Variation No. 2 of the Monaghan County Development Plan 2025-2031.

Please note Meath County Council Planning Department has no comment to make in relation to same.

Yours Sincerely,

Alan Crawford
Senior Executive Planner

Strategic Environmental Assessment Team
DAERA - NIEA
Clare House
303 Airport Road West
Belfast
BT3 9ED

The Forward Planning Unit,
Planning Department,
1 Dublin Street,
Monaghan Town,
H18 X982
Ireland

13th August 2026

Re: Strategic Environmental Assessment (SEA) Screening Report and the AA screening report for the proposed material alterations to proposed variation No. 2 to the Monaghan County development plan 2025–2031

Thank-you for your email dated 16th July 2026 regarding the Strategic Environmental Assessment (SEA) Screening Report and the AA screening report for the proposed material alterations to proposed variation No. 2 to the Monaghan County development plan 2025–2031.

The Department of Agriculture, Environment and Rural Affairs Northern Ireland (DAERA) and (supported with a service level agreement) DfC Historic Environment Division (HED), has considered the consultation and associated documents and our opinions are set out below. Please note HED have no comments to make on this occasion.

Consideration of Likely Significant Effects

We have considered whether the Strategy is likely to have significant environmental effects in line with the requirements of Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004.

DAERA SEA Team agrees with the responsible authority and the conclusions of the Strategic Environmental Assessment Screening Report that the proposed material alterations to the proposed variation of the development plan is unlikely to have significant environmental effects and therefore a SEA is not required.

Natural Environment Division comments

We note that proposed variation no.2 has been amended to update rezoning of land and the proposed Southern Link Road for Clones. We agree that the proposed material alterations are unlikely to have significant environmental effects. Please refer to our previous comments in relation to the proposed variation No. 2 to the Monaghan County Development Plan 2025 – 2031, as detailed in our response of 22nd April 2026.

Air Quality and Biodiversity Unit Response

AQBU have the following comments:

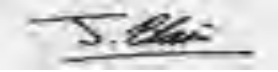
- Consideration should be given to construction and traffic related activities associated with alterations to the Plan and if they might trigger a significant air quality effect on nearby sensitive habitats or species. Activities within 200m of sensitive habitats to air pollution should be assessed for potential effects from NOx and dust.
- Further information on the impacts of aerial pollution on habitats and species is available within the Air Pollution Information System (APIS), which now includes Ireland. https://www.apis.ac.uk/.

Marine and Fisheries Division Response

Inland Fisheries
Inland Fisheries notes the information provided and is satisfied that the Proposed Material Amendments to the Draft Monaghan County Development Plan are unlikely to significantly affect fisheries interests within DAERA's jurisdiction. Any planning applications arising from the plan with potential transboundary impacts will be consulted to DAERA through the usual process. Inland Fisheries will continue to provide statutory advice on fisheries impacts as required.

Marine Licensing

Marine Licensing Branch have no comment to make at this stage. As the Regulatory Authority we will only comment on individual projects and on a case-by-case basis.



Dr. Jonathan Blair
Higher Scientific Officer
DAERA-NIEA

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APPENDIX 4

SEA Screening of Modification to the Material Alterations to Proposed Variation No. 2

<table>
<tr><th>Modification to Material Alteration</th><th>SEA Screening Assessment</th><th>SEA Screening Conclusions</th></tr>
<tr><td>The following modification to Proposed Material Alteration No. 4 has been made:

<table><tr><th colspan="2">Clones Settlement Plan Strategic Objectives</th></tr><tr><td>CLSO 2</td><td>To ensure that the following priorities for the town are delivered within the lifetime of the development plan:-

- the preparation and implementation of a Sustainable Urban Mobility Plan for the town.

- the preparation and implementation of a Town Centre First Plan for the town.

- the preparation of a feasibility study in respect of proposed road links within the town.

- the preparation and implementation of a Masterplan for the lands adjoining the indicative new road in Clones, extending from the Monaghan Road (N54) to the Roslea Road (LP2110). The Masterplan will guide sustainable residential and industrial development while safeguarding environmental and natural resources. The masterplan shall include a transport assessment to identify how the site should be served, with a particular regard to sustainable transport modes. <u>Proposals for the development of these lands shall not be accessed directly via the N54, unless with prior agreement from Transport Infrastructure Ireland.</u> No development shall be permitted to proceed until the following requirements are met:

• The level of risk associated with the unmodelled watercourse is identified and classified.</td></tr></table></td><td>This modification on the Proposed Material Alteration introduces a clause to adhere to county policy (SO 10 To maintain the strategic capacity and safety of the national roads network and to safeguard the investment in national roads), and ensure that any development occurring under the Proposed Variation does not access lands via the N54 without consultation and prior agreement with TII.

This modification does not drive development or introduce any likely, significant effects on the environment.</td><td>Screen Out</td></tr>
</table>

Modification to Material Alteration	SEA Screening Assessment	SEA Screening Conclusions
• 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*.		
Proposed Map Alteration No. 3 has been modified to revert to its previous (original) zoning (Industry/Enterprise/Employment).	This minor modification on the Proposed Map Alteration No. 3 will revert the land parcel to the original zoning objective under the Monaghan CDP. This modification does not introduce likely, significant effects beyond the ambit of environmental effects already considered, assessed and mitigated in the SEA of the existing CDP.	Screen Out.
Proposed Map Alteration No. 4 has been modified to revert to its previous (original) zoning (Rural Countryside).	This minor modification on the Proposed Map Alteration No. 4 will revert the land parcel to the original zoning objective under the Monaghan CDP. This modification does not introduce likely, significant effects beyond the ambit of environmental effects already considered, assessed and mitigated in the SEA of the existing CDP.	Screen Out.

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