Oifig an Rialaitheora Pleanála
Office of the Planning Regulator

6th November 2026

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

BY EMAIL

Re: Notice Pursuant to section 63(6) of the Planning and Development Act 2024 – Variation No. 2 to the Monaghan County Development Plan 2025-2031

A chara,

1. I am writing to you pursuant to section 63(6) of the Planning and Development Act 2024 (Act) in the context of Variation No. 2 (Variation No. 2) to the Monaghan County Development Plan 2025-2031 (Development Plan), which was made by the elected members of Monaghan County Council (Planning Authority) on 5th October 2026.

2. Following the notice of the adoption, received by the Office of the Planning Regulator (Office) on 8th October 2026, the Office is carrying out an assessment of Variation No. 2 further to section 63(1)(b) of the Act. While the assessment is ongoing, the Office has formed a preliminary view that:

    - Site CY1012 zoning objective Residential B; and
    - the associated extension to the settlement envelope for Castleblayney to include site CY1012,

    should be suspended as it may be materially inconsistent with National Policy Objective 9 (NPO 9) and National Policy Objective 43 (NPO 43) of the National Planning Framework First Revision (2025) (Revised NPF) and Regional Policy Objective 3.2 (RPO 3.2) of the Regional Spatial and Economic Strategy (RSES) for the Northern and Western Regional Assembly (NWRA) Area.

3. Given that Variation No. 2 came into effect upon adoption, the above listed elements could be relied upon in the making or assessment of a planning application before the Office has completed its assessment under section 63.

4. The reasons for this conclusion are set out in the Preliminary Assessment Report which is enclosed with this notice.

Suspension of specified provisions of the Development Plan

5. Accordingly, this notice suspends the following, as contained in Variation No. 2, pending the completion of the Office's assessment:

    (i) Site CY1012 zoning objective Residential B

    (ii) the associated extension to the settlement envelope for Castleblayney to include site CY1012.

6. The suspension of the above listed elements has the effect of temporarily disapplying those provisions of Variation No. 2 pending the completion of the Office's assessment and the occurrence of one of the matters identified at paragraph 10 below. During the period of suspension, the above listed elements have no legal effect and cannot be relied upon in the consideration, assessment, or determination of planning applications.

7. In practical terms, the Planning Authority is precluded from granting permission for development that would rely on the suspended CY1012 zoning or the extension to the settlement envelope. Any planning application affecting the suspended land must be assessed as if this zoning provision was not in force, having regard instead to the remaining policies and objectives of the development plan, as varied, relevant national and regional planning policy, and proper planning and sustainable development.

8. The suspension does not affect other provisions of Variation No. 2 which continue to operate in full.

9. The suspension does not retrospectively affect planning permissions that have already been granted prior to the issue of the notice.

Duration of Suspension

10. The suspension of the specified zoning will remain in effect pending the completion of the Office's assessment, and

    (i) the issuance by the Office of a draft direction under section 64, in accordance with a direction of the Minister under section 63(14)(b), or

    (ii) the issuance by the Minister of a direction under section 63(15)(b) not to issue a draft direction, or

    (iii) where the Office, having completed the assessment, forms the opinion that none of the criteria under section 63(10) is met, the making of a recommendation to the Minister not to issue a draft direction and notice to the Planning Authority outlining the opinion of the Office and reasons for forming this opinion.

11. A copy of this notice will be issued to the Minister and An Coimisiún Pleanála, and will be published on the Office's website on the same day this notice is issued to you.

Next steps

12. Following this suspension, the Office will now continue its assessment of Variation No. 2 under section 63 of the Act in respect of site CY1012 zoning objective Residential B and the associated extension to the settlement envelope for Castleblayney to include site CY1012.

13. As part of this process, the Office may require the Planning Authority to provide, within such period as may be specified, any information considered necessary and may also consult with any other person it considers necessary.

14. Please do not hesitate to contact the Office should you have any queries in relation to the above. Contact can be initiated through the undersigned or at plans@opr.ie.

Yours sincerely,



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Niall Cussen

Planning Regulator

Designated Public Official under the Regulation of Lobbying Act 2015